

CARBON

Agenda 2021-12-16

Subsection 4A

Minutes

November 18, 2021

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- 37 Supv. Kassel: Present.
- 38 Supv. Kramer: And Supervisor Kramer is here. Supervisor Scarborough, has he checked in through Zoom
39 yet?
- 40 Supv. Scarborough: Here.
- 41 Supv. Kramer: All right, so we're all present and accounted for, with two members appearing by Zoom. I
42 want to thank everybody for coming out.

43

44 **SECOND ORDER OF BUSINESS**

AUDIENCE COMMENTS

- 45 Supv. Kramer: I want to thank everyone for coming out. The first section on our agenda is called
46 audience comments. This is a chance for our audience members to come before the
47 Board and use a maximum of three minutes to let the Board know of any items that you
48 have concerns over or interested in, and your thoughts. We ask you to limit it to three
49 minutes. This is, your time to give to the Board, and not a back and forth for us to argue
50 with you. Do we have any audience requests?
- 51 DM Montagna: No, I did not get any via email.
- 52 Supv. Kramer: Is anybody here in the audience that's interested in speaking? Yes sir, if you would like to
53 come up.
- 54 Tom Varacky: Do you want me to come up, back here?
- 55 Supv. Kramer: If you'll come up, and we do have a mic, if you want to use it. We record all of our
56 meetings and then they do the minutes, the near-verbatim minutes from those.
- 57 Tom Varacky: Okay. Tom Varacky. I live in South Lake.
- 58 Supv. Kramer: Okay.
- 59 Supv. Kramer: Can you give us your street address?
- 60 Tom Varacky: 3470 Sagebrush.
- 61 Supv. Kramer: Okay, great.
- 62 Tom Varacky: I have a couple questions. One is on the new dog park. It looks lovely, but it looks like
63 one area, I'm just wondering if it will ever be split for big and little.
- 64 Supv. Kramer: My understanding is that it was going to be a single dog park area. (Cell phone ringing) If
65 we could ask everybody to silent your cellphones, that would be helpful. So the plan was
66 just to have it, one single dog park area. If we find it's getting a lot of use, and the

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- 67 residents want to split it, then we could consider that option, depending on where we
68 could set a fence.
- 69 Tom Varacky: Okay. I noticed it was, it appears to have been set up that way, with two entrances.
- 70 Supv. Kramer: We do have two separate entrances to give us some versatility.
- 71 Tom Varacky: Just one more, and it's the landscaping. And I've already talked with Gerhard about it,
72 I'm concerned on Five Oaks, the backside across from the South Lake Clubhouse, is the
73 proliferation of dollarweed. He gave a plausible explanation. I'm still concerned because
74 once that grabs ahold, it's almost impossible to get rid of, so, you know, whatever can be
75 done about that, I'd appreciate it. Thank you much.
- 76 Supv. Kramer: Okay. Thank you.
- 77 Supv. Berube: Thank you.
- 78 Supv. Kramer: All right. Any other members of the audience? Yes, sir.
- 79 Nancy Snyder: Nancy Snyder, 7023 Five Oaks Drive. I'm wondering what the cameras at both entrances
80 were used for?
- 81 Supv. Kramer: I'm sorry. Do you have some comments about them, Nancy?
- 82 Nancy Snyder: No, I just wondered, what we got them for, what they're used for.
- 83 Supv. Kramer: They were originally put in when we had, I guess, it was last year, when we had the theft
84 throughout the neighborhood, we had a number of car burglaries, and that's why they
85 were put in. They are not functioning at this point in time, and we will be addressing that
86 in the near future.
- 87 Nancy Snyder: Okay. Thank you.
- 88 Supv. Kramer: Thank you.
- 89 Jerry Mick: My name is Jerry Mick. I'm at 3449 Middlebrook Place, and my question is concerning the
90 ponds. When we bought a piece of property, backside faces on a pond-and the golf
91 course. Nice views, that's why we bought it. In the past, twice a year, and then
92 sometimes once a year, it was cut back to 8, 10, 12 inches, whatever. And it would grow
93 up to about two, three feet, and then be trimmed. It hasn't been cut in two years and it's
94 now over my head. The view is shrinking daily, can hardly see the golf course from it, and
95 I just wonder what your plan is on these, these ponds.
- 96 Supv. Kramer: Servello should be starting their biannual, or they do it twice a year, cutting of those
97 edges and those will be monitored to make sure that all the ponds are cut this year.
98 Unfortunately, your developer did not put in a littoral zone, which is moderate-size
99 plants that never grow up that high, and so we are battling that issue.

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- 100 Jerry Mick: Yes, they do grow. (laughs). They do grow.
- 101 Supv. Berube: Yes, they do grow.
- 102 Jerry Mick: Yeah. Thank you.
- 103 Supv. Berube: You got to remember, just for a second, the reason that that buffer zone is there is to
104 catch stuff running off the grass, primarily nutrients from getting in the pond, so it's
105 working. The stuff in growing and getting the nutrient and it's keeping it out of the pond.
- 106 Jerry Mick: Yeah.
- 107 Supv. Berube: So, it's plus and minus, right?
- 108 Jerry Mick: I have no problem with the buffer zone. I see that. Even some of the neighbors with small
109 kids have said to me it's getting a little dangerous, we don't know if there's a gator laying
110 in there.
- 111 Supv. Kramer: Well, they should be out shortly to trim that.
- 112 Supv. Leets: To speak to that, if it's 3449, you said, that pond behind your house there, that's actually
113 a golf course pond. There is no CDD property between the residential properties on that
114 side of Middlebrook and the golf course, so while we do have our, we're working with
115 our Servello team, mowing the ponds that do have direct access for. And also, in the
116 past, I know we've done maintenance with the golf course, but as of right now, I believe
117 that is completely on the golf course for maintaining.
- 118 Jerry Mick: I was always told that was the CDD.
- 119 Supv. Berube: There are a number that are not.
- 120 Supv. Kramer: Okay. I don't want to get your three minutes, get sucked up by the rest of us.
- 121 Supv. Leets: During the landscaping portion.
- 122 Supv. Kramer: If you can hang on, then we'll see.
- 123 Supv. Kramer: Any other audience comments at this time? Hearing none, we'll proceed with our
124 agenda. Next up on the agenda is our contractors' reports. Servello?

125

126 **THIRD ORDER OF BUSINESS**

VENDOR REPORTS

127 **SERVELLO**

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- 128 Mr. Betancourt: It's going to be brief today. Addressing the ponds, my guys did do the ponds over here at
129 Lakes of Harmony. They weed-eated only up to the pond's edge. If there's any cattails,
130 overgrowth that's already in the pond, that will be . . .
- 131 Supv. Kramer: You have to do a treatment.
- 132 Mr. Betancourt: Yeah. That will be-
- 133 Supv. Kassel: Please use the microphone.
- 134 Mr. Betancourt: Sorry about that.
- 135 Supv. Kramer: Thank you for letting us know.
- 136 Supv. Berube: When you say, "Weed eat," that's not typically what the, the cutting of that buffer zone
137 has been. It's typically been cutting everything back to eight inches or so. We're on a
138 different program now?
- 139 Mr. Betancourt: No. Our mower can't get that close, the bat wing.
- 140 Supv. Berube Okay.
- 141 Mr. Betancourt: If I get it that close, there's two possibilities. I'll end up in the pond, which is not good, or
142 my mower will get sucked, which is not good. The only truck that could pull it out is a
143 4x4, which is currently being serviced. So I have the guys go in with the weed eaters, up
144 to the edge of the pond, the water's edge, and cut it down at least to about this high. It's
145 about six to eight inches.
- 146 Supv. Berube: Okay.
- 147 Mr. Betancourt: That will be happening in December, because this week, my guys, concentrated on doing
148 the pine needle, the mulching of the pine needle.
- 149 Supv. Kramer: Right.
- 150 Mr. Betancourt: Which is finished.
- 151 Mr. Betancourt: Next week, I will not be here. But they will continue doing some detail. The following
152 week, which is the last week of November, we'll be mowing.
- 153 Supv. Kramer: So there will be more pond mowing then.
- 154 Mr. Betancourt: On that week, I'll send two guys to go do the ponds, which are by the dog park on the
155 left-hand side, the one behind the school, the two over at the Estates, and the big one.
- 156 Supv. Kramer: At the lakefront. All right.

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- 157 Mr. Betancourt: That's all I got today.
- 158 Supv. Kramer: Any other questions? There are, are, and I'm not sure what order you want to do this.
159 There are two Servello proposals. Would you like us to do those while you're here?
- 160 Mr. Betancourt: Sure.
- 161 Supv. Kramer: Then you can takeoff. Without objection, we'll look at these two proposals. They were, in
162 your agenda packet, page 81 and page 83. The first one has several locations. It's to add
163 bedding plants to Five Oaks east roundabout, southwest corner of Town Square, and Five
164 Oaks, across from the townhomes. Any discussion from the Board on these, this
165 proposal?
- 166 Supv. Berube: I appreciate the fact that we're trying to spruce the place up, but and I'm going back to
167 something I've been yacking about for a couple of years, off and on. We have hundreds,
168 if not thousands of square feet of sod that is in terrible condition along Cat Brier, Five
169 Oaks, Schoolhouse. Some of it is actually dead. There are a few houses there along Five
170 Oaks where there is no sod left in the front. And we've talked about this over, and over,
171 and over again. I don't know what the answer is, but I think we need to bring it to a head
172 because when you ride around and look, the areas that we are maintaining in front of all
173 these premium homes, along what is known as the boulevard streets, looks far worse
174 than what homeowner standards are for their own lawn. And I think it behooves us to
175 get that under control. I mean, we've talked about jasmine. We've talked about that, but
176 it's a mess and it's not getting any better.
- 177 Supv. Kramer: I think it was the last meeting, Supervisor Kassel was going to work with Servello to come
178 up with a solution for those heavily shaded areas where the grass is not growing. I don't
179 know. Is Supervisor Kassel still with us?
- 180 Supv. Kassel: I am, and I was not aware that we were coming, that I was helping to come up with a
181 solution. I was going to be available to meet with and discuss, but I think maybe we have
182 the horticulturalist help us with making some, giving us some options for what we could
183 do to replace that dead sod with something that would be, have some longevity. What I
184 brought up was that we need a plan. We were talking about replacing some sod with a
185 variety or something, last month, in a couple of places. But my point was that we're going
186 to have this issue all over Harmony, and let's create a long-term plan. However, I don't
187 recall seeing in the minutes or recall from a meeting (laughs) that I was, going to meet
188 with Servello and create a plan.
- 189 Supv. Kramer: Okay. My apologies. I misunderstood that.
- 190 Supv. Kassel: That's okay. I will be willing to work with them to create some solutions, but I think we
191 need to speak with somebody who has some experience in a number of different
192 communities, where they have this situation, and what the options are.
- 193 Mr. Betancourt: I believe that I remember that we were supposed to meet there, and Scotty was to give
194 out ideas, not Ms. Kerul.

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- 195 Supv. Kramer: Okay.
- 196 Supv. Kassel: Well, I never received any request for a meeting time and date.
- 197 Supv. Kramer: Okay. Is Brett here?
- 198 Field Director Perez: I am.
- 199 Supv. Kramer: This is Field Director Perez, he's with Inframark, and he is the closest thing we have to a
200 landscape expert. I've been very impressed.
- 201 Field Director Perez: Sure, so you know, one of the things we can look at in heavily shaded areas, there's a
202 couple things we can look at doing is, is thinning out some oak trees, additionally to what
203 we're doing, the current lifting, and possibly looking at replacing sod. They have new
204 varieties of shade tolerant. I think most of the turf out here is floritam, so over time, that
205 floritam doesn't do well in the shade. So, what we can look at is, there's Provista, there's
206 Bitterblue, there's Palmetto that has some shade tolerance.
- 207 Supv. Kramer: Okay, you're losing me totally.
- 208 Field Director Perez: Those are just different varieties of St. Augustine.
- 209 Supv. Kramer: Can I get you to go out and look at it?
- 210 Field Director Perez: Sure.
- 211 Supv. Kramer: Put some ideas together that we might be able to implement.
- 212 Field Director Perez: Yes.
- 213 Supv. Kramer: Get with Supervisor Kassel just to go over what you're thinking of, and then bring it back
214 to the Board next month.
- 215 Field Director Perez: Absolutely. I'll work with Scotty and Mr. Betancourt as well.
- 216 Supv. Kramer: Sounds good.
- 217 Field Director Perez: Thank you.
- 218 Supv. Kassel: Thank you.
- 219 Supv. Kramer: Now, with this proposal for the bedding plants, do I have any Board discussion on this
220 proposal? Do we want to go ahead with it? Do we want to hold off until we get the other
221 areas addressed?
- 222 Supv. Kassel: I have a question about it. My question is how this proposal came to be? In other words,
223 who spotted these spots? Who made a request for a proposal? How did it come about?

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- 224 Mr. Betancourt: That proposal was from an audit that Gerhard and I drove around back in August.
- 225 DM Montagna: From the monthly report that is done on landscaping. It was a request for proposal for
226 those areas.
- 227 Supv. Kassel: Sorry. Hard to hear you, Angel.
- 228 DM Montagna: Oh, I'm sorry. It was due to the monthly report that is done on the community, so a
229 proposal was requested via that report.
- 230 Supv. Kramer: So our management folks that made a request of Servello for the proposal.
- 231 DM Montagna: Right.
- 232 Supv. Kramer: So, the question is, do we want to go forward with it now? Do we want to hold off and do
233 a more comprehensive workup or landscape plan? Or do we want to do it in sizeable
234 bites?
- 235 Supv. Kassel: I'm fine with doing it either way. I'm not sure that there's much of an advantage, unless
236 there's a cost advantage, to doing more at once than smaller areas.
- 237 Supv. Kramer: Okay. Do any of the Board members have a preference on moving forward with this
238 proposal, or tabling it to a later date?
- 239 Supv. Berube: I said what I said before, and, and I still think that we need to find out what Brett and
240 those folks bring forward and, let's make the place look pretty at all once. The sod, it
241 looks terrible. And if I lived in any of those houses ... And I think, let's do the sod first, and
242 then do the details after the fact because the sod is, it's been terrible forever, and it's not
243 getting better. That's just my opinion.
- 244 Supv. Kramer: The sod or some shade alternative.
- 245 Supv. Berube: Yes. We'll see.
- 246 Supv. Kramer: All right, so at this point in time, unless I hear otherwise from any of the Board members,
247 we'll go ahead and hold off on this proposal until we work out those shaded areas along
248 our boulevards that are devoid of life. Work on those first and then come back with this
249 at a later date.
- 250 Supv. Berube: Thank you, Mr. Perez.
- 251 Supv. Kramer: The second proposal is a proposal at the pocket park at Buck Lake. This is an area; it was
252 lush with ginger and it was a really beautiful pocket park. I'm not sure why, but it was cut
253 down, I guess, expecting the plant material to rejuvenate itself. Is that why it was mowed
254 down to the ground?
- 255 Mr. Betancourt: Ginger you can cut down and it will rejuvenate.

