

Harmony CDD

MEETING RECAP

Dual Board Meetings	Start Times
May 27, 2021 – Budget Workshop	4:30 pm
May 27, 2021 – Regular Monthly	6:00 pm

Board Members Present (Workshop & Regular):

Teresa Kramer	Yes	Chairman
Daniel Leet	Yes	Vice Chairman
Kerul Kassel	Yes	Assistant Secretary
Steve Berube	Yes	Assistant Secretary
Mike Scarborough	Yes	Assistant Secretary

Staff Members Present (Workshop & Regular):

Bob Koncar	District Manager, Inframark
Gabe Mena	Assistant District Manager
Tim Qualls	District Counsel
David Hamstra	District Engineer
Angel Montagna	Field Supervisor
Gerhard van der Snel	Field Manager

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Workshop Board Meeting

Discussions by Board of Various Line Items in Proposed FY2022 Budget:

- Check on Special Assessment Discounts: definition (review)
- Check on Postage & Freight: year to date expenditures
- Misc. Records Storage: check on proposed amount for 2022
- Office Field Trailer: add rental cost of \$580 monthly as a new Field line item
- Utilities: increase Proposed Budget line item for Street Lights from \$105,000 to \$110,000
- Water & Sewer: increase Proposed Budget line item from \$160,000 to \$180,000
- Capital Outlay – Vehicles: increase line item from \$15,000 to \$30,000 for Rescue Boat purchase
- Provide more detail on pre-payments for Board information

Regular Board Meeting

Consent Agenda – Approval of Minutes for April 29, 2021 Regular Meeting (as amended), Financial Statements for April 30, 2021, and #253 Invoice Report, Check Register, & Purchase Receipts:

Motion by Supervisor Kassel and Second by Supervisor Kramer; Approved 3-0
with Supervisors Berube & Scarborough Absent

New Business – Approval of District Manager to Obtain Quotes for a District Reserve Study and Bring Back Proposals to the Next Meeting:

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

Servello Report – Approval of Proposal from Tom Mac Cubbin to Evaluate Trees & Landscape for an Estimated Not-To-Exceed Amount of \$2,500:

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

District Counsel – Approval of InfraMark District Management Agreement (subject to inclusion of changes as cited in meeting) and Authorizing the Chair to Execute the Agreement:

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

District Counsel – Approval of Pegasus District Engineer Agreement (as amended, based on comments from Supervisor Kassel & Supervisor Kramer):

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

District Counsel – Approval of Enclave Plat Easements, Agreement, and Resolution:

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

District Counsel – Approval of Servello Landscape Agreement Ratification:

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

Field Manager (Dog Park Fence) – Approval of Chapco Fence Proposal for \$15,480:

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

Field Manager (Milkweed Crossing) – Approval of KoPac Proposal for \$4,170:

Motion by Supervisor Kassel and Second by Supervisor Leet; Approved 4-1
with Supervisor Berube Opposed

District Manager – Approval of Resolution 2021-05

Approving a Tentative Budget and Setting a Public Hearing Date:

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

District Manager – Approval of Facilities Usage Application:

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

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Action Items / Follow Up

Item	Due Date	Assigned to
Obtain Reserve Study Proposals for the next meeting	06/15/2021	- Bob Koncar
Follow up on questions for the FY 22 budget and make the changes identified in the meeting notes.	06/15/2021	- Finance Team
Put discussion of landscape contractor on the agenda for the June meeting.	06/15/2021	- Recording Team
Have the field team to conduct weekly inspections of the foot bridges, prohibit golf carts from using the bridges, and make repairs as needed.	06/15/2021	- Field Team
Reformat field reports to make them clearer and more accurate.	06/15/2021	- Gerhard van der Snel
Review hydrilla proposals and bring back new proposal from previous vendor (SeaPro).	06/15/2021	- Gerhard van der Snel
Follow up on approval of Resolution 2021-05 for adoption of the Tentative budget.	06/15/2021	- Recording Team - Finance Team