

CARBON

Agenda 2022-04-28

Subsection 5A

Minutes

March 31, 2022

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38 Supervisor Berube:

39 Here.

40 Spv. Kramer:

41 And Spv. Kramer is also here.

42

43 **SECOND ORDER OF BUSINESS**

AUDIENCE COMMENTS

44 Spv. Kramer:

45 At this point we are going into our next order of business, which is audience comments. This is a
46 time where people from the audience, public and residents here in Harmony have a maximum of
47 three minutes to present any item, it does not have to be on the agenda, any item that they wish to
48 bring before the Board, it's your turn to speak. It's preferred that we request that the supervisors
49 not get in a back and forth with you, but you have three minutes to present any item that you
50 want to speak upon. Is there anyone here who would like to speak before the Board?

51 Paul Gabel:

52 Just, you know, we're just discussing about the flooding in the Estates. Gabel, but I think that's
53 going to be addressed by your-

54 Spv. Kramer:

55 We have that on the agenda.

56 Paul Gabel:

57 Yeah. That's all I need to hear.

58 Spv. Kramer:

59 Okay. Anyone else interested in speaking before the Board? And if you'll give your name and
60 address for the record. I know you didn't do formal comments-

61 Paul Gabel:

62 No, no, no. It's Paul Gabel, 7138 Oak Glen Trail.

63 Spv. Kramer:

64 Thank you. That way we have it for our minutes. And also on that same thing, I'd like to advise
65 the Board and staff, we've been having trouble with trying to get the minutes down and the
66 proper names attached to the speakers. So, if you desire to speak, if you'll just say your name and
67 then we'll kind of do an informal type recognition and then you can go ahead and speak, but
68 we've had a lot of speaking over each other and the minutes were getting very difficult to keep
69 near verbatim. So, we're going to do that. We had one addition to our audience, any comments
70 that you'd like to present before the Board tonight? We could give you three minutes.

71 Unknown:

72 I just got here, so not at this time.

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73 Spv. Kramer:

74 Yes, sir.

75 Scott Mitchell:

76 Yeah. My name is Scott-

77 Spv. Kramer:

78 If you'll come up, we have a recorder that we have to catch your comment. Name and address for
79 the record.

80 Scott Mitchell:

81 My name is Scott Mitchell. It's 7191 Oak Glen Trail in the Estate section of Harmony. While
82 we're talking, we're here tonight to obviously talk about the flooding in the Estates, but also, we
83 thought this would be an opportunity to talk about some of the maintenance issues that aren't
84 being done. Some of that grass back there hasn't been mowed in weeks. There's a lot of things
85 like that, they're just being neglected. It seems because the Estates are in the back of the
86 neighborhood, we are sometimes forgotten or neglected.

87 Spv. Kassel:

88 I'd just like to ask a question just very briefly-

89 Spv. Kramer:

90 It's Kerul Kassel.

91 Spv. Kassel:

92 Sorry.

93 Spv. Kramer:

94 Spv. Kassel.

95 Spv. Kassel:

96 Spv. Kassel. You want me to do that too? Like every time I speak or just the first time? Oh, my
97 goodness.

98 Spv. Kramer:

99 Just, yeah. Go ahead.

100 Spv. Kassel:

101 So, the mowing, is that on the lots or where is it?

102 Scott Mitchell:

103 The CDD property, not... The lots used to be that way. We got that pretty much cleared up.
104 We're going directly to the guy who owns those and-

105 Spv. Kassel:

106 Okay. So, it'd be great if you notify us when things are getting along so we can make sure our
107 landscaper is addressing it.

108 Scott Mitchell:

109 Yeah. And then the same thing, but we used to have flower beds at the entrance and things like
110 that, all grown over now and limbs have fallen. They lay there for weeks, months on time
111 without ever being picked up. Sometimes it just feels like, you know, being in the back of the
112 neighborhood, we just kind of, you know, are forgotten and overlooked when it comes to that
113 stuff.

114 Spv. Kassel:

115 I can tell you that when I go to the dog park, I have similar issues and the dog parks are right in
116 the middle of everything.

117 Scott Mitchell:

118 Mm-hmm (affirmative).

119 Spv. Kassel:

120 And so, it's just, I think there's been a transition and that-

121 Scott Mitchell:

122 Well, one good example was when you guys did mulching in the neighborhoods last year,
123 nobody mulched the Estates area. That was just totally forgotten.

124 Spv. Kramer:

125 All right. Thank you for your comments. I appreciate that. Any other audience comments on
126 Zoom? Okay. Hearing none, we'll close the audience comments section of our meeting and move
127 on to the third order of business, which is our contractor's report with Servello about
128 landscaping. Pete Betancourt is here today. If you'll step up to the microphone.

129

130 **THIRD ORDER OF BUSINESS**

CONTRACTOR REPORT

131 **Servello**

132 Pete Betancourt:

133 Sorry.

134 Pete Betancourt:

135 The crew, as you all know, have been fighting the leaves for the past three weeks. They put them
136 behind a little bit. They're starting their detail and cleaning and cutting back the tall landscape.
137 They'll be here, hopefully tomorrow, if it doesn't rain. I've been working with the crew on the
138 spraying to get the weeds that have popped up back down. So, it's taking us a little bit, next week
139 is our mow week because we're still in the, every other week stage, until April 15th, I believe, I

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140 have to check. So, we have about one more week of straight on and off mowing and then from
141 there on straight mowing.

142 Spv. Kramer:

143 Okay, great. Okay.

144 Pete Betancourt:

145 Irrigation.

146 Spv. Kramer:

147 Any other comment on general landscaping? Mr. Betancourt, you heard some of the comments,
148 so, if you could make sure you swing back through the Estates and get them taken care of.

149 Pete Betancourt:

150 That's on our list.

151 Spv. Kramer:

152 Wonderful.

153 Pete Betancourt:

154 If they don't run behind, that's on a Tuesday.

155 Spv. Kramer:

156 Okay.

157 Pete Betancourt:

158 That's with Five Oaks, Cat Brier, uh, Oak Glen-

159 Spv. Kramer:

160 Oak Glen Trail.

161 Pete Betancourt:

162 ... and then all the way into Southern pine and all the way back there.

163 Spv. Kramer:

164 Okay. Yes.

165 District Manager Montagna:

166 When you say, if they don't get behind in the Estates, it will be done, what does that mean?

167 Pete Betancourt:

168 Rain.

169 District Manager Montagna:

170 Okay.

171 Pete Betancourt:

172 You know-

173 District Manager Montagna:

174 But they're on your normal schedule.

175 Pete Betancourt:

176 Yes. They're always on our normal mow schedule.

177 District Manager Montagna):

178 Have any proposals been submitted for the flower beds or the beds he's talking about that are
179 dead and grown over?

180 Pete Betancourt):

181 The only bed that's at the Estates is Blue Daze and Society Garlic.

182 District Manager Montagna):

183 Okay.

184 Pete Betancourt):

185 There's no flowers there.

186 District Manager Montagna):

187 Okay.

188 Spv. Kassel:

189 Well, Society Garlic does have flowers.

190 Pete Betancourt:

191 Yeah. But annuals, you know, type flowers.

192 District Manager Montagna:

193 Right.

194 Spv. Berube:

195 I have two concerns. First is for the last three months we've been hearing you devote significant
196 time to leaves. I don't believe. And I appreciate the fact that you're out there picking up the
197 leaves, because they make a mess, especially in some specific areas. But I don't think that's a
198 contracted item and we're getting plenty of concerns about the landscape in other places. And
199 you're devoting significant labor to picking up the leaves, but there's plenty of other problems.