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- 256 Supv. Kramer: Okay.
- 257 Mr. Betancourt: It'll come back.
- 258 Supv. Kramer: It was a serious mistake cutting it down. That area of the neighborhood has a lot of kids
259 from age four to about 14 that are playing heavily in that pocket park, after it was cut all
260 the way back. They've been playing heavily along there. It's wonderful to see and hear
261 them play and have a good time, but it has completely destroyed the sod that was there
262 and has seriously inhibited the plant life from returning. I would hate to go through and
263 put all this back in because I know exactly what's going to happen now that the kids have
264 made this is a play area for themselves. It's not going to survive. I would ask that we
265 come up with a plan for, at least the next four or five years, for as long as that area has so
266 much play activity in that pocket park, or a more versatile landscape plan for this pocket
267 park. Do you have any comments? You and I live right around the corner from it.
- 268 Supv. Berube.: Kids play right there. I am going to go back to Mr. Perez. What's the most abuse-tolerant
269 ground covering?...
- 270 Field Director Perez: Synthetic turf.
- 271 Supv. Berube: Well, it may not be a bad idea. Some grass is more tolerant of play surfaces than others.
272 Celebration Bermuda comes to mind. For kids playing, what do we put underneath?
273 Bahia?
- 274 Field Director Perez: I'll come to the microphone so that Supervisor Kassel doesn't yell at me.
- 275 Field Director Perez: Yes, to answer your question, stay away from Bahia.
- 276 Supv. Berube: Right.
- 277 Field Director Perez: There's too much shade there. There's limited herbicide that you can apply to control
278 weeds. It doesn't handle wear very well. Bermuda, whatever variety, whether it's 419 like
279 on the golf course, or Celebration, would be a viable option. The concern I have with it is
280 if the current scope and the maintenance plan that is in contract now doesn't suffice for
281 maintenance. You're going to want to aerify it to relieve compaction. You're going to
282 want to top dress, you're going to want to verta cut, you're going to have increased
283 fertilizations because it takes about seven pounds of nitrogen per year, so it's a heavier
284 maintained turf stand than St. Augustine, Bahia, Zoysia. Zoysia has some wear
285 capabilities, but it doesn't recover well. I think a viable option in that park, since it's so
286 heavily played, would be to look at all the new synthetic turfs that are rolling out, and a
287 lot of vendors that are installing them. I think SiteOne Landscape offers it. Servello can
288 get a price, or we can go straight to SiteOne and get a price to have them come out and
289 measure and put it in. It would probably be the most viable option, long-term, in terms of
290 maintenance costs. Even with Celebration Bermuda, if it's too heavily played on, then
291 you're looking at replacing these patches, because it'll just be bare dirt, so that's my
292 suggestion

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- 293 Supv. Berube: Sure. I think these kids are probably going to be there, it's been most of the year that
294 they've been heavily out there. I know I'm looking at the size of the kids, and I mean,
295 that's what this place is about, dogs and kids, right?
- 296 Field Director Perez: And trees.
- 297 Supv. Berube: I like that because if you keep throwing grass, and grass, and whatever variety it is, and
298 just have them keep getting killed and dying, don't grow, whatever, it doesn't make
299 sense, so I like that idea with the synthetic turf.
- 300 Field Director Perez: And there is an antibacterial spray that, every once in a while, you have to put on it, but
301 it's very safe, it's eco-friendly.
- 302 Supv. Berube, A: Well, that brings up the other thing. Dogs.
- 303 Field Director Perez: Well, the dogs have to stay off. I mean, there needs to be a "no dogs" signs on it, but
304 there's no enforcement.
- 305 Supv. Kassel: That's going to be tough.
- 306 Supv. Berube: I know.
- 307 Supv. Kassel: And even with the doggie pot right there. People walk through that park.
- 308 Field Director Perez: You could always move a doggie pot.
- 309 Supv. Kramer: Yeah.
- 310 Supv. Kassel: I depend on that doggie pot.
- 311 Supv. Berube: I think if there were signs, "no dogs on this," There's still grass all the way around it. So, if
312 you just direct people a little bit, "Hey, you know, you just spent ten grand on this turf,
313 please don't let your dog go on it." You know?
- 314 Supv. Kramer: Right.
- 315 Supv. Berube: That's a great idea.
- 316 Supv. Kramer: Can we put a plan together and then cost it out for us?
- 317 Field Director Perez: No problem.
- 318 Supv. Berube: You know, there's a whole bunch of ginger there and other areas of jasmine in the back.
319 The whole thing needs to be spiffed up.
- 320 Field Director Perez: Yeah. Hopefully, if you replace it with a viable option for kids to play on, then planting
321 shouldn't be as big an issue. Now they have something they enjoy playing on versus

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- 322 running around in the beds, so you should be able to reestablish plant material,
323 hopefully.
- 324 Supv. Berube: Kids being kids.
- 325 Supv. Kramer: You're going to have to put in some larger plant materials to keep them off. They're
326 really respectful kids.
- 327 Supv. Berube: They're decent kids.
- 328 Field Director Perez: Bougainvillea with thorns.
- 329 Supv. Kramer: I was going to say that. I thought about it for years. No.
- 330 Field Director Perez: Okay.
- 331 Field Director Perez: We'll work on that. I have an invite going out to Servello already for Cat Brier, and we'll
332 add Buck Lake Park to that.
- 333 Supv. Kramer: Okay. Buck Lane Park.
- 334 Field Director Perez: Buck Lane. Sorry.
- 335 Supv. Kramer: Wonderful.
- 336 Supv. Berube: Thank you.
- 337 Supv. Kramer: All right. Anything else for Servello at this point in time?
- 338 Supv. Leet: Your stuff will be next month, right David?
- 339 District Engineer: Pardon?
- 340 Supv. Leet: The stuff we, with Billy's Trail will be coming up next month, right, with Servello?
- 341 Supv. Kramer: Hearing no other discussion for Servello or questions, we appreciate you're being here.
- 342 Mr. Betancourt: You're welcome.
- 343 Supv. Kramer: All right, okay. Did you have anything else?
- 344 Mr. Betancourt: No, no.
- 345 Supv. Kramer: Okay. We'll move on to our next staff report. Thank you so much.
- 346 Supv. Berube: Happy Thanksgiving. See you next month.

- 347 DM Montagna: Have a great Thanksgiving.
- 348 Supv. Kramer: All right. Next item on our agenda, staff reports. Our District Engineer, David Hamstra.
- 349 **DISTRICT ENGINEER**
- 350 District Engineer: Garden Road. Last meeting, we had three weeks ago, the County approved it, Florida Gas
351 Transmission approved it. We didn't get South Florida's blessing at the time. We finally
352 agreed upon the exemption category, which they're calling safety improvements, which
353 is an exempt activity. That got submitted this morning. As soon as they approve that, we
354 will then put in the street to local contractors bid documents and get a quote to do the
355 work. So, again, this is the permanent solution, not the band-aid in-between that we
356 talked about last meeting, so that's going forward in the right direction.
- 357 The Estates, I went out with Brett, and Gerhard, and myself on November 9th to look at
358 the pipes that are currently clogged, because they were two feet or three feet under the
359 dirt for many, many years. Talked to Brett and Gerhard. Inframark's not comfortable
360 getting a vac truck to do the work, so I'm going to call Atlantic Pipe Services, who I've
361 used multiple times on cleaning of pipes. And it's all the pipes that are outside the right-
362 of-way in people's backyard that will be flushed out and made to work again for next
363 rainy season, because they're full of dirt and the pipes are too small to get freed-up on its
364 own, so-
- 365 Supv. Berube: To that point, we have several other drains, one in particular, right in front of the
366 Lakeshore Park restrooms. There's a drain in the ground that no longer drains, and when
367 we're going to clean some in-ground drainage pipes, we might want to identify a few
368 others, if you want, because if a truck's coming out-
- 369 District Engineer: Okay.
- 370 Supv. Berube: You know what I'm talking about. There's at least one there, and there's probably three
371 or four others scattered around town, and whenever it rains, they pile up because the
372 junk goes in.
- 373 District Engineer: Right.
- 374 Supv. Kassel: I think by the dog park too.
- 375 Supv. Berube: Yeah.
- 376 Supv. Kassel: By the dog wash.
- 377 Supv. Berube: There are several of these in-ground drains. I don't know where they go, but they clearly
378 go somewhere.
- 379 Supv. Kramer: There's also a culvert near Schoolhouse, right next to the school, under the trail for to
380 dog park that is horribly clogged.

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- 381 District Engineer: After we get these inlets cleaned, we're going put some rock around them, so they don't
382 get hidden and buried like they did in the past, and hopefully they'll function better.
- 383 Supv. Kramer: So, once this is done, do we have a way to enforce or work with our builders out there to
384 make sure that they put in the proper silt screen?
- 385 District Engineer: After Gerhard got that message, we called the contractor the day after we saw it, and
386 they immediately put it up. So, they didn't balk about doing it.
- 387 Supv. Kramer: Okay. So, we just need to keep an eye on it.
- 388 DM Montagna: When we see something, we need to call them and they'll, they'll fix it.
- 389 Supv. Kramer: Okay. Great.
- 390 District Engineer: Like I said, we're going put rock or rip rap around these once they're cleaned out, so
391 they're easily exposed and maintainable.
- 392 District Engineer: Cherry Hill, rear yard swales. I got the survey yesterday from Johnson Surveying. They
393 surveyed the house in question at 3170, as well as the swales on both sides. That came in
394 today. We'll then do a limit to grading plan and get with Inframark to get some local
395 contractor to go back there and regrade the swales and then re-sod them, so it flows
396 properly.
- 397 Billy's Trail, we've been out there a few times with Inframark, and Dan, thank you very
398 much for all your input. So, what I submitted separately as a proposal, we're probably
399 Cadillac version of the survey, versus maybe a pared back version, I still recommend the
400 area, the north end by the cul-de-sac has priority. If you all want to approve that
401 separately tonight, and then monitor to whether or not we do need to do the staking
402 midway, south towards the pump station.
- 403 Now that we've got the new aerials that came in today, we brought them in to give, you
404 get a better visual fixation where the trails should be, and so, maybe with the Board's
405 consideration, I'll ask Johnston to focus only on the north half, where we're going up a
406 new trail, doing a dog leg and then connecting with the existing trail. So, that area's really
407 tight, he needs to do some work.
- 408 So, I'm going guess instead of the \$8,700 I gave you, we'll go back to the original \$4,500,
409 to do the topo and location at the north end of Billy's Trail, if that sounds good to the
410 Board.
- 411 Supv. Kassel: I have a question as to why, Johnston's, alone has been sought for this and no other
412 bidders?
- 413 District Engineer: Sure. I've been using for 35 years a company called Southeastern Surveying and they're
414 out of Orlando. And they've done all my work for 35 years. But when I called them, they
415 were the first to admit that the travel costs to come down to Kissimmee, and Osceola

- 416 County, they're not going to be competitive. And so, the reason I went with Johnston was
417 two reasons. I have a colleague who I've known for many years, has his own company in
418 Kissimmee and he highly recommends them as a surveyor. And number two, they'll done
419 a lot of your prior work, so they have local knowledge and know where their control is at.
- 420 So, I think, and I try not to as a professional, price other professionals against each other,
421 once you establish relationship with somebody. For example, this week, we needed some
422 wetland conservation lines, they quickly gave me the CAD files within a couple hours and
423 saved us a lot of time and money to recreate them.
- 424 To me, it's more of an established relationship.
- 425 That's the reason why I typically, once I establish a relationship with a surveyor, geotech,
426 an environmentalist, as long as they're doing a good job and I think the price is fair, and I
427 know that my other surveyor can't come down here to Kissimmee and do a comparable
428 price. But I'm at the direction of the Board. If you want me to reach out to strangers and
429 get prices, I can do that.
- 430 Supv. Berube: We're probably saving the learning curve cost of having somebody new come in, because
431 Johnston's already has all the base knowledge here.
- 432 District Engineer: They've got all the control output.
- 433 Supv. Berube: They've got it. So, they know where they're going, right away, when somebody else is
434 going to have to develop all that, is what I think I'm hearing from you.
- 435 Supv. Kassel: I had offered the contact information for Kissimmee Valley Surveying. It doesn't seem
436 they've been contacted. It seemed expensive to me, and I just wanted, well, I'm not the
437 expert in surveying costs. It did seem like a lot of money for the relatively narrow survey
438 area, it is not that large. That's why I wanted to inquire as to why no other bids were
439 sought. I'm happy to give you that contact information, William Beekmam is the owner.
440 He's done work for me. I've found him dependable, fully reliable, and reasonably priced.
441 I'm just putting that out there, that there are alternatives that we could at least see
442 whether the price from Johnston's is reasonable.
- 443 District Engineer: I'll leave it to the Board if you want me to call them, I certainly can. Or use them next
444 time. I'm open either way.
- 445 Supv. Kramer: I don't know, if we're revising this down a bit, maybe we could get a quote from both. If
446 we're bringing it down. I understand that professionally, you don't want to bounce them
447 off each other and it is nice, Johnston has been working with us for a long, long time. I
448 feel since we are working with public monies, it might be good, just every once in a while,
449 at least to get a double check on, where we are and, and what's happening with those
450 prices. I would be in agreement if the scope, graphics and everything is already prepared,
451 it's just a matter of sending it off to another company and getting a double check quote.
452 So, if you could do that, that would be helpful. Again, just an every once in a while,
453 double check on Johnston's can't hurt.

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- 454 District Engineer: All right, do you want to give me a upper limit that way if I get a quote from either one,
455 we can get started, or do you want me to wait until next month to bring back the second
456 quote and make a decision?
- 457 Supv. Berube: Well, that brings up a question I have. You, you had this in two pieces. The north sector
458 and the south sector. Why would we not do it all together? You suggested potentially
459 breaking it apart. Was that for cost?
- 460 District Engineer: No, the tighter area, the more awkward area is the very north end by the cul-de-sac,
461 because we're going outside the CDD parcel, onto private property and back inside, into
462 the existing trail. So, I wanted it to be surveyed topographically and for the limits to be
463 done. Then, when I walked it by myself and with the group, there are a few areas that
464 we're getting close to conversation area and I want to make sure we're not clearing or
465 doing work in conservation land. The lots should be easy to recover. So, if you haven't
466 been out there recently, all their dirt's washing back on your property. I've reached out
467 by the way, to Jay and they have not responded to me twice, about cleaning up their
468 mess. So there, there might be property corners, but they may be buried under six or 12
469 inches of dirt. I'm mostly concerned to make sure that when we do the clearing, and set
470 as a trail, we're not getting into conservation lands or things like that. Talked to Teresa a
471 little bit about what the conversation lands allow us to do, whether they're passive trails.
472 So, that's the reason I'm maybe considering we still focus on the north area which is
473 critical, and be mindful of the map that I just produced today. The back of the property
474 corners, we can make an educated guess where the trails should go for the majority of
475 this. If I have to come back with a Part B with the surveyor.
- 476 Supv. Kramer: The thing is, I went out there yesterday and re-hiked it and it's fairly clear where those
477 boundaries are, especially since there are some existing conservation area signage that
478 were put on the boundaries and some of the old, survey markers, most of these areas, in
479 addition, I went and re-reviewed our conservation area easements with the Water
480 Management District.
- 481 Unlike some of the conservation area easements, the easements that we have do allow
482 for passive recreational use within the conservation areas. If we do any of the heavier
483 end passive uses, like having to put a boardwalk in for a trail or something of that sort,
484 then we will have to go in and get additional permitting. Just the fact that we may edge
485 up against a conservation area, would not be a violation of that. The other thing we've
486 got is, some of the features are very distinct, and some of the areas, approaching up to
487 where they were doing that sheet flow across the trail, that's still real dry, but that area
488 in there, we're going have to hug that property lines really tight, because, it may not have
489 been 20 years ago, but it is now wetlands. It would be jurisdictional wetlands, and it is
490 growing a large crop of old-world climbing fern.
- 491 So, we need to go in there, get that old-world climbing fern cleaned up and we'll have to
492 hug those back-lot lines in there.
- 493 District Engineer: That will be picked up with this first survey.

