

Harmony CDD

MEETING RECAP

Regular Board Meeting VIRTUAL ZOOM MEETING	Start Time
September 24, 2020	6:00 PM

Board Members Present [VIA ZOOM CONFERENCE]

Steve Berube	Yes	Chairman
Bill Bokunic	Yes	Vice Chairman
Kerul Kassel	Yes	Assistant Secretary
David Farnsworth	Yes	Assistant Secretary
Mike Scarborough	Yes	Assistant Secretary

Also, Present [VIA ZOOM CONFERENCE]

Kristen Suit	District Manager
Steve Boyd	District Engineer
Tim Qualls	District Counsel
Tristan LaNasa	District Counsel Staff
Gerhard van der Snel	Field Services Manager

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Regular Board Meeting

Approval of Meeting Minutes for August 27, 2020 Regular Meeting AS AMENDED:

Motion by Supervisor Kassel and Second by Supervisor Bokunic; Approved 5-0

Approval of Harmony Central Easement Subject to District Engineer and District Counsel Reviewing Easement Agreement and Harmony Central Grading and Compacting Road Beginning to End Upon Completion:

Motion by Supervisor Berube and Second by Supervisor Farnsworth; Approved 5-0

Approval of Sidewalk Panel Replacements at Not to Exceed \$19,200.00:

Motion by Supervisor Berube and Second by Supervisor Farnsworth; Approved 5-0

Approval of Ashley Park Townhome Association Dedicating Parcels (listed below) to CDD, Subject to District Counsel Review and Board Approval of Deed of Dedication:

Motion by Supervisor Berube and Second by Supervisor Scarborough; Approved 5-0

- 30-26-32-2877-0001-00E0 (0.61 acres)
- 30-26-32-2877-0001-00G0 (0.10 acres)
- 30-26-32-2877-0001-00F0 (0.10 acres)

Approval of East Lakes HOA Dedicating Parcel (TBD) to CDD, Transferring Meters (list below), Subject to District Counsel Review, and Board Approval of Deed of Dedication:

Motion by Supervisor Berube and Second by Supervisor Farnsworth; Approved 5-0

- Parcel ID - TBD
- East Lakes HOA transfer Meter #18006898 to Harmony CDD
- Harmony CDD Transfer Meter #19004827 to East Lakes HOA

Approval of Financial Statement, #245 Invoices, Check Register, and Debt Purchases:

Motion by Supervisor Kassel and second by Supervisor Farnsworth; Approved 5-0

Approval to Rename Reserves “Insurance” to Reserves “Uninsured” Repairs:

Motion by Supervisor Berube and second by Supervisor Scarborough; Approved 5-0

Approval of Field Staff Pay Increases for FY21 Not to Exceed 4%:

Motion by Supervisor Berube and second by Supervisor Scarborough; Approved 5-0

Approval of Audit Engagement Letter for FY20 with Berger, Toombs, Elam, Gains and Frank:

Motion by Supervisor Berube and second by Supervisor Scarborough; Approved 5-0

Approval of FY21 Meetings Schedule with Meetings Held at Grace Community Church at a Rate of \$250.00 per Meeting, Paying for 12 Meetings in Advance in Amount of \$3,000, Subject to Counsel Review and Execution of Agreement:

Motion by Supervisor Kassel and Second by Supervisor Scarborough; Approved 5-0

- { Supervisor Bokunic Left Meeting In Progress }

Approval of (4) HROA Facilities Usage Applications, Subject to HOA Activities Director Conforming to District Counsel Guidelines:

Motion by Supervisor Berube and Second by Supervisor Kassel; Approved 4-0

Approval of Jammin Playgrounds Equip. (Cat Brier Dog Park) in Amount Not to Exceed \$30,000.00:

Motion by Supervisor Berube and Second by Supervisor Scarborough; Approved 3-1
with Supv Kassel Opposed

Adjournment:

Motion by Supervisor Berube and Second by Supervisor Scarborough; Approved 4-0

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Action Items / Follow Up

Item	Due Date	Assigned to
Tentative Solicitation Policy (Include Documents Provided by Supv Farnsworth, Tabled at Aug. and Sept. Meeting) Add to October Agenda	-	- Recording Dept.
Old Business Item - Discussion of Parcel VC-10 Usage (Include Docs Provided by Supv Farnsworth Tabled at Aug. & Sep. Mtgs) Supv Kassel to Draft Survey, "Use of VC-10" To be Included in Agenda package for Consideration of Distribution to Residents Add to October Agenda	10/12/2020	- Supervisor Kassel - Recording Dept.
Old Business Item - Consideration of Playground Equip. in Area Across from Board Approved New Dog Park (Include Docs Provided by Chairman Berube Tabled at Aug. & Sept. Mtgs) SITE DEVELOPMENT PLAN TO BE PROVIDED BY DISTRICT ENGINEER Add to October Agenda	10/12/2020	- Steve Boyd - Recording Dept.
District Counsel Item - "Update on CDD's Irrigation System Infringement" Add to October Agenda	10/12/2020	- Tim Qualls - Tristan LaNasa - Recording Dept.
District Counsel Items - Obtain "Deeds of Dedication" for Ashely Park TOA (parcel list in motion above) East Lakes HOA (parcel TBD) - Deeds of Dedication to be Provided to Board at Oct. meeting Add to October Agenda	10/12/2020	- Tim Qualls - Tristan LaNasa - Recording Dept.
East Park HOA Transfer TOHO Meter # 18006898 to District District Transfer TOHO Meter #19004827 to the East Park HOA Upon Receipt of Fully Executed, "Deed of Dedication" Btw East Lakes HOA and District	TBD	- East Park HOA - InfraMark AP Dept.
District Manager - Grace Community Church - Provide District COI to Church - Provide Church FY21 Meeting Schedule and Request Agreement from Church - Request W9 from Church Provide Agreement to Counsel to Review	COMPLETE UPON RECEIPT	- Kristen Suit
District Manager - Notify Creative Journal Learning School that Board Opted to Change Meeting Location per Social Distancing Guidelines	COMPLETE	- Kristen Suit
Collection of invoices, debit card receipts, etc. will be sent in an email to all members of the Board of Supervisors. Full ensemble of invoices, debit card receipts, etc. will not be included in the Agenda Package. Topic is included in Agenda Order-of-Business as: "Approval of Invoice ## and Credit & Debt Card Purchases", with notation, " AVAILABLE UPON REQUEST ".	ON GOING	- Recording Dept. - Accounting Dept.