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200 And again, I appreciate the fact that you're out there picking up the leaves, but I'd rather have the
201 stuff that we need fixed, resident complaints, the weeds that are popping up. Scotty offered last
202 month to put some sod down along Cat Brier and various other areas. And I don't want to sound
203 like I'm twisting things around, but the rest of the landscape should look good before the leaves
204 get picked up, because the leaf pickup only affects a certain few residents and not all of them.
205 You can't possibly pick up all the leaves throughout the whole property. So, we're favoring some
206 residents over others.

207 Spv. Kramer:

208 Okay. Let, let me interject. I wanted to check, is it in the contract?

209 Area Field Director Perez:

210 There is not a leave removal in the contract, especially along streets. It does talk about bed
211 cleanliness, but not leave removal. No.

212 Spv. Kramer:

213 Okay. So, if leaf removal is something we need, we need to include it in the next contract or have
214 a secondary contractor coming in to do it.

215 Spv. Berube:

216 Yes. On some sort of regular basis where manpower can be allocated, where manpower doesn't
217 take away from other projects.

218 Spv. Kramer:

219 That's okay. We just-

220 Spv. Berube:

221 Yeah, you get it. Second concern is several times now, and I'm going to look at our district
222 manager and our area manager, I've asked about the reports that get generated by you folks, at
223 least every month. Many of those pictures and concerns go to Servello. Many things carry from
224 month to month to month. In the past, you've kind of commented that you don't get much of a
225 response from Servello to those reports. Is that still ongoing?

226 Area Field Director Perez:

227 So, this past month, we were delayed in getting a report out to Servello. So, this month's agenda
228 will not have responses from Servello in it, which is on myself.

229 Spv. Berube:

230 Okay.

231 Area Field Director Perez:

232 Okay. The past few months, the reports have been sent off and we have not been getting
233 responses back, which should be coming. Okay. We, you know-

234 Pete Betancourt:

235 I'll check on the last report I got. I know I haven't, it's just, I have noticed it seems strange, I
236 haven't received the field reports, but I'll check the, my last field report-

237 Area Field Director Perez:

238 Okay.

239 Pete Betancourt:

240 ... that I got, I'll let you know.

241 Area Field Director Perez:

242 Okay.

243 Spv. Berube:

244 Because my concern is, those are important because these folks are all taking time to document
245 what they see as deficiencies. And if you are not getting it, well, that's a problem that needs to be
246 addressed. If you are getting the reports and you are not addressing it, well, that's a different
247 problem that needs to be addressed. I'm sure you understand why. I mean, if those reports are
248 getting to you and you are not doing anything about it, which has been the issue in the past,
249 several times, when we come up on an RFP, if you are part of the RFP, for me, because of your
250 lack of response, I'm not going on with Servello, because we can't have that continue. So, we
251 need, you two need to work it out to make sure that you are getting what he's showing us and
252 please try to respond so we don't have this ongoing issue.

253 Pete Betancourt:

254 Again I'll check the emails.

255 Spv. Kramer:

256 Okay.

257 Spv. Berube:

258 My email's goofy too sometimes. So, I understand.

259 Spv. Kramer:

260 Yeah, that's final.

261 Spv. Berube:

262 Got it.

263 Spv. Kramer:

264 We got that. Did you want to report on irrigation?

265

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266 Pete Betancourt:

267 It's a nightmare. Three stuck valves in a week. Jason will be here tomorrow. Hopefully we could
268 get the valves changed out. Clock number eight, we all know the gazebo clock, bad transformer.
269 So, hopefully he'll bring one with him.

270 Spv. Kramer:

271 So, you'll hopefully have those stuck valves. Are they stuck open and causing us high water
272 bills?

273 I think one was the Ashley Park one.

274 Pete Betancourt:

275 Ashley Park. Yeah.

276 I came out Saturday, turned it off, located a valve, so there's not going to be a charge for that.

277 The other two was the one Vincent Morrell, called me on, Sedges that a resident complained it
278 was running for three or four days.

279 That wasn't true.

280 I drove by that particular parkon Monday about 2:30 or three o'clock, irrigation was not running.

281 What happened probably, which is likely, it came on, got stuck Tuesday morning and just kept
282 running.

283 I located the valve, shut the water off.

284 Spv. Kramer:

285 Okay. So, you're going to be handling those. The water bill was extremely high this past month.

286 That was what? January 17th to February 18th. Did you have a lot of... Have you found the
287 problems that are causing these very high water bills?

288 Pete Betancourt:

289 No.

290 Other than just a visible leak, I don't know. You know, if the meter is leaking, there's a leak
291 somewhere on the mainline.

292 But until it surfaces I can't tell.

293 Spv. Kramer:

294 I've spoken to Toho, we have an agreement, they're willing to do a portion of our meters and give
295 you weekly readings and weekly reports that show daily water use. So, hopefully we can start
296 identifying these leaks before they get to be huge water bills. Okay. Now this is not something
297 new. We've had huge water bills in the past. I think you started in April of 2021. 2021, we didn't
298 have any that were, you know, right around \$20,000 for the month but before that, we, one or
299 two that are that high. What I'm hoping with you guys running it is that we don't see any more
300 that are out of this world like that. So-

301 Spv. Berube:

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302 Well, we have a problem, and the problem is that from what we understood
303 the weather station at, for the Maxicom is not working.

304 Spv. Kramer:

305 They're going to address that, is what I understand is that they're working and they're-

306 Pete Betancourt:

307 Everything goes to Kurt.

308 As far as irrigation that we know, hey meter, so, and so, is marking high water, go check it out.

309 So, I get there, what I normally do is I'll shut the clock off where it won't run at all. Snap the

310 picture, let it go. Maybe over the weekend. Maybe it's a Friday, I'll let it go over the weekend,

311 come back, snap another picture.

312 Spv. Kramer:

313 See how much has gone out of the system.

314 Pete Betancourt:

315 If it's different, then obviously there's a leak somewhere.

316 Spv. Kramer:

317 Right.

318 Pete Betancourt:

319 Like 7,500 that you-

320 Spv. Kramer:

321 That we discussed last week or last month.

322 Pete Betancourt:

323 Until I see a visible leak come up, I can't detect.

324 Spv. Kramer:

325 Okay. So, we'll stay on that. We may, at some point, want to look again at some sort of water use

326 monitoring, even if it's a high price, it may be worth it, if we're spending an extra \$10,000 a

327 month, that pays for additional monitoring very quickly. Okay. Any other questions about the

328 irrigation issues?

329 Spv. Leet:

330 Just had one more note. We had last night coming home actually, I saw, might have been the

331 night before, had a gusher on Dark Sky, close to Five Oaks, right where that alley meets up. So,

332 on the right side of the road, as you're going out towards the conservation area.