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- 494 Supv. Kramer: Exactly. So that we don't delay it any further and we try and get Billy's Trail reopened,
495 because the big sticking point, I think we can handle the point where we go under the
496 tree branch, and the earlier point. The big sticking point is going to be that actual
497 connection to Billy's Trail where they've filled in so much of that property, right up to the
498 property line. That's going to be hard and that does need to get surveyed.
- 499 I would entertain a motion to set an upper limit and allow Mr. Hamstra to get two
500 quotes, and then go ahead and get that surveyed. Does anybody have a recommendation
501 on the upper limit?
- 502 Supv. Berube: I heard \$8,700 a minute ago.
- 503 District Engineer: The original number I have for the north one was \$4,500. The original. Then I brought in
504 the south end. And the reason where the number went up substantially, I then asked
505 Johnston's to include putting PVC poles, every so many feet along the edge, and to install
506 concrete monuments, so we don't have to do this again. So, that's why you saw a big
507 jump in the costs, is they would be cutting line all in the conversation area, sinking
508 concrete monuments, to establish permanently the trail CDD parcel.
- 509 Supv. Kramer: Okay.
- 510 District Engineer: I think \$4,500 as an upper number, should be sufficient, because I know at least that's
511 what Johnston had for the north section. Now, if the second guy comes in at or below
512 that, if he comes above it, then I'll go back to Johnston and get started. If he comes in
513 lower, I'll check his scope to make sure it's consistent and then we'll get him started as
514 well.
- 515 Supv. Kramer: Okay.
- 516 Supv. Leet: This area had been surveyed, I want to say, within the last two years. That extra cost of,
517 you know, doing the permanent markers, I mean if that's something we want to
518 consider, versus what you were saying earlier, again, so maybe we have some leeway.
519 What are everyone else's thoughts?
- 520 Supv. Berube: It just seems, to do it right now and get it done and it's there and to paraphrase Mr.
521 Hamstra, we don't have to go back and do it again. We've done this before, I think.
- 522 Supv. Kramer: I want to say three times. I've seen three separate sets of markers and that's why I'm avid
523 about getting monuments put out there so we're not going through this again.
- 524 District Engineer: Well, that's why we were also going to put the PVC poles. So, Gerhard can sink four by
525 four-inch wooden posts in the ground as trail indicators.
- 526 Supv. Berube: Right.

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- 527 District Engineer: There was a reason why we allowed more of the survey to include permanent ground
528 and also for markers to be put in the ground, to keep the trail guides where they're
529 belonging.
- 530 Supv. Berube: If you don't, you're just throwing money after money after money, here. It's just the way
531 that I see it.
- 532 Supv. Kassel: So, are we still talking about doing just the north part? Or just the northern back part of
533 the trail, you know, before it gets to the wetland area? I'm a little unclear.
- 534 District Engineer: It's not my money, but I would like to see it done the right way the first time.
- 535 Supv. Kramer: Why don't we do this? Why don't we go back with the portions of the trail that were
536 included in the original proposal of \$4,500? I, I don't think we need to survey the
537 conservation area up front. I think we're good on that. That was added in.
- 538 Supv. Kassel: Does that proposal include staking and a topographical survey?
- 539 Supv. Kramer: That did not include staking.
- 540 District Engineer: The north end is survey and staking, both at the north end.
- 541 District Engineer: I have to make it clear to both firms whether or not we want to at least put the markers
542 at the north end. So that's set for life.
- 543 Supv. Kramer: Yes. I would say, yes. Why don't we start with that point. And then, we can make a, the
544 trail markings don't have to be on our property boundary. Again, it's a trail. It just needs
545 to be within our property somewhere. Does that make sense?
- 546 Supv. Berube: Well, we need the property markers, the permanent markers to be on the property lines.
547 Right? The trail markers that are going to go in later can be within those lines.
- 548 District Engineer: Yes.
- 549 Supv. Berube: But the permanent markers have to be on our property.
- 550 Supv. Kramer: Yes, they will be. Right. The permanent markers for the survey, for reference. What I'm
551 saying is, if you look at this map, can we put it up Supv. Leet?
- 552 Supv. Leet: Sure.
- 553 Supv. Kramer: Show folks what we're talking about. It's very convoluted.
- 554 District Engineer: That's the problem. You have about 25 to 30 kinks along this corridor.
- 555 Supv. Kramer: Exactly.

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- 556 Supv. Berube: And that's not in an area that we can do any clearing of ground brush. Right?
- 557 Supv. Kramer: We can, we can clear within that boundary. We can clear on some of the edges of it.
- 558 Supv. Berube: But we can't unkink it, is what I'm saying.
- 559 Supv. Kramer: We cannot unkink it and as you get from the section line north the kinked part on the
560 other side is owned by the Harmony Florida Lands. We'll get to that a little bit later. But
561 that property is currently still owned by the developer, who did The Lakes, and The
562 Enclaves, Sun Terra or Harmony Florida Lands LLC that owns it now. So that's the kinked
563 side. So, we don't want to get over into that land but I think we can more than
564 accommodate a trail through our portion of that property without getting so close over
565 to the kinked side.
- 566 Supv. Berube: Okay
- 567 Supv. Kramer: But we don't need to get every zig and zag unkinked.
- 568 Supv. Berube: Right. We're going to mark. We're going to have it surveyed. We're going to have
569 concrete markers put with the, the scope of work for this is, survey this zone. Put
570 permanent concrete markers and PVC pipes over the concrete markers for the North
571 end.
- 572 District Engineer: Yes.
- 573 Supv. Berube: The zig-zaggy piece. That's the scope of work at this point. Right?
- 574 District Engineer: Right.
- 575 Supv. Berube: With a not to exceed of--Now your not to exceed of \$8,700 was
- 576 District Engineer: The whole soup to nuts, which was \$8,700.00.
- 577 Supv. Berube: The thing we just talked about. I'm okay with approving that. I'll move to approve.
- 578 Supv. Kramer: With a not to exceed of?
- 579 Supv. Berube: The scope of work that we just discussed, with a not to exceed of \$8,700.
- 580 Supv. Kramer: Okay, that was the whole soup to nuts.
- 581 Supv. Berube: Right.
- 582 Supv. Kramer: So, you want to do the whole trail? Not just the north end?
- 583 Supv. Berube: Oh, I thought we were just talking about the north end.

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- 584 District Engineer: North end is \$4,500.
- 585 Supv. Kramer: \$4,500 for that.
- 586 Supv. Berube: But I thought it was another 4,200 if we did the..
- 587 District Engineer: For the entire trail.
- 588 Supv. Berube: Oh! So \$4,500 includes the markers and everything?
- 589 District Engineer: At the north end.
- 590 Supv. Kramer: If you just do the north end.
- 591 Supv. Berube: Let me revise my motion.
- 592 Supv. Berube: I will move to approve the scope of work we just discussed, for the north end, with a not
593 to exceed of \$4,500, from however many contractors Mr. Hamstra wants to go to. You
594 have a motion.
- 595 Supv. Kramer: Okay. I have a motion. Do I have a second?
- 596 Supv. Kassel: Second.
- 597 Supv. Kramer: I have a motion and a second. Any further discussion? All in favor?
- 598 Supv. Berube: Aye.
- 599 Supv. Scarborough: Aye.
- 600 Supv. Kramer: Aye. Any opposed?
- 601 Supv. Kramer: Hearing no opposition. Motion passes unanimously. Thank you everyone.

602

603 On MOTION by Supv. Berube seconded by Supv. Kassel, with all
604 in favor, the Board moved to approve the surveying and
605 placing permanent markers on the North end of Billy's Trail
606 with a Not To Exceed amount of \$4500.00

607

- 608 District Engineer: All right.
- 609 Supv. Berube: I hope these trails get used, because we sure do spend a lot of time and money on them.

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- 610 Supv. Kramer: The problem is, we only have what, two trails really two trails, maybe two and a half,
611 until the other conservation areas get turned over to us. And again, when I came across
612 the passive recreational use in some of our conversation areas, I think it's time we
613 reassess some of our conversation areas, work with Water Management District and put
614 in a few more trails possibly if we can to introduce some of our newer residents to the
615 beauties of the Florida landscape. We'll look at that.
- 616 District Engineer: Let me fly into the rest of this, because I know Tim and Brett are waiting.
- 617 District Engineer: All right. RV, boat and storage area ... I'm sorry, Steve, regarding the fence, I have not
618 submitted the letter to the county yet. That will be done very soon, to get permission to
619 do the perimeter fence for the boat and storage area.
- 620 Supv. Berube: You don't need to apologize to me.
- 621 Supv. Berube: It's okay.
- 622 District Engineer: Reserve study, I believe last week, the draft came out to the Board members to review. I
623 believe the Supervisor, or the Chairman has already issued comments to Steve Schwartz,
624 and he's already addressing those and whatever other comments you may have as a
625 Board.
- 626 Harmony Cove-
- 627 Supv. Kassel: I have some questions about the reserve study. One of them was that it wasn't clear to
628 me how they were doing their computation versus there were some confusing parts to
629 their study in explaining certain things. But also, I felt that certain things were missing,
630 like, they had the basketball poles and benches, but not the surface of the court.
- 631 Supv. Kramer: Okay.
- 632 Supv. Kassel: That wasn't included.
- 633 Supv. Kramer: I'm sorry. If you can give them a summary, send them to, and we're going to be talking
634 about later, possibly setting up a workshop, so that we can workshop the reserve study.
635 That was definitely one of things, the basketball court resurfacing was on the list that I
636 sent in. But if, if each of the Supervisors will go through the study and list out your
637 questions and forward them on to Steve Schwartz.
- 638 DM Montagna: Or myself.
- 639 Supv. Kramer: Or to our District Manager, and they will forward them on to them. I got a quick response
640 that he is working on getting all my answers. I mean, mine was a four or five page list to
641 him, so, rather comprehensive on questions. If each of you could do that, then that
642 would help us get the most comprehensive reserve study possible, back.
- 643 DM Montagna: Thanks.

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- 644 District Engineer: Sorry about the view, again. Harmony Cove easements. Steve Boyd presented last
645 meeting, you all approved it. Steve Boyd got it officially recorded with Osceola County.
646 The recording easements are part of my report, so to me, that's coming off the list. We're
647 done.
- 648 District Engineer: Five Oaks Drive. I'm working with Brett and Gerhard to straighten out a little kink in one
649 of the sidewalks, and that'll be officially done. Sidewalk maintenance, I turned over all
650 the final exhibits to Gerhard last meeting. So, as far as I'm concerned, I'll step out of it,
651 and then Inframark will implement their sidewalk maintenance program for future
652 discussions.
- 653 Fred and I walked the footbridges a couple weeks ago. I believe they're adequate;
654 they're not perfect, but they're not horrible. And I'm okay with supporting making your
655 final payment to Dock-ers, to get them closed out. The dog park, we did a final
656 inspection on that. Gerhard already took care of some of the visual things we saw
657 regarding some grading issues, and some piles of debris. The only thing outstanding is for
658 us to get with Toho water authority to run a service line inside the fence, so we can wash
659 down and keep clean your puppies and keep them watered during the hot summer
660 months.
- 661 Milling resurfacing, I just haven't focused on that because that's going to be a big-ticket
662 item. Not sure financially if you guys are ready to undertake that in a couple months or
663 not. And that concludes my brief discussion.
- 664 Supv. Kramer: And House Bill 53, do we have all the information we need?
- 665 District Engineer: We have the infrastructure. I just have to come up with a, what they call an analysis,
666 between now and June 30th. And I will start working on that probably this spring.
- 667 Supv. Kramer: And 20 years, it's a 20-year use of the model.
- 668 District Engineer: Yeah, based on your population demands and things like that.
- 669 Supv. Kramer: Okay.
- 670 District Engineer: You don't have to worry about water and sewer because that's other utility companies'
671 responsibility.
- 672 Supv. Kramer: And the other thing, in the reserve study, the comment they made was they, they only
673 had a few of the as-builts. I think we've got most of those, or a lot of that information in
674 the information Steve Boyd presented to you?
- 675 District Engineer: He gave me a lot of files. I don't recall seeing a lot of as-builts, but I will double check.
- 676 Supv. Kramer: Okay.

- 677 Supv. Kramer: If we could turn as much of that over to the reserve study folks as possible, they were
678 stating that the largest, high density polyethylene pipe that they had, that, that they saw
679 was 24 inches and we know there's a 48 inch one out there.
- 680 District Engineer: Bigger okay.
- 681 District Engineer: If I don't have them, or Steve doesn't have them, the county's been really forthcoming
682 with them. I'll get them from the county.
- 683 District Engineer: Thank you.
- 684 Supv. Kramer: Thank you, sir.
- 685 Supv. Kramer, ...: The next order of business is the district counsel.
- 686 **DISTRICT COUNSEL**
- 687 District Counsel: Good evening, Madame Chair and Members, the first item is just a quick update on the
688 discussions with the Ethics Commission on meeting at First Nature Ranch. I did get a call
689 back from the Executive Director, Kerry Stillman, and she suggested I work with the
690 gentleman who drafted the initial report. I contacted him and put in the wrinkle, if
691 money changes hands, essentially would that still be considered a transaction. Still
692 waiting on his response. We'll keep everybody updated.
- 693 You have in the packet, under our report an update to the change order policy. What it
694 says is that change orders are discouraged and then it says if the amount of a cumulative
695 change order is to exceed \$5,000 or 10% of the contract value, whichever is less. . . wait a
696 minute, let me just read it.
- 697 "Change orders are discouraged, and subject to the approval of the Board, when the
698 cumulative amount of proposed change orders will exceed \$5,000 or 10% of the contract
699 value, whichever is less. The District Manager may, in consultation with the Board Chair,
700 approve change orders provided the cumulative amount of all change orders on a given
701 contract do not exceed \$5,000 or 10% of the contract value, whichever is less."
- 702 So, we'd be looking at a motion to accept this language and update your procurement
703 policy.
- 704 Supv. Berube: So moved.
- 705 Supv. Kramer: We have a motion. Do I hear a second?
- 706 Supv. Leet: I'll second.
- 707 Supv. Kramer: I have a motion and a second, to approve the language and the update of the
708 procurement procedure. Any discussion from the Board? Hearing none, then I'll call the
709 question. All in favor?

710 Supv. Leet: Aye.

711 Supv. Berube: Aye.

712 Supv. Kassel: Aye.

713 Supv. Scarborough: Aye.

714 Supv. Kramer: Any opposed?

715 Supv. Kramer: Hearing no opposition, motion passes.

716

717 On MOTION by Supv. Berube seconded by Supv. Leet, with all
718 in favor, the Board moved to approve the language to amend
719 the Procurement Policy to allow the District Manager, in
720 consultation with the Chair, to approve change orders,
721 provided that the cumulative amount of all change orders on
722 any contract does not exceed \$5000 or 10% of the total
723 amount of the contract whichever is less.

724

725 Supv. Berube: Question for counsel?

726 District Counsel: Yes, sir.

727 Supv. Berube: Our standard contract has something, isn't there language in the contract as well? That
728 says that change orders are discouraged and subject to approval by the District
729 Manager?

730 District Counsel: Yes. In, in just your very latest contracts.

731 Supv. Berube: Right.

732 District Counsel: That came up since this was initially brought up.

733 Supv. Berube: Sure.

734 District Counsel: But that language is in there now. Okay, couple things, just to say that these are done.
735 One, the letter revoking the privileges to the Harmony Dog Parks that was discussed in
736 detail last month. That's been sent. I don't think any demand for a hearing was provided.

737 The next is, the letter sent to the gentleman for trimming beyond his property line, on
738 that oak tree. That letter has been sent as well. If there's no questions on those, I'll just
739 keep rolling.

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740 Okay, the next is the pool contract that was approved last month. There was a good bit
741 of negotiation, back and forth. I know the Manager worked with the Chair. We got that, I
742 believe in the shape it needs to be in. It's under the not to exceed amount of \$100,000,
743 barely. And now, we'll just send that to the contractor and get it approved. There's really
744 no action for the Board to do at this time.

745 Supv. Kramer: Okay. I think this is the best place to address the pool pump issue. We got the contract
746 hammered out. I want to compliment Julie. She's here tonight. She did an excellent job
747 working with the pool contractors and the total for all the work including the lights and
748 things, is \$92,349. There was one issue that one of the proposals brought to our
749 attention, and we worked through, and that is that our pool pump in the Swim Club,
750 actually has a metal housing and that is causing, and correct me if I'm wrong Julie, if I'm
751 getting this wrong, an issue with rust and discoloration of our pool surface. That's why
752 you're seeing that browning that's starting to take place, I mean that's starting to take
753 place, the recommendation is to go ahead and change that out, since that was not in our
754 original scope then, we would like to bring that to the Board right now. Did we get
755 another quote on that from another vendor?

756 Julie Yevich: No, we haven't heard back from them.

757 Supv. Berube: Most pool filter housings are metal, without a doubt. And most of them are lined with
758 ceramic or some other type of material to prevent exactly the problem that you're
759 talking about because pool water is corrosive. And if you just have untreated metal,
760 yeah, it will give off material and then, it will end up in the pool water. But that surface in
761 that pool has been tinged from the day it went in, and as is the little kiddie pool, and the
762 kiddie pool has a completely separate pump that the two waters are not shared. That
763 browning of the surface happened due to the lousy quality control from the contractor
764 who put it in. If there is rust in that water then... If there's iron in the water, that will
765 create rust. I doubt we have iron, but we should test the water for iron before we get
766 down this road. It's the iron in the metal that creates the rust.

767 And when you look at it, if there really is rust forming, it's not forming under new patches
768 that are in there, there's 15 of them, and it's not forming there. And if you look on the
769 shelves, Shawn acid-washed those skimmer shelves last year? And they are still very
770 bright white. So, if you had rust in the water, those would have turned brown like the
771 rest of the pool has turned brown. I don't think we have iron in the water. I don't think
772 we have rust coming in. I know it's a good assumption because if you look at that, the
773 pump, the exterior of that pump housing is rusty without a doubt. But it's a really easy
774 way to find out if there is rust in the water, if that's rust, you buy an iron test strip from
775 the pool supply or Amazon or whatever, just little strip of litmus paper, and it will tell you
776 if you got iron in the water. Before we spend \$9,000 or more on a pump, we should
777 ascertain, but I'm telling you that that water, that surface turned brown almost
778 immediately when that pool contractor put that surface on. They did a lousy job with it,
779 as we know.

780 Supv. Kramer: At this time, what we have got is, we want to make sure that we have good quality water
781 going in to our resurfacing. So, we need to go ahead and we can do some testing and
782 evaluating on that pump and then, the question would be, do we want to go ahead today

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783 and have a motion to go ahead and replace that pump if it's found, if the water is found
784 to be injecting -

785 Supv. Berube: Iron into the water.

786 Supv. Kramer: Then replace it, we can do and not to exceed. We're going to start, if everything goes
787 well, it sounds like we've got to start date at what? November 29th?

788 Julie Yevich: Yes.

789 Supv. Kramer: Okay. And they're going to, they estimate to take three to four weeks?

790 Julie Yevich: They said 20 business/working days, so 20 business days is what they're saying.

791 Supv. Berube: Four weeks.

792 Julie Yevich: Depending on weather.

793 Supv. Kramer: Okay. So that would still give us enough time to come back to our next December Board
794 meeting, which I think is the 16th?

795 Julie Yevich: 16th, I think.

796 Supv. Kramer: And approve the change with the pump. The nice thing about the pump is they say, it's a
797 one-day turnaround, to get the pump, and then they can quickly install it. But if we do
798 have an iron problem, we're going to want to get that done before we refill.

799 Supv. Berube: I'm not arguing with that.

800 Supv. Kramer: No, I understand that. And I, I don't want to replace the pump. Oh, by the way, the
801 \$92,349 also includes the kiddie pool. There is discoloration starting in that kiddie pool.

802 Supv. Berube: Yeah, the discoloration has been-

803 Supv. Scarborough: Supervisor Berube?

804 Supv. Berube: Yes. Go ahead, Mike.

805 Supv. Scarborough: Can you hear me fine?

806 Supv. Berube: Yeah, go ahead.

807 Supv. Scarborough...: Okay. I deal with, with water, chlorinated water every single day of my life, that's my
808 profession. I have everything with me at this moment that I can actually go and test that
809 water for anything that you want to test it for, tomorrow, and that, you're right to say
810 that, that pump should be PE lined or lined with some other substance. But yes, the

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- 811 chlorine would eat it to pieces. So, I can definitely test the pool water for whatever you
812 want to test it for.
- 813 Supv. Berube: Well, it's my belief, Mike and, and you know, you work with water all the time, it's my
814 belief that iron in the water creates the rust situation, would you agree with that?
- 815 Supv. Scarborough: Oh, well, certainly, yeah. But, also you can get discoloration with too much acid too.
- 816 Supv. Berube: Sure.
- 817 Supv. Scarborough: I'm familiar with what took place with that pool.
- 818 Supv. Berube: Right.
- 819 Supv. Scarborough: It was resurfaced, but not all the details as to acid washing. So too much acid will do it
820 too, but yes, I agree.
- 821 Supv. Berube: Well, that's a good point because whoever was involved at the time, remember they said
822 they spread grout all over the coping, and their response to get rid of that grout is to
823 literally spray muriatic acid on the coping and the grout, then all that wash right into the
824 pool right on that brand new surface. So, you have brown grout and acid washing onto
825 the brand-new surface. Killed it.
- 826 Supv. Scarborough: That I'm sure.
- 827 Supv. Berube: Mike, so you can take care of this testing of the water, pretty quickly?
- 828 Supv. Scarborough: I can tomorrow.
- 829 Supv. Kramer: So, we'll have the water tested, we'll also have the pool pump evaluated and then bring it
830 back to the next meeting as to whether we need to go forward with the new pool pump
831 or not.
- 832 Supv. Kramer: Anybody else have an any input on that? Okay, great. So, we will be executing that
833 contract, probably tomorrow, and getting the pool resurfaced. We will not be doing them
834 concurrently, we will doing the Swim Club and the kiddie pool first, starting November
835 29th, and then, the Ashley Park pool will begin February 2nd.
- 836 Julie Yevich: February 7th.
- 837 Supv. Kramer: 7th will be the date because they've already booked a job in between the two. Any other
838 questions on the pool? I will turn it back over to Counsel. Sorry to interrupt.
- 839 Tim Qualls: No. No, problem, you are the Chair. Towing contract, so we're going to have to go out
840 and find some other company. This company that was selected had represented to us
841 that it was in compliance with the statute. Due to a little due diligence, the area that was
842 utilized for the towing facility was actually a town home and so, I think that's probably a

- 843 multitude of red flags, so we're going to find another towing company and come back,
844 next month on that. The tree trimming policy. I just got hot off the press a document
845 from the arborist, and so, we can take that document and put it in a nice tidy policy, if
846 that's what the Board wants to utilize. And with that, I think my report is, concluded.
- 847 Supv. Kramer: All right, the tree trimming, I think that was handed out to everybody at the meeting?
- 848 DM Montagna: I will email hers.
- 849 Supv. Kramer: Yes, Supervisor Kassel it will be emailed to you. If everybody can review it and get
850 comments back to our District Manager, if you have any comments on that, then we can
851 move forward in getting that into a formal policy and, and getting our tree trimming back
852 underway and a whole project developed with that. Any questions on that? No other
853 questions for our District Counsel.
- 854 Tim Qualls: Thank you all.
- 855 Supv. Kramer: Thank you. All right, to the next item on the agenda is our Field Manager's report.
- 856 **FIELD MANAGER**
- 857 Field Manager: Good evening members of the Board. You have received the weekly report. Are there any
858 comments on that, let me know.
- 859 Supv. Kramer: I had a quick question on that.
- 860 Field Manager: Go ahead.
- 861 Supv. Kramer: In one of the weekly reports, you mentioned something about, having some more
862 hydrilla show up in one of the other ponds.
- 863 Field Manager: That's correct.
- 864 Supv. Kramer: Is something being done about that or what, or where are we with that? Have we done
865 the sampling, verified it's hydrilla and treated it yet, or...?
- 866 Field Manager: Right, so when we saw the hydrilla, we need Board direction to start over again with the
867 treatments, which is, as you know, a pricey treatment. That's pretty much about \$2,500
868 to treat it. Cherry Hill Pond is already been treated one time, for hydrilla and that's why,
869 it might be handy to get the Board direction on what we need to, how to proceed with
870 this if we want to do this again.
- 871 Supv. Berube: Same pond?
- 872 Field Manager: Same pond, same area.
- 873 Supv. Kramer: And when was it last treated?

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- 874 Field Manager: It was two years ago, I would say, two or three years.
- 875 Supv. Berube: With the, the SePRO stuff?
- 876 Field Manager: Yes, SePRO, yes. That's three years.
- 877 Supv. Berube: That's a couple of three years.
- 878 Field Manager: Three years ago.
- 879 DM Montagna: What was the one we approved earlier this year? What pond is that one?
- 880 Field Manager: Yeah, that was in Waterside.
- 881 DM Montagna: That was in Waterside.
- 882 Supv. Berube: The Cherry Hill Pond is the big one in the back.
- 883 Field Manager: Right.
- 884 Supv. Berube: ... along Buck Lake we-
- 885 Field Manager: Well, behind Dark Sky.
- 886 Supv. Berube: Yeah, yeah. Along the, the Conservation Area.
- 887 Field Manager: Actually, more, more downwards.
- 888 Supv. Kassel: Sorry, you were saying that there's hydrilla in it?
- 889 Field Manager: Hydrilla, yes.
- 890 Supv. Berube: Hydrilla, yes.
- 891 Supv. Kassel: Again.
- 892 Field Manager: Mm-hmm (affirmative).
- 893 Supv. Berube: Yes, hydrilla, again.
- 894 Supv. Kramer: Was there any warranty or... I, I know that's tough because hydrilla's-
- 895 Field Manager: No, there's no warranty on that.
- 896 Supv. Kramer: I didn't think so. Have we taken a sample and got it positively identified?
- 897 Field Manager: Well, no, but, Brad saw that it was exactly the same hydrilla. I can get a sample on this.

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- 898 Supv. Kramer: Yes?
- 899 Supv. Scarborough: Just for reference for the Board, I actually treated that a couple of years prior, myself for
900 hydrilla. That was the third occurrence.
- 901 Supv. Berube: We discussed it at that point. There was the Cadillac treatment, which was like a double
902 whammy, and then it was the standard treatment, which I think is what we chose, which
903 is about half the money. So, it was effective, but I guess it really doesn't matter.
- 904 Supv. Kramer: Well obviously not.
- 905 Supv. Berube: Well, you know, hydrilla, once you got it, you got it for the most part. I guess the SePRO
906 worked, is two or three years enough?
- 907 Supv. Kramer: Well, the question is this, are we actually getting rid of it with the SePRO or is it just
908 knocking it back to where we're not seeing it and then, it's sprung back?
- 909 Supv. Berube: It's knocking it back so we do not see it.
- 910 Supv. Kramer: Should we bring on the pond to bring in the professionals?
- 911 Supv. Berube: Brett?
- 912 DM Montagna: We can get a proposal.
- 913 Supv. Berube: Is hydrilla like a tuber where you, you kill what you can see growing but the seed
914 effectively stays in the bottom until it's sprung up again? Is that how hydrilla works?
- 915 Field Director Perez: So, the seeds are viable. So even though you treat the active plant, that they already
916 dispersed its seeds in there in the lakebed, that they can come back. You're targeting the
917 active plant just like you do with glycosate targeting a weed in your bed. The other thing
918 that we have to remember too is ducks are in a pond that has hydrilla and they fly in
919 their new pond, they can reintroduce this aquatic weed back into these ponds. So a
920 three-year control is pretty solid. I do have another district that they use SePRO, so much
921 higher cost, on a very large pond, and it was done three years ago, and it's back again. So,
922 I think this is just a normal reoccurring unfortunate issue that we have in this pond.
- 923 Supv. Leet: That pond is also at the end of the chain. You know, we have several other ponds this will
924 drain into.
- 925 Field Director Perez: Correct.
- 926 Field Director Perez: Are any of the golf course ponds tied into that do we know?
- 927 Supv. Leet: No.
- 928 Supv. Kramer: No.

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- 929 Field Director Perez: Okay. Asking out of curiosity because if they treat, we treat those ponds as well, so okay.
- 930 Supv. Berube: Thank you. What do you do? We treat them with SePRO again or ignore it?
- 931 Supv. Kramer: I don't think ignoring this is a good idea.
- 932 Supv. Berube: Well I know, but-
- 933 Supv. Kassel: I think we treat it with SePRO again. We had a good longevity, as Brett expressed. This is
934 something we're just going to have to address on the continual basis because it doesn't
935 go away completely. Seeds germinate, wildlife carries the hydrilla from one spot to
936 another, so I would suggest we just treat it with the SePRO again.
- 937 Supv. Berube: Brett, you're comfortable with our aquatic guys doing the SePRO treatment?
- 938 Field Manager: It usually goes under guidance of SePRO itself, a representative is there, they help us with
939 the application from beginning till end, that's what they did with the Waterside pond.
- 940 Supv. Leet: Yes.
- 941 Field Director Perez: Okay.
- 942 Supv. Kramer: Okay.
- 943 DM Montagna: And that was worth \$2,500 was it last time? Something like that?
- 944 Field Manager: \$2,500, yes.
- 945 Supv. Berube: Are we authorizing that amount at this point?
- 946 Field Manager: I do have to note that the prices have gone way up. Round up has tripled almost. Giving
947 the Board a heads up. That's probably also with this product, so if you're giving a not to
948 exceed, I would go a little higher if I may advise.
- 949 Supv. Kramer: Okay, so it sounds like it will be over \$2,500.
- 950 Field Director Perez: Sorry, Madam Chair, there's a, just a quick hydrilla Google. SePRO also has a new product
951 out called ProcellaCOR that we need to check with them on pricing. It does discuss
952 eliminating hydrilla. So, again, eradication of weeds is never discussed-
- 953 Supv. Kramer: Well, yes, Old World Climbing Fern as we know-
- 954 Field Director Perez but let's check with SePRO on various products that they offer.
- 955 Supv. Berube: It sounds like we're probably going to bring this back next month until we know more
956 where we're going to go and we have the numbers rather than giving you a not to exceed
957 and you're over by \$2.