333 Pete Betancourt:

334 On Milkweed?

335 Spv. Leet:

336 No, across from Milkweed. So, going down Dark Sky.

337 Pete Betancourt:

338 Oh, on Dark Sky.

339 Spv. Leet:

340 Yeah.

341 Pete Betancourt:

342 Okay. I'll look into that tomorrow.

343 Spv. Kramer:

344 Okay.

345 Spv. Berube:

346 We, you know these guys have been at it for a year. If she doesn't recognize me by now, she
347 never will. We started with this plan a year or so ago to have Servello manage the entire water
348 management and repair and all of that stuff. And on a rolling 12-month period, we've now spent
349 more money with Servello, between, you know, we got \$21,000 in water this month, \$3,200 in
350 labor and parts to repair breaks. On a rolling 12-month period, we're now spending more money
351 having them manage it than we would have spent had we had a field services guy on site all the
352 time managing this.

353 Spv. Kramer:

354 Okay. You must remember too that when you add the water and the amount for repairs, that
355 includes everything. If you look back at those two numbers, when we were in field services,
356 what that didn't include was the labor cost of one and a half time of full-time position to do
357 irrigation maintenance.

358 Spv. Berube:

359 But you're paying these guys \$26,400 plus a year for that management of water. So, when you
360 look at \$43,000 a year for full-time field services guy, you know you're exceeding it now with,
361 with the basic 26,400-

362 Spv. Kramer:

363 We can run the numbers-

364 Spv. Berube:

365 ... plus the labor cost.

- 366 Spv. Kramer:
367 ... to evaluate that again.
- 368 Spv. Berube:
369 I already have. I'm telling you. It's above this.
- 370 Spv. Kramer:
371 This is the situation.
- 372 Spv. Berube:
373 You never, we have never ever-
- 374 Spv. Kramer:
375 Excuse me.
- 376 Spv. Berube:
377 ... been able... No, don't excuse me. Don't fluff it off because you don't like what I'm saying.
- 378 Spv. Kramer:
379 No. What I-
- 380 Spv. Berube:
381 We have never, ever, ever been able to have a landscaper manage the water and have it work. It
382 just doesn't work. They're going to run the water all the time. It's the way it is. I'm done.
- 383 Spv. Kramer:
384 Again. Our-
- 385 Spv. Berube:
386 You can tell me whatever you want to tell me.
- 387 Spv. Kramer:
388 ... our water bills have been much higher. We've had consistently two times a year water bills at
389 or above two, \$20,000 in previous years under field services management. But-
- 390 Spv. Berube:
391 You got one.
- 392 Spv. Kramer:
393 ... here's where we are now. Yes, we've got one in 16 months of them-
- 394 Spv. Berube:

395 Add them all up.

396 Spv. Kramer:

397 So-

398 Spv. Berube:

399 You got the spreadsheet, add them up. I have.

400 Spv. Kramer:

401 The last thing, and again, I think it showed up under field services, so, Mr. Perez, you might
402 want to address this too, but I think this is a Servello item that goes with it and this is the
403 proposal for the artificial turf. I thought while our Servello rep was here, would this be a good
404 time?

405 District Manager Montagna:

406 Did everybody get the additional ones that were sent to you? I sent them all in one email.

407 Spv. Kramer:

408 I did not. I only have the one from Top Turf.

409 Field Area Area Field Director Perez:

410 They were all Top Turf

411 District Manager Montagna:

412 They're all Top Turf, just three different quotes.

413 Spv. Kramer:

414 Okay.

415 Spv. Kassel:

416 I saw that there were only two write ups. The one that was missing. Yeah. Yes, spec sheets.

417 Area Field Director Perez:

418 The spec sheets for the St. Augustine were not... I don't know if the link they sent over, the
419 attachment they sent over, was two of the same pro turf. They were, these two were the same.
420 Two of these were the same. Okay.

421 Spv. Berube:

422 Were they?

423 Area Field Director Perez:

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424 Yeah. The difference is one's going to have a St. Augustine leaf blade, shape leaf blade versus
425 the leaf blade that you're seeing on the other spec sheets, but there were three proposals sent
426 over.

427 Spv. Berube:

428 This is Buck Lane Park.

429 Area Field Director Perez:

430 This is for Buck Lane Park. The cheaper proposal of the three is \$18,776.16. And it's just a
431 different grade artificial turf. Then the other two are the higher grade. They're pro synthetics, is
432 what they call them, pro 60s, and one of them has a leaf blade more like probably a fescue or a
433 bluegrass where it's a little thinner. You would normally see a product on football fields and
434 athletic fields. And the other one, which they didn't provide a spec sheet for is what they call St.
435 Augustine. So, my understanding of that would be it's a wider leaf blade. You don't have the
436 samples with you, do you, Vincent, in the truck?

437 Vincent Morrell):

438 In the trailer.

439 Area Field Director Perez:

440 In the trailer.

441 Spv. Kramer:

442 Okay. So, what were the other two, prices for?

443 Area Field Director Perez:

444 So, the Syn Pro 60, which is more, the fescue feel, is \$20,826.16. And the St. Augustine is
445 \$24,952.23. And all the specs are the same. It's the same square foot is 2,843 square feet.

446 Spv. Berube:

447 How tall is the blade? Are they all the same height?

448 Area Field Director Perez:

449 The height is, on the pro turf is one and a half inches. On the cheaper proposal, the top DG58, it's
450 a one inch leaf blade. And I do not have the spec sheet for the St. Augustine, but I would be
451 willing to guess, it's probably around a one and a half.

452 Spv. Berube:

453 And this is to cover all of the area that is currently sod and those ginger plants, is that-

454 Area Field Director Perez:

455 I'll defer to Pete. I wasn't able to make that meeting. Pete, was that covering that open St.
456 Augustine space?

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457 Pete Betancourt:

458 Basically, it's what was there at one time leaving the bed for the plants.

459 Spv. Kassel:

460 There's nothing growing in that bed now.

461 Area Field Director Perez:

462 Well, yes, it's trampled, but what he's saying is the beds would stay and then where the St.

463 Augustine grass is in between the beds currently would be replaced with the synthetic turf.

464 There's 2,800 square feet of it.

465 Spv. Kassel:

466 But why would we leave the beds if there-

467 Area Field Director Perez:

468 It was just the discussion. We can absolutely include the bed. It's just going to increase your

469 square footage.

470 Spv. Berube:

471 Well, if we increase it with square footage of turf, if we don't do that, then we got to increase it

472 with square footage of plants of some sort, which-

473 Spv. Kassel:

474 Will get trampled.

475 Spv. Berube:

476 ... we already know where that goes, unless you put Holly in there or something, but, you know,

477 that's, it's a bunch of kids playing. So, I think from the look aspect of it, a nice square green, all

478 green area would look good. And for the aspect that is surrounded by St. Augustine, I don't

479 know.

480 Area Field Director Perez:

481 I don't think you're going to notice. You're saying you think you should go with the synthetic but

482 looks like the St. Augustine so it matches what's surrounding it. I don't think you're going to see

483 much of a difference, or people are going to really even notice that they're going to see, it's going

484 to be a different color anyways. It's going to have a different shade.

485 Spv. Berube:

486 So, there's a money difference between 18,000 and 20,000.

487 Area Field Director Perez:

488 Mm-hmm (affirmative).

489 Spv. Berube:

490 Is it reasonable to suggest that it's built for durability or do we know?

491 Area Field Director Perez:

492 Well, according to the spec sheets, the backing is different. The warranty is different. The
493 cheaper one has a 15-year warranty, the more expensive, the \$20,000 one has a lifetime
494 warranty. Again, the backing is different. There is...