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- 958 Supv. Leet: If it were just the one, yeah, but we got to schedule twice.
- 959 Supv. Kramer: So, we will set that on next month's agenda and look forward to getting some quotes and
960 further information. Any other questions concerning the weekly updates that we've been
961 receiving?
- 962 Supv. Berube: Yeah, as a matter of fact. Every once in a while, you do a landscape zip around that shows
963 up on those reports on, is that on a regular basis? Is that a scheduled...?
- 964 Field Manager: Yeah, it's scheduled the first Monday of the month.
- 965 Supv. Berube: Once it's done and you make the report and we see it, what happens after that?
- 966 DM Montagna: It should be followed up on. The team, whoever is doing it, should be going and checking
967 those things from the report and making sure they're complete and checking them off.
- 968 Supv. Berube: That means him?
- 969 DM Montagna: Yes.
- 970 Supv. Berube: And? You, you know the question is coming.
- 971 Field Manager: Yeah, I know.
- 972 DM Montagna: Hold on, wait.
- 973 Field Manager: I know it. Here's Brett.
- 974 Field Director Perez: So, the way it should work is Gerhard does ride around with the representative of
975 Servello, typically that's Mr. Betancourt. The items are discussed and noted in the report.
976 We ask and we send these reports off to the vendors, we give them five business days to
977 respond, not necessarily with everything being completed, but with an action item or
978 plan for completion. Unfortunately, we're not getting those responses from the
979 landscape vendor.
- 980 Supv. Berube: That was the intro I was looking for.
- 981 Field Director Perez: So-
- 982 DM Montagna: And we haven't been.
- 983 Field Director Perez, Fi: And, and we haven't been since we've rolled out the new photo site audit that you all
984 had been seeing in your agendas. This has been discussed with Servello to no avail.
- 985 Supv. Berube: So, you need some Board help here with it?

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- 986 Field Director Perez: It wouldn't be a bad idea to send them a little nudge. I mean I can reach out to them
987 again. There's a plethora of options, you can send them a 30 day right to correct, you
988 can... We've discussed other items already in a workshop, that we could pursue if we
989 wanted to. But again, that's all up to the Board on direction on where you want to go.
- 990 DM Montagna: And that's kind of where I was going with that. Gerhard can only check up on things that
991 are being done and there's, we're not getting any responses, so-
- 992 Supv. Kramer: So, are we not getting verbal or written responses, are we seeing actual progress on it? I
993 mean now, they're just not talking to us about it but are getting them done or they're
994 just not getting done at all?
- 995 Field Manager: So some of the items are reoccurring items that are actually already scheduled in their
996 work schedule.
- 997 Supv. Kramer: Mm-hmm (affirmative).
- 998 Field Manager: Like the Berms, they said, "Well, we already scheduled it." Like we don't really know
999 what, uh, when they do that. So, whenever I notified like hey, the weeds in the berms
1000 need to be done here on East Five Oaks, they say they scheduled it, but obviously, I
1001 cannot influence their schedule on when they are doing it. However, if it reoccurs in
1002 another audit the month later with the same berm issues, then, you know, I cannot force
1003 them to arrange their schedule and say, "Look, you need to do these weeds right now."
1004 Or, "You need to do..." That is kind of... They're a vendor on its own.
- 1005 Supv. Kramer: My question is, if something shows up in the audit, that's a real problem. They may not
1006 send you any email or give you a call back saying, "This is when we're going to deal with
1007 it." But do they deal with it in a reasonable time?
- 1008 DM Montagna: It's a mixture.
- 1009 Supv. Kramer: So, we're not getting a total snub, but not everything's getting done?
- 1010 DM Montagna: Correct.
- 1011 Supv. Berube: I'll give you the real world, I typically ride around my bicycle all the time, and I take
1012 pictures when I send them to him. And then he goes, and reverifies these, the picture, we
1013 put it in a report and what not. And then I ride around again, and again, and again, and
1014 again. And some of the stuff I sent in July is still untouched. It's probably 50/50 in my
1015 experience with the stuff I've sent. How many times do I send you pictures? Four or five
1016 times in the last two, three months, right? Good number of pictures and it's pretty easy
1017 to pick it out. And half of it is still undone. And that's why I ask the question. It makes it
1018 to the audit, I see it and then we all got a nice picture that says, "Here's the report, here's
1019 all the bad pictures and everything." And then, it just kind of goes from here.
- 1020 Supv. Kramer: Okay. Now, my next question is, have all the Board members gotten their comments and
1021 concerns about our landscaping scope of work for our next proposal back yet?

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- 1022 DM Montagna: No.
- 1023 Supv. Kramer: Okay. I would ask you, if you're not going to provide any, just send an email saying, "I
1024 don't have any comments." That way we can finalize that, that way we can let Servello
1025 know that we're ready to go out at the drop of a hat. That may or may not have any
1026 effect on them, but we do have an out clause in our contract. We can give them six- I
1027 think it's 60 days' notice.
- 1028 Supv. Berube: Yes.
- 1029 DM Montagna: Mm-hmm (affirmative).
- 1030 Supv. Berube: 30, I think.
- 1031 Field Director Perez: 30, they have 60.
- 1032 Supv. Kramer: Okay, we can give them notice and then start the, the, uh, process for getting a new
1033 landscape contractor. And I'm not bashful to do that, but we have to have our ducks in a
1034 row, so we don't end up in this situation again.
- 1035 Field Director Perez: And, to add to that, do you... actually, you can go out to RRP prior to giving any notice.
- 1036 Suv. Berube: Sure.
- 1037 Field Director Perez: So that way, you can see proposals come in, then you can make the decision and then
1038 issue notice, if that's the direction you want to take. But getting that information back
1039 from you all would be extremely helpful. And there have been some supervisors that
1040 have responded.
- 1041 Supv. Kramer: Okay. So, that's what I would like to... Let's get that finalized, so again, if, for all the
1042 supervisors, if you don't have time or don't want to or don't have the expertise to make
1043 any comments or just don't have any comments, please just let them know and, we are
1044 going to go ahead and finalize that scope of work. We hope to have it finalized by what?
1045 The next meeting?
- 1046 Field Director Perez: If that's what you would like. Yeah, we can.
- 1047 Supv. Kramer: Okay. So, by the next meeting, we should have the scope finalized, so get your comments
1048 in if you want them considered, and that way, we will be prepared to make a decision on
1049 whether to go on out with the RRP out, or not.
- 1050 Supv. Berube: I think they are at the point where they're just sliding along because they know they
1051 were in there last year. And going back to the beginning of their contract, we'd put some
1052 pressure on them, and they gave us the 30-day notice and said, "See yah." And we kind
1053 of went along on that.

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- 1054 Supv. Kramer: Well, my understanding from the contract is that, if I recall, legal counsel, are you still
1055 here?
- 1056 Tim Qualls: Yes, ma'am.
- 1057 Supv. Kramer: I think, they don't have one. I think it's just on our side.
- 1058 DM Montagna: Just to be clear, do you want the RRP scope in the agenda for December for Board review
1059 or no?
- 1060 Supv. Kramer: Yes, let's have it for Board approval.
- 1061 DM Montagna: Okay, perfect.
- 1062 Supv. Leet: So, any comments? We want to have it.
- 1063 Supv. Kramer, ...: Right. So, if you want your comments addressed in that, get them in.
- 1064 DM Montagna: Prior to the scope going out.
- 1065 Supv. Kramer: Right.
- 1066 Supv. Kramer: If you would like a deadline date for that.
- 1067 DM Montagna: I'll send everybody an email with the deadline date.
- 1068 Supv. Kramer: Okay, great. All right.
- 1069 Field Manager: All right, so I have a couple of items. The fence quotes, I'm sorry the last one, also of
1070 fence came in really late. I really have to beg them to get the quote but they did, and, by
1071 advisement, I sent it over to the Board. Hope everybody received it. That makes that we
1072 have a complete total of three quotes for the Board to look at. If there's any questions,
1073 please let me know. I did verify with all the contractors that all the poles go in concrete.
1074 Two of them did put that on that quote but it's such a normal, they said it's just a normal
1075 practice that they did-
- 1076 DM Montagna: Yeah.
- 1077 Field Manager: ... they did put it on. However, Chapco did which is good. So, we did start on the,
1078 quadrant one of the sidewalk maintenance. Sidewalk maintenance on East Five Oaks,
1079 that's quadrant one. It starts at the pool and then goes all the way back to East Five Oaks.
1080 What we did is we start grinding down, um, this quadrant. The replacement panels have
1081 been sent to Inframark for proposal, so that will be a proposal for concrete replacement.
- 1082 Also, pressure washing has started on quadrant one. Most of it we have done. However,
1083 pressure washing broke down again, so we have to fix it, and then we can continue. A
1084 couple of items came in between, like the basketball court, which we started, but it has a

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- 1085 clean line now on the outside and the Boardwalks, we want them to have done because
1086 they were a slip hazard. So that is the sidewalks on quadrant one. Okay. Then, I found the
1087 dip in the Town Square pavers, have been dipped. There was a tree prior too. What I
1088 think is happening is that there were probably deep-rooted roots and that, they are
1089 deteriorating and it creates air or dip and the... I'm working on quotes for that, also.
- 1090 Supv. Kramer: We're sure there was a tree there.
- 1091 Field Manager: Yeah, pretty sure.
- 1092 Supv. Kramer: Have anything else?
- 1093 Field Manager: Yeah.
- 1094 Supv. Kramer: ... Is there anything sub-surface that might be causing that?
- 1095 Field Manager: Oh, no. There was a tree there. I had it taken away.
- 1096 Supv. Kramer: All right, and it was right in?
- 1097 Field Manager: Yeah, mm-hmm (affirmative).
- 1098 Field Director Perez: There is no wash out like if it was a main line from the irrigation, you don't see any rising
1099 sands.
- 1100 Field Manager: Right.
- 1101 Field Director Perez: It is a depression, it looks like it could be decomposing. The ground was stomped-
- 1102 Supv. Kramer: Right.
- 1103 Supv. Kramer: Now my other question, was this like we normally see them?
- 1104 Field Director Perez: Yes.
- 1105 Supv. Kramer: And they don't show any washout underneath? We can look at the plans and see if there
1106 is anything stormwater related in that area.
- 1107 Field Director Perez: We can check.
- 1108 Supv. Kassel: I had a question about the fencing proposals. So, I didn't know how these proposals came
1109 to be requested. I'm assuming this is for the fencing out on 192-
- 1110 Field Manager: Yes.
- 1111 Supv. Kassel: Who requested this and why, and where?

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- 1112 Supv. Kramer: Okay, we're going to have Mr. Perez answer that.
- 1113 Field Director Perez: So, Supervisor Kassel, it was one of a proactive approach on Gerhard's part, you know,
1114 we're look at the fence that needs to be clean, but it's pretty battered, there's a lot of
1115 Band-Aids on, it's the best way to put it. Um, it's a very old fence. So, I spoke with
1116 Gerhard and we decided that we needed to move forward with getting proposals to
1117 present to the Board if they wanted to consider this as an action for replacement. Just
1118 again, no requests from supervisors, solely just a proactive proposal.
- 1119 Supv. Leet: And I think there were pictures in the agenda two months ago, maybe?
- 1120 DM Montagna: Mm-hmm (affirmative).
- 1121 Field Director Perez: Correct.
- 1122 Supv. Leet: Yeah, yeah.
- 1123 Supv. Berube: Yes, it's been ongoing.
- 1124 Supv. Leet: Yeah.
- 1125 Supv. Berube: We talked about it several times.
- 1126 Supv. Kassel: That was another thing with the reserve study that I didn't see that, that the replacement
1127 of that fence was imminent and in the reserve study, which was confusing.
- 1128 Supv. Kramer: Yes, that's one of things, Supervisor Kassel, that I asked the reserve folks, "You quoted us
1129 a lifespan of this fence yet we're looking at replacing it 10 years earlier because it is
1130 literally crumbling? So, I asked them to maybe rethink their position on the lifespan of
1131 that vinyl fencing.
- 1132 Supv. Berube: What do they have for that?
- 1133 Supv. Kramer: I don't recall.
- 1134 Supv. Berube: It's been here for 20 years.
- 1135 Supv. Kramer: It's been here for almost 20 years. There are two questions, now, that we're on the fence
1136 and maybe we can deal with the fence now. One of the questions is we don't own the
1137 entire frontage and fence. So, the question is, what are we going to do... is there a
1138 possibility of working and doing a cooperative with the other owners, which could be
1139 difficult. Or do we want go in and renew and replace now and set the standard and
1140 hopefully the other owners will follow suit? So, thoughts about those two issues.
- 1141 Supv. Berube: Well, you have two. One, just changed hands and the other was the golf course.
- 1142 Supv. Kramer: Oh, we actually have three.

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- 1143 Supv. Berube: Three?
- 1144 Supv. Kramer: Yes. We have Compass Trading. We still have some for Harmony Retail. We have the
1145 new owners that are getting ready to do a development. Then we have the golf course
1146 and then ourselves.
- 1147 Supv. Berube: Harmony Retail just changed I believe and that probably took Compass Trading along
1148 with it, though that may not have been reflected in the property records, but that just
1149 happened in the last while?
- 1150 Supv. Kramer: Wasn't that just west of the entry road and not east of the entry road?
- 1151 Supv. Berube: I don't know what all transferred.
- 1152 Supv. Kramer: I understand it was not the stuff west of the... I mean, east of the entry road.
- 1153 Supv. Berube: I thought that Mr. Fusilier and his entity sold everything that he owned but I don't know
1154 that for sure. That is rumor on the street.
- 1155 Supv. Kramer: Yeah. I will check-
- 1156 Supv. Leet: Harmony Retail is still the owner from the property records as of right now.
- 1157 Supv. Kramer: Right.
- 1158 Supv. Berube: So, it hasn't, maybe, it hasn't been recorded. Somebody is going to find all these owners
1159 and tell them what you're doing and ask right.
- 1160 Supv. Kassel: I'll just say that, it's a lovely idea to be an example but based on our experience with, the
1161 recent developers, being a good example does not mean that they will follow suit.
- 1162 Supv. Berube: Right.
- 1163 Supv. Kramer: So, at this point, until we know something firm, do we want to just keep, keep Band-
1164 Aiding it? Are we in a position where we can replace single panels? Luckily, the fence is
1165 strictly aesthetics, and it's not a safety issue. It's nothing like that. We're not worried
1166 about someone falling through it or tripping over it or anything because it's out there on
1167 the frontage. So, can we get pieces to replace the parts that are so majorly deteriorated
1168 and hold it together for a while, or do we want to jump in?
- 1169 Supv. Berube: Well, here's some to consider. We're going to put a 3,300 linear feet of nice shining white
1170 fence. Two years from now, it's going to be dirty and green and other colors. So, I'm
1171 going to go out there, I'm going to hit it with pressure water and then nice shine is going
1172 to disappear. Then we're going to be pressure washing it every year and you, you have
1173 this degradation of it every time you clean it. Right down the street, those folks put in a
1174 black fence. It doesn't matter how dirty it gets. Solves the whole problem of getting it
1175 dirty. Oh, I know everybody's shaking their head, "No, no, no. We like the white fence."