495 District Manager Montagna:)

496 Is there drainage in all of them?

497 Area Field Director Perez:

498 The weights are a little bit different.

499 Spv. Berube:

500 Yeah. Because the backings thicker. Yeah.

501 Area Field Director Perez:

502 And then the height of the turf is different and then the coloring is like... You know, again, I
503 don't know if that matters too much. The color is field green slash apple versus olive green and
504 field green mixture. So, there's, the cheaper one obviously is probably more, I would say
505 homeowner grade-

506 Spv. Berube:

507 Yeah. We're into commercial stuff.

508 Area Field Director Perez:

509 With the wear and tear you have, you probably want to go to something that's got a lifetime
510 warranty. So, that way you're-

511 Spv. Kassel:

512 Limited lifetime warranty, I do see that.

513 Spv. Berube:

514 Yeah. Probably very limited.

515 Area Field Director Perez:

516 To the spec sheet, I have the prices, it's the spec sheet that I'm referencing.

517 Spv. Kassel:

518 And it is one and a half inches.

519 Area Field Director Perez

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520 Right. It's a little bit denser.

521 Spv. Berube:

522 I'd be in favor of the middle one, the \$20,000 one. But to be sure that we cover all of the current
523 beds.

524 Pete Betancourt:

525 So no, no plants?

526 Spv. Berube:

527 No plants in the center.

528 Pete Betancourt:

529 They just, yeah.

530 Spv. Berube:

531 Turf it.

532 Pete Betancourt:

533 I could call him up and he could come back and measure.

534 Spv. Kramer:

535 So we would be, we do have some ginger plants still there.

536 Spv. Kassel:

537 Struggling.

538 Spv. Kramer:

539 Not sure how they are surviving. So, we would remove all that and just turf it, right.

540 Spv. Berube:

541 Yeah. Because you see all those kids play, you are over there and-

542 Spv. Kramer:

543 Oh, I know it well.

544 Spv. Berube:

545 ... they're rugged and they're rough. And they throw the ball around and they play kickball.

546 Whatever plants we put in there, you know, you can tell the kids to stay out, but it's not going to
547 happen.

548 Spv. Kramer:

549 Okay.

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550 Spv. Berube:

551 So, if you're going to put... And I think the aesthetic of it, just a nice square green, everything
552 looks the same, you're not the monkey with trimming the, the plants, whatever you put in, then
553 you're going to have to clean this stuff every once in a while, get in there with the pressure
554 washer and blow it off, right, it's clean. That's my favorite, make it a nice square green field,
555 simple.

556 Spv. Kassel:

557 What's the price differential in the... We've got \$24k, \$18k and \$20k.

558 Area Field Director Perez:

559 So, I can give per square foot, the rate for the cheapest is \$6.60 a square, the mid-grade is \$7.33 a
560 square, and the high grade is \$8.78 a square.

561 Spv. Kassel:

562 Yeah. I don't want to put it off, but at the same time, I'd like to know more about the Saint
563 Augustine X47, before we say we are going to go with the more expensive, because I wonder if
564 it's gotten a better look, better wear and tear or better warranty etcetera. So, I hesitate to approve
565 something, but I haven't seen the spec sheet.

566 Spv. Kramer:

567 Okay. They're going to get the samples.

568 Spv. Kassel:

569 Well, it might help but it's not going to tell you what the warranty is, it's not going to tell you-

570 Field Area Brett Perez:

571 The warranty is 15 years limited.

572 Spv. Berube:

573 Is the backing the same between the mid one and the top one?

574 Field Area Brett Perez:

575 It's the same warranty.

576 Spv. Berube:

577 No, no. The backing.

578 Field Area Brett Perez:

579 I don't know that answer.

580 Spv. Berube:

581 It's not on the spec sheet?

- 582 Field Area Brett Perez:
583 I didn't get a spec sheet from them on that one.
- 584 Spv. Berube:
585 Okay.
- 586 Spv. Kassel:
587 That's what I'm saying. There's no spec sheet, So, I'm hesitant to-
- 588 Spv. Berube:
589 Because it's like a carpet. You know, your money in carpet is on the backing of it and how stiff it
590 is and that'll tell you-
- 591 Pete Betancourt:
592 The backing is the same. It's the weight that it does, and the drainage it does.
- 593 Spv. Berube:
594 Right.
- 595 Spv. Kramer:
596 Okay.
- 597 Spv. Berube:
598 So whatever numbers you got there, you're going to increase by 25% for that area.
- 599 Spv. Kassel:
600 Okay.
- 601 Spv. Kramer:
602 What we'll do-
- 603 District Manager Montagna:
604 Field report?
- 605 Spv. Kramer:
606 Anything else you'd like to provide on this issue and we'll table the actual decision and more
607 discussion until we get to the field services report, for making a final decision and we'll let you
608 know.
- 609 Pete Betancourt:
610 Yes, you could ask Vincent. He was there with me also.
- 611 Spv. Kramer:

612 Okay, great.
613 All right. Thank you so much.

614 Pete Betancourt:
615 Thank you. You're welcome.

616

617 **FOURTH ORDER OF BUSINESS**

CONSENT AGENDA

618 Spv. Kramer:
619 At this point in time, that's all for the contractor's report. We'll go on to our fourth agenda item,
620 the consent agenda, which includes approval of our February monthly meeting minutes, financial
621 statements for February 28th, 2022, and approval of number 263 invoices and check register.

622 Spv. Kassel:
623 Yes. So, I apologize. I reviewed the minutes last weekend and I forgot to send the revisions out,
624 but they should be in your inbox right now as we speak.

625 District Manager Montagna:
626 All right. I will get those changes made.

627 Spv. Berube:
628 And that's Spv. Kassel.

629 Spv. Kassel:
630 I'm sorry, Spv. Kassel.

631 Spv. Berube:
632 Being noted by Supervisor Berube as Spv. Kassel. Keeping it straight.

633 Spv. Kramer:
634 Please don't give us more to write.

635 District Manager Montagna:
636 Right.

637 Spv. Kramer:
638 All right. I did find one, additional item, page eight line 228, 'grow' should be 'go'. And that
639 would be the only other amendments. So, Spv. Kassel's amendments and that one amendment.
640 Anyone else have any amendments to the minutes?

641 Supervisor Leet:
642 I move to approve as amended.

643 Spv. Kramer:
644 That would be the whole consent agenda?

645 Supervisor Leet:
646 Yes.

647 Spv. Berube:
648 Yes.

649 Spv. Berube:
650 I'll second.

651 Spv. Kramer:
652 We have a motion by supervisor Leet, second by supervisor Berube to approve the consent
653 agenda. All in favor.

654 All Spv.s:
655 Aye.

656 Spv. Kramer:
657 Any opposed? Hearing none, passes unanimously. All right. Number five are our staff reports.
658 We're starting with our district engineers report, David Hamstra.

659

660 On MOTION by Spv. Leet, SECOND by Spv. Berube,
661 with all in favor, the Board approved the consent agenda,
662 with the amendments stated to the minutes.

663

664

665

666

667 **FIFTH ORDER OF BUSINESS**

STAFF REPORTS

668 **District Engineer**

669 Spv. Berube:
670 Also known as Mr. Money. (laughs) I know he gets embarrassed about the money all the time.

671 Spv. Kassel:
672 You want to sit here? Because then you can face the camera.

673 David Hamstra:
674 Yeah. I'm going to be pointing in exhibits when we get to the Estates. I'll probably stand-up
675 and...

676 David Hamstra:

677 For the record, David Hamstra, District Engineer. Even though I have 13 items in the report,
678 we're only going to discuss five this evening since you have a full agenda. First one is Garden
679 Road. The bids were submitted today. We gave them an extension because there are some good
680 questions from the contractors regarding potential closure of Garden Road to expedite the
681 construction and hopefully lower the cost. I did receive three bids out of five from the
682 contractors. We have a summary sheet that was tabulated this morning. So, when we develop
683 our engineer's estimates, we actually use one of these, I won't name the company, we used one of
684 their projects that are currently under construction in Volusia County for the cost of the recycled
685 concrete, which is the biggest ticket item. In the six to nine short months, it's already increased
686 50% on the streets. For those doing construction, it's just been outrageous how quickly things are
687 going up with fuel, hauling, trucking, labor. But we thought we were good in our estimate
688 because we used something that's actually under construction now. And it's already, when you
689 look at the comparison, we assume \$40 per square yard. And the low bids come in at \$68 and
690 \$63 per square yard, hence the \$100,000 difference. We did have a lower price, but they were
691 non-responsive, meaning, this is the proposal package they're supposed to submit with bid bonds,
692 references, insurance and all the things are required for a public bid. They did not submit all that
693 information, so I put them as nonresponsive, even when they were significantly lower in price.
694 Because if I do recommend them for approval, you're welcome or subject to a challenge by those
695 two who do submit a responsive bid. The other reason we did not do a public advertisement is
696 because the engineer's estimate, which was based on real numbers was below the \$196k number.
697 And therefore, we did the solicitation based on five qualified contractors that we've used over the
698 years.

699 Spv. Berube:

700 Can I interrupt you for a second?

701 David Hamstra:

702 Yes, sir.

703 Spv. Berube:

704 Since concrete fines are so expensive, I think you engineered this at a 14 inch thickness of
705 concrete fines, correct?

706 David Hamstra:

707 Correct.

708 Spv. Berube:

709 Is there the possibility of substituting a less expensive material as a base and then coating that
710 less expensive material, because you're going to roll all of this anyway, right? Sand or, you
711 know, the, it's a special kind of sand that they usually use for road based, is that a viable
712 alternative to taking some of the thickness out, seeing the concrete fines are so expensive?

713 David Hamstra:

714 I'd have to revisit that with the County. I think the County will allow a thinner aggregate
715 thickness. So, based on what the bids came in, I will circle back with the county and see if
716 they're willing to go from 18 inches thick to maybe 12 inches and see if they can get the price
717 negotiated by the low bidder down. And whether we bring this back to the next Board meeting or
718 whatever the direction the Board wants as far as, tabling this, moving forward with it, asking the
719 County for thinner thickness of concrete.

720 I wouldn't re advertise because the costs will continue to escalate.

721 Spv. Kramer:

722 Okay. Spv. Kassel.

723 Spv. Kassel:

724 Yeah. So, we were below with your probable construction cost estimate, but the bids came in
725 above. Does that mean we need to go to public bid? We need to-

726 Tim Qualls:

727 Yes, if you will pay over \$195k.

728 Spv. Kramer:

729 Right. We would have to-

730 Tim Qualls:

731 Not what you propose to pay for that, but
732 what it will ultimately cost.

733 District Manager Montagna:

734 Can I ask a question? What, what does that mean?

735 Spv. Berube:

736 If you anticipate paying over \$195k you have to go to public business.

737 Tim Qualls:

738 No, no. It's what will be paid.

739 Spv. Berube:

740 Right.

741 Tim Qualls:

742 Right. The law statute states that if you're going to pay \$195k or more, you have to go out and
743 use the state procurement process.

744 District Manager Montagna:

745 Right. And then, in this case-

- 746 Spv. Kramer:
747 We would have to do that.
- 748 District Manager Montagna:
749 ... we would have to do that.
- 750 Spv. Kassel:
751 Well, unless the County-
- 752 David Hamstra:
753 ... acquiesces to a 12-inch thick rock instead of 18 inches, and Gregori is acceptable to lowering
754 your amount accordingly, we will be below it to \$195k.
- 755 Spv. Berube:
756 The reason there's a substitution for some other base material?
- 757 David Hamstra:
758 Um-
- 759 Spv. Berube:
760 I think you would anticipate in scraping off what's there and then making basically a channel,
761 right? And then pouring in the aggregate and raising it back up to whatever grade you wanted.
762 So, if we're going to take it down on 18 inches or whatever the depth is, and you're going to take
763 the aggregate down only to, down to 12 inches, then we need some of the base under that to get
764 back to grade. I mean-
- 765 David Hamstra:
766 I believe we had a bedding stone So, we don't have to excavate it as much.
- 767 Spv. Berube:
768 Okay.
- 769 David Hamstra:
770 So, there's less excavation, less products. And I'm pretty confident that the County will go with a
771 thinner material, thinner thickness of the rock. So, I'm confident we'll get below the \$195k. So,
772 if you allow me, I can talk to Gregori Construction and see if they can give me a revised bid
773 based on that as soon as I get the blessing from the County.
- 774 Spv. Berube:
775 True.
- 776 Spv. Kassel:
777 So I move to table this decision until we hear back from David and the County.

778 Spv. Berube:

779 I'm seconding.

780 Spv. Kramer:

781 Spv. Kassel made the motion to table this until our next regular scheduled meeting in April,
782 seconded by Supervisor Berube. All in favor?

783 All Spv.s :

784 Aye.

785 Spv. Kramer:

786 All opposed? Hearing no opposition, motion carries.

787

788 On MOTION by Spv. Kassel, SECOND by Spv. Berube,
789 with all in favor, the Board approved to table the Garden
790 Road bids until the Regular Meeting in April
791

792

793 David Hamstra:

794 Second topic, the Estates. We have a lot of moving parts in that one. Mr. Leet, if there's
795 documents, please put it up. Thank you very much. So, as you're aware, we had approved, or the
796 Board had approved, Atlantic Pipe Services to clean and CCTV, which is camera inspect the
797 pipes, that are outside the public right away. And those are the pipes and the inlets behind
798 everybody's houses or between their houses. They went out there and they completed 10 of the
799 12 inlets and 10 of the 12 pipes. We got the videotapes and inspection reports. I'll just cut to the
800 chase, they're in horrific condition. The contractor who did the work... The are joints that are
801 broke, concrete pipes are broke, every pipe connected to the inlet is leaking like crazy. It was a
802 very poor installation from the contractor. Sometimes some runs are almost complete
803 replacements, some can probably be salvaged.