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- 1176 Supv. Kassel: I like that.
- 1177 Supv. Berube: But the white fences look terrible once they get old.
- 1178 DM Montagna: I think this one's been cleaned so much that if it's cleaned with any other stuff its going
1179 to start crumbling
- 1180 Supv. Berube: I understand that. Yes. It's done. It was that recycled plastic, when they put it up, then
1181 the green stuff, you know, I get it. But the fact of the matter is when you put white vinyl
1182 outside, it turns dirty really quickly and the more often you pressure wash it, the shorter
1183 the cycles in between because it gets all rough and dry and the molds sticks on it and
1184 there you go.
- 1185 Supv. Kramer: The other question I had was when I was looking at the sites for the pool furniture, and
1186 that pool furniture, I swear to heavens, but for the manufacturer's defect, that has
1187 lasted. When was it originally purchased?
- 1188 Supv. Berube: Some was replaced but some of it is probably original because we moved it around. But
1189 we did a major repair there five years ago, seven years ago? We spent around \$50,000.
- 1190 Field Manager: That was the original amount that was purchased in the beginning of Harmony, and then
1191 later on, purchased more lounge chairs for \$40,000 about that.
- 1192 Supv. Berube: Right.
- 1193 Supv. Kramer: When was that?
- 1194 Supv. Berube: Five years. Five to seven years at most.
- 1195 Gerhard: Longer. It was before my time. So, it's going to be at least 8-10 years.
- 1196 Supv. Kramer: Yeah. So, 10 years.
- 1197 Field Manager: Yep.
- 1198 Supv. Kramer: Okay. That stuff, I'm telling you...
- 1199 Supv. Berube: It's like brand new. Except for where it has cracked.
- 1200 Supv. Kramer: It's beautiful.
- 1201 Supv. Kramer: They have fencing that they make out of the same stuff. And, but for the position we are
1202 in right now with our economy, I would say go there, but that's not available and the cost
1203 has like doubled or tripled. So, my question is, if we can hold off for another six months
1204 by patching here and there, and using bailing wire and then keeping it together. Might
1205 we get to a better place in the economy to look at some much longer-term permanent fix

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- 1206 because, that's stuff seems to me being out in the sun, being heavy, you know, wear and
1207 tear, it'll probably last us 50 years.
- 1208 Supv. Berube: I think the bigger difference is the way that the pool furniture gets maintained and
1209 cleaned where Shaun goes in there and just sprays it with bleach, rinses it off and you're
1210 done. That's not really super aggressive on the plastic. When that plastic gets whacked by
1211 the hot water at 2500 psi, it opens up those pores and, and that's your difference in
1212 lifespan, I think. And it's impractical to go out to 192 with the spray gun with bleach.
1213 You're going to kill all the foliage, right? And then just the trying to do it. I think that's
1214 the major difference. And I agree that the pool furniture, the material itself, it's beautiful.
- 1215 Supv. Kramer: Well, it's not hollow, it's solid.
- 1216 Supv. Berube: Right.
- 1217 Supv. Kramer: And it's very different.
- 1218 Supv. Berube: And it maintains that shine.
- 1219 Supv. Kramer: Right.
- 1220 Supv. Berube: That's the big difference. When the shine of the white plastic goes away, that's when it
1221 goes downhill quickly. You know, if at some point, the, the fence, it's us, I mean, it
1222 defines Harmony. Everybody knows where the white fence is. It's been there for a long
1223 time. It's looking pretty dingy when you look at it carefully, because the median in the
1224 middle of the road is unmaintained too and that was pretty dingy as well, but that's a
1225 separate story. The only thing I don't like is us putting up some patchwork fencing and
1226 having our neighbors with their fence connecting to ours still looks dingy, right? If we can
1227 get an agreement from our neighbors that own that same kind of white fence, I take it on
1228 now. But if we're not going to get that agreement, I don't want to spend this kind of
1229 money and... Because everybody's going to think the CDD didn't replace all of their fence,
1230 they put this patchwork in the middle and look at that.
- 1231 Supv. Kramer: Yeah. Well, why don't we do this. Why don't we let District Management reach out to the
1232 other owners and talk to them about it. And, then we could look at doing some
1233 cooperative agreement, and then we will come back and, reconsider our options. Again, I
1234 don't think this is the time, unless we have something that's structural at issue to be
1235 sinking money into vinyl or recycled because the prices are just out of this world.
- 1236 Supv. Kassel: I agree.
- 1237 Tim Qualls: Madam Chair.
- 1238 Supv. Kramer: Yes?

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- 1239 Tim Qualls: Just one quick note. It's been a while since I researched it, but I believe the law is if an
1240 adjoining landowner buys property and the fence is already there when they buy it, they
1241 then have an obligation to help repair and maintain the fence.
- 1242 Supv. Kassel: Can't hear you.
- 1243 Tim Qualls: Oh.
- 1244 Tim Qualls: So, I believe the law is if a adjoining landowner buys their property when the fence is
1245 already in existence, it's a boundary fence, they then have an obligation to help repair
1246 and maintain the fence.
- 1247 Supv. Berube: You said a key word there, Tim, boundary fences. They're not really a boundary fence.
- 1248 Supv. Kassel: Yeah.
- 1249 Supv. Berube: It's not a boundary for us, it's a boundary between 192 and private property but we're
1250 not arguing at that point.
- 1251 Tim Qualls: It's the boundary between public and private. It's the boundary of the CDD. I think it's a
1252 boundary.
- 1253 Supv. Leet: No, it's not on, it's like, I've got on screen here. It's like typically, it's in the middle,
1254 actually, of the tracts, but it's just for the aesthetic fence along 192.
- 1255 Supv. Berube: We're talking about it'll be private on both sides of the fence.
- 1256 Tim Qualls: Who constructed it?
- 1257 Supv. Berube: Developer.
- 1258 Supv. Kramer: Developer.
- 1259 Tim Qualls: There's probably no, there's probably zero duty of this District to do that. If you didn't
1260 construct it and it's not on your boundary.
- 1261 Supv. Kramer: That's true.
- 1262 Supv. Berube: We're talking about the aesthetics.
- 1263 Supv. Kramer: ... the aesthetics of it. I think we're good.
- 1264 Supv. Berube: Yeah. Well, we'll have the conversation and see where it goes.
- 1265 Supv. Kramer: Right.
- 1266 DM Montagna: Okay.

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- 1267 Field Manager: That's it.
- 1268 Supv. Kramer: That's it?
- 1269 Field Manager: That's all I have.
- 1270 Supv. Kramer: You had a vandalism report here.
- 1271 Field Manager: Oh, yes. Vandalism. So, there in September, October, there's been some vandalism
1272 mostly in the Ashley Park. I worked together with Ryan Quinn who is a local sheriff, who
1273 also lives in Harmony is very involved in keeping Harmony safe. So, we worked together
1274 with him, send him all the video material. He did some investigation. Resource officers at
1275 school recognized one of the persons. Got in touch with the person and he gave up the
1276 other names of the other persons who were, contacted by the sheriff's department and,
1277 they were all outside of Harmony. Only one person was inside Harmony. We got in
1278 contact with the family. The grandfather, owned the situation, made him come to my
1279 office and apologize.
- 1280 So, he did apologize, to the CDD, about, having a, his elbow going through the window of
1281 Ashley Park, those costs for \$160. He wrote me a cheque right away for \$160 and that
1282 was that. Now, however, there's another damage of the window that we can't define.
1283 There's missing graffiti, on Ashley Park that we don't know who that was. However, the
1284 persons that were causing the problems have not been seen at the Ashley Park pool
1285 anymore. And that's pretty much the goal that was the goal. We retrieved half of the
1286 damage, the rest of them which we could fix in-house. However, we worked together
1287 very well with the sheriff department and got the situation handled as far as we could.
- 1288 Supv. Kramer: Okay.
- 1289 Supv. Berube: That glass got broken twice?
- 1290 Field Manager: Yes.
- 1291 Supv. Berube: Same guy?
- 1292 Field Manager: He says "no" but it was different, and we cannot trace it back on the camera because the
1293 restroom doesn't have, you know, camera area.
- 1294 Supv. Kramer: Okay. I will get with you later, I'd like to view that video because if they are the same
1295 individuals that we had a run in with at the other pool, then we need to look at that. But
1296 I'll get with you on that. I don't think you are on property when that one happened. I do
1297 want to say one thing, if it comes down to questions of charging or not charging, please
1298 let us know because that's a decision we need to get with the Board on. There was a
1299 mistaken statement in one of the weekly reports, from my understanding, Inframark
1300 Management did not authorize Gerhard to make those charging decisions.
- 1301 DM Montagna: Correct.

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- 1302 Supv. Kramer: Those are serious decisions that we need to make.
- 1303 Field Manager: No charges have addressed.
- 1304 Supv. Kramer: Right. But-
- 1305 Field Manager: There's no, no trespassing.
- 1306 Supv. Kramer: ...again if we need to do that, that needs to be a decision by the Board. So anyway, just
1307 just be aware of that. Okay. Is that the extent of your report?
- 1308 Supv. Leet: Is there a key card proposal-
- 1309 Field Manager: About key card proposal?
- 1310 Supv. Kramer: Yeah. For the dog park.
- 1311 Field Manager: Okay. Oh, yeah. Sorry. So, the key card proposal, you have, I was trying to get someone
1312 else on board, which is not calling me back, so unfortunately for that. However, what we
1313 have here is just single for the dog park. I did not do the new dog park because it, it does
1314 not have power, so it doesn't have a base point to start with, for TEM.
- 1315 Supv. Kassel: I have a question.
- 1316 Supv. Kramer: Yes, Supervisor Kassel.
- 1317 Supv. Kassel: This appears to be talking about one east entrance and the one west entrance, and I'm
1318 confused by the proposal. Can you please clarify what this includes?
- 1319 Field Manager: So, the Board has discussed to close two entrances to make this a cheaper option,
1320 correct me if I'm wrong.
- 1321 Supv. Kassel: That's correct.
- 1322 Field Manager: So, two entry boxes would be closed, so now you have two quotes for two entry boxes.
- 1323 Supv. Berube: On the same dog park.
- 1324 Field Manager: On the same dog park. However, the one for the small dog park and one for the large dog
1325 park, which is actually it's adjacent to the play area. So, the one is at play area, the one in
1326 far back would be closed then and the one on the Bracken Fern side will be closed then.
- 1327 Supv. Berube: So, for this cost, we will be locking two gates permanently and denying access.
- 1328 Field Manager: That's correct.
- 1329 Supv. Berube: I don't think that's going to fly. People aren't going to be happy.

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- 1330 Supv. Kassel: That's what I mentioned last week, at our last meeting but others had a different opinion.
- 1331 Supv. Berube: Yeah. Well, I know.
- 1332 Supv. Kassel: Yeah, but, without doing this at the third park, you know we're making it a magnet for
1333 people who wouldn't have key card.
- 1334 Supv. Berube: Let me ask our Field Manager a question here. So, if we wanted to do the other two
1335 gates at these parks, it would roughly be this amount of money plus because it has to be
1336 some trenching involved for a further distance, basically, around the perimeter of the
1337 park with trenching.
- 1338 Supv. Kramer: Yeah. I think it was \$30,000.
- 1339 Field Manager: Yes. 30,000. Yeah.
- 1340 Supv. Berube: Yeah. So, well, that's what we thought and if you double this plus a little bit, we're back
1341 at the original \$30,000 estimate.
- 1342 Supv. Kramer: Correct.
- 1343 Field Manager: Correct.
- 1344 Supv. Berube: I don't think we should be in the business of taking things away from people what they
1345 have and an entrance gate, it's rather important. Like when a tree falls down, you don't
1346 just cut the stump and cover it over, right? You put the tree back up because that's
1347 always been here before. Taking away a couple of gates for the purpose of saving money
1348 and I understand we need to save money, but you know, again, it comes down to the
1349 moral dilemma we faced last month with this one-time deal with this dog. I'm, I'm sorry it
1350 happened, but the fact of the matter is you're asking the community potentially to spend
1351 \$30,000 to maybe not solve the problem, because another attack can happen on a dog. I
1352 mean, sad this happened. People get bit by dogs, you don't react in a huge manner and,
1353 and lock everybody up in the cage. So, and then we still have another dog park to think
1354 about with two more gates.
- 1355 Supv. Kramer: Okay.
- 1356 Supv. Berube: I don't know. It's tough.
- 1357 Supv. Kramer: Am I hearing any inclination to go further with the key card lock on the gates? Or are we
1358 going to hope that the letter and the threat of trespass will suffice?
- 1359 Supv. Berube: I like the letter and the threat of trespass.
- 1360 Supv. Leet: I mean we have this formal quote now. So going forward if we do have either continued
1361 issues with this previous subject or additional issues we can balance that against well we
1362 know it's going to be about \$30k to do this one maybe, you know, 40, 45 to do the

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- 1363 additional one as well. We can have a conversation at the time, but as of right now,
1364 seems to be that we're good.
- 1365 Supv. Kramer: Okay. So, all right. At this point, we will move on, we will keep this in consideration, and,
1366 one of the things that we may need to do, whether it's myself or the District Manager,
1367 we need to have a sit down with the Sheriff and talk about the issue of trespass and
1368 trespass notices since it is in our rules. And, we are not allowed to be law enforcement,
1369 so we do need law enforcement to work for us or assist us in our duties. So, unless
1370 there's further discussion, we will leave that at that. Okay. Anything else for today?
- 1371 Supv. Berube: Yes. How many vehicles do you have down right now?
- 1372 Field Manager: Two.
- 1373 Supv. Berube: Bobcat and Landmaster?
- 1374 Supv. Berube: Because of repair costs or some other problems?
- 1375 Field Manager: We have discussed it to leave the Landmaster and the Bobcat, without, not repairing it,
1376 let's say that, because we're getting a new vehicle, I think we're still getting a new
1377 vehicle. Once that vehicle is there, then we would have full operational. We could
1378 manage it without a spare vehicle at that point so the Bobcat repairs will be more than a
1379 thousand dollars. The Landmaster has been trouble, as you know, for a while. We can
1380 absolutely bring it to the repair but I'm guessing it'll be more than thousand dollars to get
1381 it all up and running again. The thing was do we weigh in the cost of repair or when we
1382 going to sell it anyway? So, the Board obviously needs to decide are we going to sell the
1383 Bobcat and Landmaster? The Bobcat is a draining expense right now. Well, so about the
1384 Landmaster, it has been troubled for a long time. We could keep that as a spare vehicle,
1385 however, the Bobcat and the Landmaster are both out of commission right now.
- 1386 Supv. Berube: Sure. So, you're down one guy right now,-
- 1387 Field Manager: Correct.
- 1388 Supv. Berube: one front line vehicle and your spare vehicle is down. So, you're operating now with
1389 enough vehicles but if you get another guy, staffed up, you'll be short one vehicle for that
1390 guy?
- 1391 Field Manager: No, that's not correct. So, we have the Viking, we have the Polaris and we have the Mule
1392 and we have the EV, electric vehicle.
- 1393 Supv. Berube: Electrical.
- 1394 Field Manager: Yeah.
- 1395 Supv. Berube: So, you should be good?

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- 1396 Field Manager: Right. So, the Mule could turn into the spare vehicle.
- 1397 Supv. Berube: Yeah, right. That, that makes sense because that's the second oldest one.
- 1398 Field Manager: Right.
- 1399 Supv. Berube: Right.
- 1400 Field Manager: And then it's very reliable. More reliable now than the other two.
- 1401 Supv. Berube: I'm just trying to get a handle on what your needs are, what the money cost they're
1402 going to be.
- 1403 Supv. Kramer: Okay. So, we're good.
- 1404 DM Montagna: We've already started gathering proposal for the vehicle that the Board budgeted for.
1405 When would the Board like to see those on your agenda for review?
- 1406 Supv. Berube: Well, those things are (unintelligible)
- 1407 DM Montagna: I don't think there was a pricing for-
- 1408 Supv. Berube: Is there... Do we have any EV available somewhere?
- 1409 Supv. Kramer: Well, the question is, I don't want to jump in to buy now if there's not an immediate
1410 demand for the vehicle because right now the cost of everything is much more than it
1411 should be.
- 1412 DM Montagna: That's why we've just been getting proposals, but I don't want the Board to think that we
1413 haven't been getting proposals. It's whenever you're ready to view them, we've been
1414 getting them and we'll continue.
- 1415 Supv. Kramer: Okay. Just keep an eye on the pricing and when it starts coming down to more
1416 reasonable then we can talk about it, but my understanding is that everything's just kind
1417 of out of this world right now.
- 1418 Field Director Perez: Well, the Polaris we got quote for I believe \$14k and change and then the club, the club
1419 cart, the Umax right?.
- 1420 Field Manager: The Yamaha?
- 1421 Field Director Perez: Yamaha. I'm sorry. The Yamaha Umax, I believe you guys bought one last year for right
1422 around \$11k. The one I got quote for was \$11,900. So, it's not that far out of line.
- 1423 Supv. Berube: So, it's a UMax 2 EV?
- 1424 Field Director Perez: From Kissimmee Motorsports.