804 Spv. Berube:

805 Did we know about this prior to the completion of the work or we got reports of it after the fact?

806 David Hamstra:

807 I just started a while ago as I met with Mr. Gabel. I think he was coming back from his
808 daughter's golf tournament, and he was out there pumping his yard and wondering why the water
809 wasn't going down. So, when things did recede, I took the construction plans and I tried to find
810 the 12 inlets. I want to say half of them I couldn't visually see them, like it was under one or two
811 feet of dirt. So, they were never maintained, maybe they didn't even know they existed. So, after
812 they were cleaned and located by Inframark at the time. Then we hired Atlantic Pipe Services to
813 go out there and pull the grates and do the camera work. It wasn't then until we saw the camera
814 and we videoed or looked at the camera work for every pipe is where we just see tremendous

815 amount of groundwater flowing into the pipe, taking the soils with it, and almost every joint up
816 to every inlet is in horrible condition as well. They couldn't get the two of them, those are the
817 two behind Mr. Gabel's house because they were underwater and had a tree growing into it,
818 which Vincent Morrell and the guys removed the tree, but we couldn't do the camera work
819 because they're still underwater after the recent rains we had. We then reached out to Osceola
820 County Road and Bridge, and told them, " I think your lines in your street potentially are clogged
821 because water should not be in the street. Your street is high enough." Mr. Jeff Hyman was
822 extremely responsive before I even met him yesterday. He had his crews clean maybe two thirds
823 of the pipe between Mr. Gabel's house and to the pond. They were going backwards looking for
824 blockage. So, as of yesterday, at 3:30, they had two more runs to do to complete that run of pipes
825 to the pond. They did find where the houses are under construction looks like remnants of
826 concrete chunks. I can't blame the contractor if they're washing equipment at the end of the day
827 in the inlet that that's causing it but there was an excessive amount of concrete chunks in the
828 pipes, which the county had removed. So, Jeff is on vacation, his other supervisors supposed to
829 call me to let me know if they found anything else between Mr. Gabel's house and the pond.
830 They're not doing camera work; they're just blowing the pipe out to make sure they're not
831 blocked. I did notice a drop in water elevation behind Mr. Gabel's house and the two houses
832 under construction. It dropped by about nine to 12 inches after the County did some of the work
833 recently. So, there may have been some minimal blockage that caused it. When we went out
834 there yesterday with the County, I know we're in their model home, Jones, but they have horrible
835 construction practices out there. All the silt fences were flapping in the wind, there was gaps
836 underneath it. So, we have to get on them hard about properly installing the silt fences, so the dirt
837 doesn't continue going into the inlets. After I met with Jeff, we then went to the inlet that is kind
838 of sinking in the street. So, if you go around the corner there's like a community park with all the
839 big trees. There's an inlet and pipe that's like basically gone down two or three inches, it's
840 subsiding quickly. He's going to do a temporary patch just so people are not driving over a big
841 dip and he will come back after his vacation, rip up the road, fix the pipe and fix the roadway
842 correctly, within that particular location.

843 Spv. Berube:

844 Clarification on the County, are they just doing the storm drains or are they going, getting into
845 our drainage pipes as well what the County is doing-

846 David Hamstra:

847 Where ours interface with theirs.

848 Spv. Berube:

849 Yes.

850 David Hamstra:

851 Right where that inlet was holding water is where they found all the chunks of concrete.

852 Spv. Berube:

853 Okay.

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854 David Hamstra:

855 So, they took that out. It was arguable if it was in their system or ours, but at the two where they
856 made they took it out and that's when we saw the drop in water level behind the house under
857 construction. He also has noticed, poor construction within the pipes, but mostly poor
858 construction by the contractor who built the houses and we were out there and we saw it first
859 hand and I need to find somebody with Jones Homes to make sure these guys get fixed. And then
860 when I went to Billy's Trail, I saw the exact same thing. There are houses after houses with no
861 silt fences. It's maddening. This continues.

862 That is a separate subject so let's get back-

863 Spv. Kramer:

864 Yeah. But, the question is, what are we going to have to do about our portion of the system that's
865 outside of the public right of way. If it's in such poor condition, are we going to have to go in and
866 rebuild it?

867 David Hamstra:

868 So now that the other two inlets are beginning to be visible, Atlantic Pipe Services will go back
869 out and finish the inspection of those pipes as well as the one-

870 Spv. Kramer:

871 Okay. We have it up to one.

872 David Hamstra:

873 Yes. It's a very Southeast corner. They started in the street and not behind the house and when
874 they got to the pipe, it was diving under a water line so they stopped. There's 150 feet of pipe
875 they didn't do on the backside, which I told them to do that as well. So, when they finish the
876 camera work, I will have a memorandum to the Board on which ones the joints had to be fixed,
877 the inlet's got to be fixed, or what pipes themselves have to be replaced, and give you a cost, but
878 those are your responsibilities, unfortunately those outside the right of way.

879 Spv. Kramer:

880 Any real rough ballpark numbers since we're looking at other projects, and this is a health and
881 safety issue. So, this is a has to be done.

882 David Hamstra:

883 You're putting me on the spot. I'll say.

884 Spv. Kramer:

885 I'm sorry.

886 David Hamstra:

887 No, no.

888 David Hamstra:

889 \$200,000 soup to nuts.

890 Spv. Berube:

891 Yeah. I was thinking \$150k.

892 Spv. Kramer:

893 Okay.

894 Spv. Berube:

895 Some of these things can be lined by Atlantic Pipe Services.

896 David Hamstra:

897 Yes, yes, yes.

898 Spv. Berube:

899 Where they have a dip you can't do that. But if you have-

900 Spv. Kramer:

901 Yeah, we'll-

902 Spv. Berube:

903 Yeah. So...

904 Spv. Kramer:

905 ... let them design it. So...

906 Spv. Berube:

907 David, is it safe to assume that all of this is in, it's all on CDD property and it's all, there's no
908 improvements above where all these pipes are. These are all in rough woods area, correct?

909 David Hamstra:

910 Yeah. And I talked to Brett about once we get all this cleaned out to put a rubber rip rap or
911 concrete around these inlets to protect them, because all the leaf droppings and debris and the
912 contractors' debris, I can't have them keep compromising these inlets. Now the strange thing
913 about this, this design, I've done this for 35 years, the inlets behind, for example, Mr. Gabel's
914 house, when I look at the top of that grate in relationship to the pond, when that pond just goes
915 up a little bit, it will back up and flood those two inlets, which it doesn't flood his house but then
916 you have horrific mosquito problems and you got the standing water, it brings snakes and other
917 undesirables. So, that's a bigger issue, whether not we have to fill these areas or what we do
918 without impacting these nice wooded open space areas. The streets should always remain high
919 and dry. When the water's in the street and we have people pumping into the street, it's coming
920 right back out of them again-

921 Spv. Berube:

922 Circles.

923 David Hamstra:

924 ... into the streets and building up. So, the County admitted they probably have similar problems
925 that we are going to experience because now we have roadways actually collapsing and they
926 probably have similar joints issues they're going to have to repair. And they've been again very
927 responsive and, and cooperative so far. So, I'll be back next Board meeting after APS, Atlantic
928 Pipe Services finishes the pipes. I'll give you a long list of what could be done on a small scale
929 versus replacements and however y'all want to tackle that moving forward. But in the meantime,
930 we have to get back with the home builders and, and get them to take this seriously because it's
931 not only for Billy's Trail, not only for the Estates, but also the new stuff that's going to be
932 popping up that's going to be compromising-

933 District Manager Montagna:

934 This is all Jones?

935 David Hamstra:

936 It's all Jones. Yep.

937 Spv. Kassel:

938 So, is that your responsibility? Is it the CDD'S responsibility? Do we have our attorney send a
939 letter, how do we accomplish-

940 David Hamstra:

941 I think we try nicely. I think Brett has tried, Brett tried nicely to talk to people. I'd rather see Tim
942 write a letter to the corporation and say, "Enough is enough." Otherwise, I'll go the County and
943 turn him in for lack of compliance. So...