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- 1425 Supv. Berube: In today's world, that's a bargain.
- 1426 Supv. Kramer: Okay.
- 1427 Field Director Perez: Those are two quotes that I've received. I didn't get the Polaris one, the Polaris was-
- 1428 Supv. Kramer: A lot higher.
- 1429 Field Director Perez: Three grand higher.
- 1430 Supv. Kramer: Okay. The question is, is the work that that vehicle is going to be doing, will the Umax be
1431 able to do it?
- 1432 Field Director Perez: I will defer to Gerhard because he's the one who uses it.
- 1433 Field Manager: Yes. So, the Umax, Mr. Berube has investigated that with purchased of the previous
1434 Umax. Has a very good torque, it has a very good pull. It has a hitch in the back you can
1435 pull a trailer with it.
- 1436 Supv. Kramer: Right. All I need to know is, is it going to do what you need it to do. I don't want to buy
1437 something that is not needed.
- 1438 Supv. Berube: Here's the reason for pushing EV. Number one is quiet
- 1439 Supv. Kramer: No, you don't have to mention that. I'm good with that. So, we're running very short on
1440 time.
- 1441 Supv. Berube: And all the specs of that before we bought it matched up with the gasoline powered one
1442 and by doing that, you save all the gasoline powered maintenance cost.
- 1443 Supv. Kramer: Okay. Yes, I'm totally on board with EV.
- 1444 Supv. Berube: That Umax has required zero dollars maintenance.
- 1445 Supv. Kramer: But the Polaris is an EV also.
- 1446 DM Montagna: Mm-hmm (affirmative).
- 1447 Supv. Berube: Yes.
- 1448 Supv. Kassel: So, are we in need of replacing that vehicle right now?
- 1449 Supv. Berube: Your Mule is 10 years old and it's only going to start costing money to repair. That's a
1450 problem.
- 1451 Supv. Kramer: Well, we just spent something like \$2500 on the Polaris because of a transmission issue,
1452 there's no reason that age of vehicle should have had that transmission problem.

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- 1453 Supv. Berube: No.
- 1454 Supv. Kramer: So, we need to look at how we're driving the vehicle.
- 1455 Supv. Berube: No, what happened there is your dealer took you for a ride on that, it needed a belt.
1456 That's what it needed.
- 1457 Supv. Kramer: Well, then we need to be more careful and-
- 1458 DM Montagna: I'll reach out to get information on that and I'll be sending that report out to the Board.
- 1459 Supv. Kramer: Thank you.
- 1460 Supv. Kassel: So, do we need this vehicle now?
- 1461 DM Montagna: No.
- 1462 Supv. Kassel: At this time?
- 1463 Supv. Berube: No.
- 1464 Supv. Kramer: No.
- 1465 Supv. Berube: But you will.
- 1466 Supv. Kramer: Okay. So, we will revisit it at a later date. We have the quotes. We have the possibilities
1467 and we have the options.
- 1468 Supv. Berube: Then you put it in this month's package for review?
- 1469 DM Montagna: That's what I, that's what I'm asking if it-
- 1470 Supv. Kramer: Sure. Let's put it in the next month's package.
- 1471 DM Montagna: Okay.
- 1472 Supv. Kramer: All right. A quick one if you don't have anything else. This deals with Field Services, the
1473 Conservation Area monitoring. Austin Environmental, again, was a no show on our
1474 Conservation Area monitoring. I had a call with the Water Management District, they are
1475 in agreement that seven of the eight transects we've been monitoring are not on CDD
1476 property and are not even representative of the issues that they want monitored. So,
1477 they have given us the go ahead to revise our Conservation Area monitoring program,
1478 and to reestablish one. They said even if we continued on for another year at the eight
1479 transects, they would not be ending it at the end of five years. It would be ongoing
1480 because we have such a major problem with the old-world climbing fern. I've asked David
1481 to reach out to his, environmental folks. When I sent the notice to Austin Environmental,
1482 I, first verified that they did not follow through on the contract. I told them to end any

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- 1483 monitoring. I said we'd be more than glad to accept the proposal from them, but again,
1484 based on their past performance that would be kind of iffy, but we'll see what they offer
1485 up.
- 1486 Supv. Berube: The transect question is because our permit required us to... We had a blanket permit
1487 and they got into private ownership.
- 1488 Supv. Kramer: We have no right to be on any of those lands. So please, do not go on or invite anyone or
1489 ask anyone to go on those. They have, the Water Management District has an easement
1490 to access and go on to and monitor and do management, but we do not, whether they're
1491 in our perimeter or not. So, that is currently under Water Management review as to what
1492 they're going to do. The indication right now is they are going to enforce against those
1493 landowners, since they have not been taking care of their Conservation Areas.
- 1494 Supv. Kassel: So, if I understand correctly, what you're saying is seven or eight of the areas we've been
1495 trying to treat, we no longer have to treat, because they are not owned by the CDD. And
1496 we are going to put together some new wetland monitoring plan, and probably not with
1497 Austin Environmental. Did I get, did I get that right?
- 1498 Supv. Kramer: You're very close. The transects and their locations were not representative of the
1499 proportion. We own approximately half of the Conservation Area lands that are on this
1500 side of US192, or within our boundaries, the other half are under private ownership.
1501 Luckily we identified this early and we have not been treating the private lands because
1502 of my concern that it would possibly get us into a trespass issue, and using toxic
1503 chemicals on other people's property is never a good idea.
- 1504 So, we have not been treating it, we've had enough of a problem on our own CDD owned
1505 lands to deal with, so we've been actively working on our own lands. But what will help
1506 us out enormously, if the Water Management District enforces against the private
1507 landowners who are holding on to those Conservation Areas, enforces against them and
1508 forces them to do the treatment, then those Old World Climbing Fern spores will then
1509 not come onto our property. So, that is the goal that we're headed for and not having to
1510 pay for that treatment.
- 1511 Supv. Kassel: Okay, thank you.
- 1512 Supv. Kramer: We'll come back next month with a couple of proposals to present to the Board for a new
1513 monitoring plan and moving forward from here.
- 1514 Supv. Berube: There's got to be a better way with this stuff. God.
- 1515 Supv. Kramer: It is, it's called aerial spraying. And we may have to look at going outside of the, the ...
1516 One, one big option we need to look at is going outside, having a company come in and
1517 do a major blast, it's going to be expensive, but a major blast so we get ahead of it and
1518 we get to the point where we can maintain it. The problem is it's growing faster than we
1519 can kill it.

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- 1520 Supv. Leet: I know in the distant past of Greg Golgowski, but they did some, thinning of the south
1521 shore, by Buck Lake.
- 1522 Supv. Berube: Cleared it all up.
- 1523 Supv. Kramer: Yes.
- 1524 Supv. Berube: Right. They cleared the understory and left fertile ground for Old World Climbing Fern to
1525 proliferate.
- 1526 Supv. Leet: Okay, was it because that was only half measure, like did, that was a good thing to do,
1527 but then needed the additional treatment or?
- 1528 Supv. Kramer: No, we didn't have Old World Climbing Fern before that was done. So, it's a combination
1529 of two things that we've got a real problem with now. One is opening up the ground to
1530 let the spores take root. The other is that we are seeing temperatures change, Old World
1531 Climbing Fern is migrating further and furthermore aggressively north in the State of
1532 Florida. Those two combined have given us the problem, it's not one or the other
1533 unfortunately.
- 1534 Supv. Berube: The stuff is almost indestructible. You can blowtorch it, and it comes back.
- 1535 Supv. Kramer: It's pretty tough. Okay, so that's it. District Manager's report.
- 1536 DM Montagna: Very quick, just a couple of things, the Harmony invoices we talked about a few times, I'll
1537 send everybody the information again. All I was looking to do is see if there was a way to
1538 make getting the Board their invoices and things a lot more efficient and streamlined for
1539 you all.
- 1540 Supv. Kassel: Speak into the microphone please.
- 1541 DM Montagna: Sorry, I'll send something out to the Board, I was just wanting to make getting your
1542 invoices and things a lot more efficient and streamlined for you, that's all. So, I'll send
1543 that out to the Board, just a couple of different options, and then we can talk about it at
1544 the next meeting. The other thing is, Gerhard, we have moved to an Inframark credit
1545 card and any purchases that Gerhard makes on that card, or even myself, anybody who
1546 makes a purchase for District on an Inframark credit card, there's a 15% markup on that.
- 1547 It's an administrative fee, to process it, therefore I'm asking the Board ... And we're not
1548 charging that, by the way, I let Chris know that this Board is not open to that, we're not
1549 charging it. However, the Board, what I'm asking is, do you want to go back to having a
1550 CDD card, Harmony credit card, where there is no markup, there is no admin fee, there is
1551 no anything, or I can go back and try and, you know, let Chris know, "No, you want to
1552 keep the Inframark card, but we do not want to pay a 15% admin fee for that?" So, those
1553 are the two options.

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- 1554 As of right now, Gerhard is fine, he's making the purchases as he needs to, but there is no
1555 markup. But we need to determine, and I need to let Chris know, we need to go one way
1556 or the other. Next thing is the Garden Club, this will be on your next agenda, and I can
1557 put the credit card on the next agenda as well, that way it's on here for everyone. The
1558 Garden Club has requested a Harmony CDD credit card as well for \$500 to make their
1559 purchases as they need them to do the things for the Garden.
- 1560 As I explained to the Garden Club, I don't have that authority, that would have come
1561 before the Board, so that will be on your December agenda as well. Reserve Study
1562 workshop-it's very important I think with all the questions and concerns, and all of that,
1563 with the initial Reserve Study that we set up a Reserve Study workshop. So, if anyone has
1564 any dates or anything like that I'll be happy to set that up.
- 1565 Supv. Berube: To be clear, you're talking about credit cards, we've never had a credit card, we've always
1566 had debit cards.
- 1567 DM Montagna: Well, you can use it as debit or credit. Yeah. Same thing.
- 1568 Supv. Berube: Right.
- 1569 DM Montagna: So, you had a Harmony CDD, is what your staff used, your staff meaning Gerhard used
1570 that. Well, we went away from that and went to an Inframark, he's got a corporate card
1571 per se, but everything he uses it for, obviously it's just for Harmony, so it gets billed back
1572 to the District, but typically it would be a 15% markup.
- 1573 Supv. Berube: Which happened last month on the permits.
- 1574 DM Montagna: Correct. Well, that was because of Natasha, another employee, when we first did it, they
1575 automatically did a 15% markup. I have gotten that credited back. I think it was \$180, for
1576 the permits that were first paid when we took over the contract in June. That has been
1577 credited back, you're not going to get charged the 15%, but you need to determine ... I
1578 can go back to Chris, "No, want to keep the Inframark card, but do not want to pay that
1579 15% admin fee." Or go back to a Harmony CDD card, as you had before. Okay? We can
1580 put that on the December agenda, I don't think you all need to get into a long discussion
1581 about it now.
- 1582 Also, the Garden Club credit card, I'll put under my report next month as well. So, the
1583 only other thing is do you have a date that you guys would like to schedule a workshop? I
1584 can give you time to think about it and we can come back and talk about it at the
1585 December meeting. People can shoot me dates, I can shoot out dates, however the
1586 Board would like me to do that.
- 1587 Supv. Berube: Well, next week is out.
- 1588 Supv. Kassel: We could do a Doodle poll.
- 1589 DM Montagna: I'm sorry?

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- 1590 Supv. Kassel: We could do a Doodle poll. I was saying we can do a Doodle poll for dates. Are you
1591 familiar with Doodle polls?
- 1592 Supv. Berube...: Do a doodle poll, email poll. Pick something, you pick a date.
- 1593 Supv. Kassel: It's Doodle, D-O-O-D-L-E, you go to Doodle, I believe it's doodle.com-
- 1594 DM Montagna: Yeah, okay.
- 1595 Supv. Kassel: ... and set up a poll where everybody gets a link and then they can go to the poll and they
1596 can select from certain dates-
- 1597 DM Montagna: Oh yeah, I can't do that, I can't poll the Board.
- 1598 Supv. Berube: No.
- 1599 District Engineer: Since we're meeting on the 15th, can't we just do an hour before that? Since we're
1600 already committed to the 15th?
- 1601 DM Montagna: I could reach out, if that, if that's an option the Board wants to take, I can definitely,
1602 myself or Julie, reach out to Deb and ask if it is available, we can do that or do it on a
1603 different date. Again, up to the Board, I don't think the Board needs to get down in the
1604 weeds tonight, but you probably want to do it sooner than later, so you can get your
1605 Reserve Study wrapped up.
- 1606 Supv. Leet: We, just to be clear, we can do those telephonically, or do we need to have a meeting
1607 space with a quorum to do it?
- 1608 DM Montagna: No, you can do it over Zoom, you can do it in-person, we can do telephone, it's the
1609 Board's preference.
- 1610 Supv. Leet: The only thought with trying to do it before the meeting, do we think an hour will be
1611 enough? I mean, we've typically gone the whole length.
- 1612 Supv. Kramer: How about two weeks from tonight, do you think the Reserve Study folks will be ready
1613 for it then? It's better before they do the final, right?
- 1614 DM Montagna: Correct. And, and that's the point, is to give them all of the Board's input and answer any
1615 questions you guys may have.
- 1616 Supv. Berube: December 2nd?
- 1617 Supv. Kassel: That's the Harmony Nature and Animal Committee, which Dan and I are both attending.
- 1618 Supv. Berube: December 9th?

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- 1619 DM Montagna: I cannot do the 9th, I have a prior engagement. Not that I need to be here for it either, if
1620 we're going to record it and all of those things, I don't have to be here.
- 1621 Supv. Leet: We've done them Wednesdays in the past as well.
- 1622 DM Montagna: Okay.
- 1623 Supv. Berube: December 1st.
- 1624 Supv. Kassel: The 8th would work for me. I'm not available, I don't think I'm available the 1st, but the
1625 8th would work.
- 1626 Supv. Kramer: I think I'm okay.
- 1627 DM Montagna: I don't think I have anything.
- 1628 Supv. Kramer: Okay. So, tentatively we will schedule it for December 8th, unless I hear otherwise from
1629 any of the members.
- 1630 DM Montagna: Time?
- 1631 Supv. Kassel: Are you going to do it via Zoom or?
- 1632 Supv. Berube: Yes.
- 1633 Supv. Kramer: Yes, let's do it via Zoom, unless anybody says otherwise.
- 1634 DM Montagna: What time would you like that?
- 1635 Supv. Berube: Six o'clock.
- 1636 Supv. Kramer: All right, do it, schedule it from 6:00 to 8:00, and hope we finish early.
- 1637 DM Montagna: Okay. December 8th, 6:00 PM to 8:00 PM via Zoom?
- 1638 Supv. Berube: Yes.
- 1639 DM Montagna: I will confirm with Reserve Study first and make sure he's available that date, and then if
1640 everybody can get over their questions, concerns, comments, to him prior, way prior to
1641 that, actually like in the next week so he can kind of put everything together and be
1642 ready to go, so it's a productive meeting.
- 1643 Supv. Berube: Should we roll that, those questions through you, so you can-
- 1644 DM Montagna: Sure.
- 1645 Supv. Berube...: avoid the duplicates?