944 Spv. Kassel:

945 So, what's the first thing?

946 David Hamstra:

947 I mean, it's my opinion. I'd like to have Tim write a letter to Jones saying, "Y'all need to improve
948 your erosion and sediment control practices immediately because it's affecting our
949 infrastructure."

950 Spv. Kramer:

951 But isn't it the county's duty? Shouldn't they be, while they're out there, -

952 Spv. Berube:

953 (laughs).

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954 Spv. Kramer:

955 I mean, I think it's important to tell the County that they need to do their job.

956 But if that's not going to do anything, then-

957 District Manager Montagna::

958 We may actually have a little bit of leeway now that Brett has something with the County that he
959 just was able to get.

960 David Hamstra:

961 All right.

962 Area Field Director Perez:

963 I got a random call from the County this week. They are bringing their street sweeping crews out
964 here, which we didn't even know they had. They're going to be sweeping the streets of Harmony.
965 I don't have a date yet, but they're doing that at the county's cost-

966 Spv. Berube:

967 To keep the leaves out of the drains.

968 Area Field Director Perez:

969 Correct. So, I think some of-

970 David Hamstra:

971 Are they sweeping or vacuuming, because sweeping doesn't do anything, unfortunately.

972 Area Field Director Perez:

973 Well, it's going to be like sweeping it into the truck, like you know, blower or vac truck. It's
974 going to have the sweeper attachment for the curb to take it off-

975 David Hamstra:

976 Okay. Good.

977 Area Field Director Perez:

978 ... pulling it into the truck. I don't have a date yet, but when I do, we have to work probably in
979 conjunction with HOA to get an email blast out because they said they would like to get as many
980 cars off the street as possible for this. I realize that it's not attainable to get them all off, but this is
981 news that we're not really sure how it happened because I asked if other districts were going to
982 get it as well and I was told to keep it under wraps.

983 Spv. Berube:

984 I can tell you how it happened.

985 District Manger Montagna:

986 Well, I think the point of it was-

987 Spv. Berube:

988 the county.

989 Spv. Berube:

990 County commissioners

991 District Manager Montagna:

992 Is that now if we have that, we could possibly go back because they were concerned about the
993 drainage. So, maybe if we can go back and tie this into that as well maybe they'll do a little bit of
994 investigation.

995 David Hamstra:

996 They do have a, what they call NPDES Department, that's supposed to enforce this. I have no
997 problem calling them and putting them on alert to please give them three or four locations to
998 look into and let them do the nasty gram and what they can do. But I know they're spread thin
999 and you guys have a ton of construction going on in Osceola County, but we can try that avenue.
1000 But I don't want to keep losing weeks and months of continued abuse of lack of erosion and
1001 sediment control. So...

1002 Spv. Kassel:

1003 So, are we going to ask our attorney to send a letter or are we just going to have David contact
1004 this department at the County?

1005 Spv. Berube:

1006 Second plan. Let, David go to the County because that's where it's going to end up anyway. The
1007 County has the enforcement arm.

1008 Spv. Kramer:

1009 Yeah. I don't know that a letter from our attorney is going to help-

1010 Spv. Kassel:

1011 Okay.

1012 Spv. Kramer:

1013 Is my experience.

1014 Spv. Berube:

1015 The County will hold up building permits if they don't comply with the erosion control.

1016 David Hamstra:

1017 All right. So, for next week or next meeting, we'll have a finished CCTV inspection, a listing
1018 that's got to be done repair wise, an estimate. And then also I'll follow up on the County's repairs
1019 of the road and what they have found subsequently. I think I was led to believe they were going
1020 to check the other pipes as well throughout the community but the focus one was Mr. Gabel's
1021 house was the worst from what I saw from standing water. So, any questions at this point? I'll go
1022 quickly to the last two. So...

1023 Spv. Kassel:

1024 And that was the second.

1025 Spv. Kramer:

1026 That was the Estates he's going to skip a few because -

1027 Spv. Kassel:

1028 Yeah. He said he had five, the Estates

1029 Jason Baker:

1030 When do we get the opportunity to ask questions?

1031 Spv. Kassel:

1032 You got the opportunity before you walked in the door.

1033 Spv. Kramer:

1034 We don't have a lot of back and forth. If you want to hang around after the meeting-

1035 Spv. Kassel:

1036 There was audience comments at the very beginning.

1037 Resident:

1038 Got it.

1039 David Hamstra:

1040 Neighborhood C1, C2 milling resurfacing. We got the good news from the County, they will not,
1041 they will not require us to get their approval for the interface between our alleyways and their
1042 way. So, they're good. So, the only thing I need at this point, and I'll coordinate with Tim, on the
1043 advertisement because we know that one's obviously over \$195k. If he's okay with the
1044 advertisement that will go out the public bid between now and next meeting for soliciting bids on
1045 the C1,C2 alley way. I did say five, but I was going to skip the reserve study because I think
1046 that's somebody else's on their agenda.

1047 Spv. Kramer:

1048 It's on hold.

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1049 David Hamstra:

1050 The last one is the RV, boat and storage area. We made our official submission to the county on
1051 March 23rd. They've already responded back. I had a sign and seal few more documents that
1052 went in yesterday. So, it's on their radar now to go ahead and give us the, hopefully, their
1053 approval or maybe some minor comments to get that underway as well for the fence, the
1054 landscaping that was required. So, with that, -

1055 Spv. Kramer:

1056 Right, but I just wanted to touch base on that. Again, we originally thought it would be much
1057 lower, but the fencing estimates are coming in \$130,000 -

1058 Spv. Berube:

1059 For the fence?

1060 Spv. Kramer:

1061 For the fence and the landscape, the County is requiring an irrigation system. I spoke with David,
1062 we worked together, the county said they would drop irrigation if we used native plant -

1063 David Hamstra:

1064 The revised number is under \$98,000, but yes, for what's required by them with your input
1065 chairman, we were able to take some things out. And so, of the \$98,000, it's the fencing cost, and
1066 again, this is assuming you're buying all the fence. I don't know the relationship between what
1067 you're owed and what you're going to get, but assuming you're doing it from scratch without the,
1068 what's owed to you, the fence is like 80,000 of the \$98,000. It's the majority of the cost. So, you
1069 got 2200 linear feet of fencing.

1070 Spv. Berube:

1071 We have a maximum of-

1072 Spv. Kramer:

1073 And a large gate.

1074 Spv. Berube:

1075 We have \$8,800 into that against a, just under \$18000 initial estimate, but the whole fence plan
1076 has changed a lot. So, our only recovery there somehow is probably 8,800 bucks. That's what's in
1077 the grease.

1078 Spv. Kramer:

1079 So yeah. So, I just wanted to bring that to everybody's attention. Later on I'd like to do kind of an
1080 overview, kind of a cost-benefit analysis of all these big projects that are turning out to be
1081 extremely expensive.