- 1646 DM Montagna: Sure, that's fine. However, you'd like to do it.
- 1647 Supv. Berube: Because rather than have the guy get five emails all with the same question, right.
- 1648 DM Montagna: So, all right, that's it.
- 1649 Supv. Kramer: We move on to the Consent Agenda.
- 1650 Supv. Berube: One, one question for the District Manager while she's on.
- 1651 Supv. Kramer: Sure.
- 1652 Supv. Berube: We talked several times about a true-up, where do we stand with that?
- 1653 DM Montagna: Doesn't need to be done yet, Elizabeth's monitoring it. So, everything that I have sent
1654 you still is where it is today. And the minute that it needs to happen, I'll update everyone,
1655 and Elizabeth checks in with me pretty much every other day.
- 1656 Supv. Berube: The, the key that we're watching here is that A2 plat-
- 1657 DM Montagna: Correct. Whichever is platted first, A or M, that's what's going to trigger it, and then once
1658 it's triggered, then, we move forward.
- 1659 Supv. Berube: Thank you.
- 1660 Supv. Kramer: Okay. We currently have the Consent Agenda up for approval, it includes the monthly
1661 minutes, the financial statements for October 2021, and the approval of register 259-
- 1662 **FIFTH ORDER OF BUSINESS** **CONSENT AGENDA**
- 1663 DM Montagna: Correct.
- 1664 Supv. Kramer: I have a couple of changes to the minutes that I noted.
- 1665 DM Montagna: The minutes, okay.
- 1666 Supv. Kramer: that I wanted to be sure of. Page 40 of the Minutes, which is page 132 in the agenda,
1667 there is a, an action box, it says "Motion by," it doesn't list the name, that should be
1668 Supervisor Kassel. And her motion is made on line 1214. Seconded by Supervisor
1669 Scarborough, and that's on line 1219.
- 1670 DM Montagna: Okay.
- 1671 Supv. Kassel: Good catch.
- 1672 Supv. Kramer: So, that is one. Another one is on page 57 of the Minutes. It's again a motion box, an
1673 action box, the second on that one should be Supervisor Scarborough. His second is on

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- 1674 line 1779, he seconded it for discussion purposes, and did not withdraw it, so that would
1675 have been the second.
- 1676 DM Montagna: Okay.
- 1677 Supv. Kramer: There is a third one that we need to rectify, and on this one I need to apologize to the
1678 entire Board and ask that we ratify just to be sure. This action item is on page 44 of the
1679 Minutes, which is page 136 of the agenda. The action was on the Harmony Cove drainage
1680 easement and amendment. We had a unanimous vote on this, but we lacked a motion
1681 and a second. Unfortunately, there was an indication that we might have had a motion
1682 and a second and I called the question and we did not. So, at this point in time, I would
1683 ask the forgiveness of the Board and ask that we do a formal motion and second.
- 1684 Supv. Berube: Wait, wait, wait, we all voted aye without a motion and a second?
- 1685 Supv. Kramer: Yes, we sure did.
- 1686 DM Montagna: I think everybody was talking over everyone.
- 1687 Supv. Kramer: Yes.
- 1688 DM Montagna: ... I re-listened to it in the audio, everybody was talking-
- 1689 Supv. Kramer: It was a mess.
- 1690 DM Montagna: ... over everyone, and then the next thing you know we made it. I think it was done with
1691 a motion of the second, it just didn't get picked up and-
- 1692 Supv. Kramer: And it might not have been. In an abundance of caution, if the Board will indulge me, I'll
1693 make the motion to approve the Harmony Cove or to ratify the vote that we took on the
1694 Harmony Cove drainage easement and 10th amendment. Do I hear a second?
- 1695 Supv. Berube: I'll second.
- 1696 Supv. Kramer: I have a motion and a second. All in favor?
- 1697 All: Aye.
- 1698 DM Montagna: Is Mr. Scarborough-
- 1699 Supv. Kassel: It says we have a motion and a second.
- 1700 DM Montagna: Right. Is Mr. Scarborough still on?
- 1701 Supv. Berube: Yeah, but it didn't catch the motion and the second.
- 1702 DM Montagna: Yes, okay.

- 1703 Supv. Kassel: Because Supervisor Berube says on 1413, on 1414 we've already got a motion of the
1704 second, Supervisor Kramer confirms on line 1416
- 1705 Supv. Leet: Now that's your recording, the Zoom recording, I guess you'd need that
- 1706 Supv. Berube: We're good.
- 1707 Supv. Kramer: Okay. So, anyway, do I hear any objections?
- 1708 Supv. Berube: No.
- 1709 Supv. Kramer: Hearing none, it passes. We have, we have reaffirmed that motion.
- 1710
- 1711 On MOTION by Supv. Kramer seconded by Supv. Berube, with
1712 all in favor, the Board ratified their vote on November 18, 2021
1713 to approve the Harmony Cove Drainage Easement and 10th
1714 Amendment
- 1715 DM Montagna: When you approve, we will do as amended with these revisions?
- 1716 Supv. Kramer: Yes. Okay. All right, so moved a motion to approve the Consent Agenda.
- 1717 Supv. Berube: I have a question for the District Manager-
- 1718 Supv. Kramer: Okay.
- 1719 Supv. Berube: ... something we talked about. The Servello irrigation invoice rose from \$2,200 a month,
1720 to \$2,233 this month. That's one and a half-
- 1721 Supv. Kramer: That is-
- 1722 Supv. Berube: I know what it is, it's 1.5% over, but I went back and looked at our motion two months
1723 ago when we renewed the contract, and we renewed the contract, but we didn't provide
1724 for a price increase.
- 1725 Supv. Kramer: It was in.
- 1726 DM Montagna: It was in the contract.
- 1727 Supv. Kramer: It was a part of the renewal of the overall contract, the overall contract normally would
1728 renew at, I think it was a 3%, they agreed to only do a 1.5%, and that's the one, one and a
1729 half.
- 1730 Supv. Berube: Okay. I just wasn't clear that we had authorized a 1.5% increase on that contract. I know
1731 we did for the overall, but I know that we handle the irrigation one separately to the-

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- 1732 Supv. Kramer: It was folded into the overall contract.
- 1733 Supv. Berube: Okay.
- 1734 Supv. Kramer: Okay. Any further questions on the Consent Agenda?
- 1735 DM Montagna: Okay.
- 1736 Supv. Leet: I would just say that, for Inframark, we had some issues with the approved Minutes from
1737 back in September, it was a scan or something and I had to go through and reprocess it. I
1738 don't know what the issue was. It was a PDF, but something was wrong with the PDF and
1739 it gets grainy. So just a little more attention there so we have a good version for the
1740 website.
- 1741 Supv. Kramer: So I have a motion to approve the Consent Agenda?
- 1742 Supv. Kassel: I do have a question.
- 1743 Supv. Kramer: Yes, ma'am.
- 1744 Supv. Kassel: I noticed in the financials we were over in sidewalk maintenance by \$7,000 already, just
1745 since the first month of the year. I just would like an explanation on that, please?
- 1746 Supv. Kramer: Oh, do you have the explanation for it? I think what happened was that the sidewalk for
1747 the crosswalk ... Am I right on this? And the dog park concrete, and everything, all that
1748 concrete action that Inframark did for us so wonderfully got lumped into sidewalks
1749 instead of put into the right category, and that will get corrected. And we're having a
1750 head shake, we have got it made.
- 1751 DM Montagna: Yes, I'm having a few things reclassified, that actually went into the wrong buckets.
- 1752 Supv. Kassel: All right, thank you.
- 1753 DM Montagna: I apologize for that.
- 1754 Supv. Kassel: Second, do we have a second on the motion?
- 1755 Supv. Kramer: No. But would you like to be that second?
- 1756 Supv. Kassel: Yeah.
- 1757 Supv. Kramer: All right, we have a motion and a second, all in favor?
- 1758 All: Aye.
- 1759 Supv. Kramer: Any opposed.

1760 Supv. Scarborough: Aye.

1761 Supv. Kramer: Okay, you're not opposing. Thank you.

1762

1763 On MOTION by Supv. Kramer seconded by Supv. Kassel, with
1764 all in favor, the Board moved to approve the Consent Agenda
1765 as amended

1766

1767 Supv. Kramer: We move on to old business, we're going to finish this up pretty quickly. Garden Road
1768 update, we're still waiting on that, he gave it to us in the engineer's report. Towboat
1769 repair proposal, Brett?

1770 SIXTH ORDER OF BUSINESS

OLD BUSINESS

1771 Field Director Perez: Yeah, so the, the towboat was delivered to Jim's Fiberglass, he gave his assessment on it
1772 and provided us a quote for repair based off of what he found. And we did remove, his
1773 initial quote was \$7,000 for repair and we went back to him and removed some hatches
1774 on the hull to eliminate some costs, and it came back \$6,500 as the final price to get that
1775 boat repaired.

1776 He is waiting for a decision, if there's going to be a change, he did text me tonight and I
1777 to let him know as soon as possible. I do still feel that this is probably the best option to
1778 continue with this repair. I know you mentioned that there could be some carpentry
1779 work or if we knew a carpenter I think if we continue to delay the process any longer
1780 we're going to be probably looking at buying a new boat versus getting this one repaired.
1781 That's just my opinion.

1782 Supv. Kramer: And the problem is, is that the material for the repairs are going up steadily and
1783 unfortunately Jim's Fiberglass, I think he had to procure insurance in order to meet our
1784 requirements.

1785 DM Montagna: He did.

1786 Supv. Kramer: so that bumped the quote up also a bit.

1787 Supv. Kassel: What was the not to exceed on this?

1788 Supv. Berube: \$4,000.

1789 Supv. Kramer: \$4,000, was for us to go out and take a look and see what was out there. The problem is,
1790 is that it's very difficult to find anything, any services at all dealing with boats right now,
1791 it's just nearly impossible. I know Brett and Gerhard, myself, I don't know how many
1792 other people were scouring, trying to locate ... Unfortunately, boat repair people, are not
1793 something you just go out and get.

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- 1794 They work in the back of the industrial complex and you've got to know somebody who
1795 knows somebody to even get to them. So, Jim's Fiberglass, he indicated, and I think he
1796 verified that he works with the Florida Game and Fish, and a couple of other entities. So,
1797 that's what we have right now.
- 1798 Field Director Perez: He also mentioned to, Teresa, that he is not passing the entire cost to COI along to us-
- 1799 Supv. Kramer: Right.
- 1800 Field Director Perez: ... because he does feel that he should have it. The crazy thing is the state doesn't even
1801 ask for it.
- 1802 Supv. Kramer: I know.
- 1803 Field Director Perez: FWC, the local authorities down there, that they work on Donzi and stuff, they just ask
1804 for a quote and they say, "Get it done."
- 1805 Supv. Berube: Because 99% of the time, they assume that he has it.
- 1806 Field Director Perez: Correct.
- 1807 Supv. Berube: You would assume.
- 1808 Supv. Kassel: So, we need a motion to approve this new amount?
- 1809 Supv. Kramer: I do, yes.
- 1810 Supv. Kassel: Okay, I so move.
- 1811 Supv. Kramer: I have a motion to approve \$6,500 for a complete renovation of the interior of our
1812 towboat, including the transom. Do I hear a second?
- 1813 Supv. Leet: I'll second.
- 1814 Supv. Kramer: I have a motion and a second. Any further discussion?
- 1815 Supv. Leet: It sounds like some heartburn over there Steve.
- 1816 Supv. Kramer: Hearing none
- 1817 Supv. Berube: Giant heartburn
- 1818 Supv. Kramer: Hearing none, I'll call the question, all in favor?
- 1819 All: Aye.
- 1820 Supv. Kramer: All opposed?

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- 1821 Supv. Berube: Aye. That's an aye, not a nay, that's an aye.
- 1822 Supv. Kramer: That's an aye. Okay. Supervisor Scarborough, are you still with us?
- 1823 Supv. Scarborough: I'm here.
- 1824 Supv. Kramer: Okay. Are you in favor?
- 1825 Supv. Scarborough: Yeah.
- 1826 Supv. Kramer: Okay. Hearing no opposition, approved unanimously. Thank you, everyone, and we will
1827 get on that.
- 1828
- 1829 On MOTION by Supv. Kassel seconded by Supv. Leet, with all in
1830 favor, the Board moved to approve \$6500 to repair the Tow
1831 Boat
- 1832
- 1833 Supv. Berube: You can skip item C.
- 1834 Supv. Kramer: We are going to skip item C and item 7A, we will deal with that next month.
- 1835 Supv. Berube: Can the supervisors request to adjourn?
- 1836 Supv. Leet: Just for our benefit here, I am going to send DM Montagna an order for a room mic, we
1837 can just plug it in with the existing hardware we have, and everything, it'll pick up the
1838 room, whoever happens to be speaking at the time will be recorded and all that, so.
- 1839 Supv. Berube: And related to that, this is nice that's it here and it's close and it's free, but it will be nice
1840 to have a regular meeting place. Do we have any movement towards that or?
- 1841 Supv. Kassel: Oh yeah, Mr. Qualls did not report on that, but he-
- 1842 DM Montagna: He did.
- 1843 DM Montagna: I have not looked at any additional places, COVID is still in full effect in a lot of places, I
1844 can start reaching out to them again, we covered probably, what, seven to 10 places.
- 1845 Supv. Berube: I think we all agreed the last time the library would be nice, if First Nature was not
1846 available. So, if the library is still available, I think we kind of all agreed on it.
- 1847 Julie Yevich: Yeah, so the library had COVID protocols in place, so you have still to do the six foot
1848 distances and they have limited room, for people in the room. So, it's like we can revisit

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- 1849 it, but I know that one of the issues with the library was that you have to observe the
1850 COVID protocols.
- 1851 DM Montagna: There won't be very many people allowed in there-
- 1852 Julie Yevich: Yeah.
- 1853 DM Montagna: ... based on the size of the room.
- 1854 Julie Yevich: It would be very limited, yes.
- 1855 Audience Member: What about the Ballroom? Do we have that contact person?
- 1856 Supv. Berube: The library was 17.
- 1857 Julie Yevich: Yeah, well the library was, there was no charge.
- 1858 Supv. Berube: 17 people.
- 1859 Julie Yevich: Yes, but there was no charge. Some of the, a lot of the other places that I looked into
1860 were, there was a hefty charge.
- 1861 Supv. Berube: To your point, the Ballroom just changed hands, so maybe there's an opportunity there
1862 as well, with some new management, so ... It just, you know, this, this is all right.
- 1863 Supv. Kramer: We'll, we'll, we'll look at it.
- 1864 Audience member: I mean, you have to keep mind, if we have to drive there, I probably wouldn't go.
- 1865 Supv. Kramer: Exactly.
- 1866 Audience member: If it's here in Harmony, I'll be here.
- 1867 Supv. Kramer: You're close. And I think we can adjust the tables and have it set up a little bit differently.
- 1868 DM Montagna: She allows us to do pretty much whatever we need to do in here, so ...
- 1869 Supv. Berube: But the Ballroom, if we could get a cooperative agreement there, without getting sent
1870 from room to room and all that, I mean, it worked for a long time, it just, you know ...
1871 And that's still in Harmony, we'll figure it out.
- 1872 Supv. Kramer: All right, I would entertain a motion to adjourn.
- 1873 Supv. Berube: So, moved.
- 1874 Supv. Leet: Seconded.

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1875 Supv. Kramer: Motion and second. All in favor?

1876 Supv. Berube: 3rd and 4th and 5th, aye.

1877 Supv. Kramer: Hearing no opposition, we're out of here.

1878 Supv. Leet: Thanks everyone.

1879 Supv. Kramer: Thank you.

1880

1881

1882 On MOTION by Supv. Berube seconded by Supv. Leet, with all
1883 in favor, the Board moved to adjourn the meeting

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Chair/Vice Chair