1082 Spv. Kassel:

- 1083 Later in the meeting.
- 1084 Jason Baker:
- 1085 I just have one question. I know you said I had my opportunity. I think it's important to note
1086 there is some discrepancies in regards to the mapping. In front of 7157 directly, there is a six-
1087 foot long or deep hole that has been cordoned off that is not documented on your map. That is a
1088 major safety issue for children falling down the hole and needs to be-
- 1089 David Hamstra:
- 1090 Address again, please.
- 1091 Resident:
- 1092 7157 Oak Glen Trail.
- 1093 Spv. Kramer:
- 1094 Okay. And if you ever notice anything like that in the future, if you'll just email us at
1095 cddmaintenance.com
- 1096 Jason Baker:
- 1097 Well, I just noticed on the map So, I just wanted-
- 1098 Spv. Kramer):
- 1099 Okay. Even if it's a large hole on CDD property, if it's on CDD property, let us know right away-
- 1100 Jason Baker:
- 1101 Sure.
- 1102 Spv. Kramer:
- 1103 ... we'll get out there and take care of it So, it's not a hazard.
- 1104 Jason Baker:
- 1105 Okay. It was identified through the cleaning of the pipes as they were pressuring it and it blew
1106 the grass and the sand out. So, now we have a massive hole that a child can fall down.
- 1107 Spv. Berube:
- 1108 Sure.
- 1109 Jason Baker:
- 1110 It's cordoned off.
- 1111 Spv. Kramer:
- 1112 Need to address it, not just cordoned it off.

- 1113 Joe Janeczek:
1114 Just so you know, I identify the CDD on that month ago, three times never heard back from
1115 them.
- 1116 Spv. Kramer:
1117 Okay. And you s-
- 1118 Joe Janeczek:
1119 I can give you the emails if you like.
- 1120 District Manager Montagna):
1121 I would like you to send those to me.
- 1122 Spv. Kramer:
1123 Yes, please.
- 1124 Spv. Kassel:
1125 When or how long ago was that?
- 1126 Joe Janeczek:
1127 When I first did the cleaning, that was flooding just to past this house for park.
- 1128 District Manager Montagna):
1129 You said three months ago, you sent emails about it. That work wasn't done three months ago.
1130 Was it?
- 1131 David Hamstra:
1132 No, I know what we're talking about, it's not our, we did the camera work. I know what you were
1133 talking about. So...
- 1134 Spv. Kassel:
1135 No, we're just trying to determine-
- 1136 Spv. Kramer:
1137 See where it fell through the crack.
- 1138 Spv. Kassel):
1139 Yes.
- 1140 District Manager Montagna:
1141 Send them to me please.
- 1142 Spv. Kramer:

1143 Yes.

1144 District Manager Montagna:

1145 Or forward them So, I can see kind of where, where it fell.

1146 Spv. Kramer:

1147 Okay, the only other thing on our Engineer's Report, I did want to just make a note. This is
1148 something we just need to keep our eye on, the Cherry Hill, Dark Sky, Rear Yard Swale. We
1149 actually have two spots. We've got a plan for the one, but we also have one at 3136 Dark Sky.
1150 They put in a pool and added a lot of fill and, and sod the things in there. It's also preventing
1151 storm water from reaching the swale bottom inlet drain. Regatta indicated that they would, that
1152 this should naturally settle and allow-

1153 Spv. Berube:

1154 Oh, sure.

1155 Spv. Kramer:

1156 ... previous flow. Again, 3136 Dark Sky. So, we just need to watch it and if it doesn't settle, Mike
1157 from Regatta promised he would get it taken care of. So, we'll see how that works out.

1158 Spv. Berube:

1159 Have we done our repair portion of this swale yet?

1160 Spv. Kramer:

1161 Not at the other end yet. We're moving forward on that. All right. Any other questions of our
1162 District Engineer?

1163 Spv. Kassel:

1164 Yes, the Toho water line at the dog park, every month is, we're going to work with Toho and
1165 some contractor, but every month it doesn't-

1166 David Hamstra:

1167 It's not that I'm ignoring it. Honestly, I just, I know, , you have to have a contractor and you have
1168 to get a survey now because Toho does not do that anymore. So, there's another, there's more
1169 cost involved and I'm just trying to gauge, maybe the Board's going to give me direction on that
1170 priority and what's going to happen here. But, you know, that one is not as simple as when
1171 Gerhard was here. They said they would do it themselves and now the upper management says,
1172 "No, you need to survey it, locate it, do plans and get a contractor to do it." So, just like Billy's
1173 Trail. I know those things are, been on here for months. I'm just trying to tackle the big ticket
1174 items, Garden Road, the alley ways, potentially now the Estates. We can definitely talk if there's
1175 a workshop coming up soon that we have to prioritize these.

1176 Spv. Kassel:

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1177 Okay. I'm concerned because we're, you know, tomorrow's April and we're getting into that hot
1178 season. And a lot of that park is in the sun and I'm concerned that people are going to bring
1179 their dogs there and throw balls for them. And the dogs are going to not have anything to drink
1180 and that's going to be dangerous for some of the dogs. I'm wondering if there is a hose, if there's
1181 some place that a hose can be going in at least temporarily.

1182 Spv. Berube:
1183 No one near that.

1184 David Hamstra:
1185 On the Boards permission, I'll ramp that up, you know, towards the top. I just, I'm trying to
1186 gauge the-

1187 Spv. Kassel:
1188 Yeah, no, I understand. I just,

1189 Spv. Kramer:
1190 Should we just put a notice recommending that people bring water for their dogs-

1191 Spv. Berube:
1192 Yes.

1193 Spv. Kramer:
1194 in the interim?

1195 Spv. Berube:
1196 Seems kind of-

1197 Spv. Kassel:
1198 Maybe post it-

1199 Spv. Berube:
1200 ... they should just understand that there's no-

1201 Spv. Kramer:
1202 Well, we could, we could just put a little notice that "Until water service is obtained, please bring
1203 water for your dogs."

1204 District Manager Montagna:
1205 Can you put that out there on the website?

1206 Spv. Leet:
1207 Okay. I'll need, -

CARBON

- 1208 Jason Baker:
1209 One more. I'm sorry. But before you leave, I want to understand timing. You have residents that
1210 are now incurring fees to put the water evacuated from their space and what is going to be the
1211 interim ahead of rainy season, right? To make sure that that's being taken. I know we're working
1212 on the problem, but now you have residents who are incurring fees to get the water out so they
1213 don't have this large amount of water that's sitting in their properties. What is the plan?
- 1214 District Manager Montagna:
1215 He just laid the plan out.
- 1216 Jason Baker:
1217 He laid the plan, but you... That's still months away
- 1218 Spv. Kramer:
1219 I recommend that they continue doing what they can do-
- 1220 Jason Baker:
1221 At their cost.
- 1222 Spv. Kramer:
1223 ... at their cost-
- 1224 Jason Baker:
1225 At their cost.
- 1226 Spv. Kramer:
1227 I presume you want us to put money towards the permanent cost. I would recommend that you
1228 go back and read the County's article on drainage, that Florida floods, and we do our best to take
1229 care of it.
- 1230 Jason Baker:
1231 Sure.
- 1232 Spv. Kramer:
1233 But we cannot, go on private property and be put in... And one of the other problems is that you
1234 guys are all surrounded by large wetland areas. And I appreciate that you don't like the water
1235 coming up, but unfortunately, some of these drainages are designed to drain to those wetlands,
1236 which will elevate the levels of the wetlands. And we're getting that because Harmony West is
1237 now dumping all their storm water from their new impervious areas into the lake. The wetlands
1238 are coming up. You may be a little distance from the lake, but not far enough. And it's all-
- 1239 Spv. Kassel:
1240 Related.

1241 Spv. Kramer:

1242 ... water flows down-

1243 Jason Baker:

1244 I respect that-

1245 Spv. Kramer:

1246 So-

1247 Jason Baker:

1248 ... and I think the problem that we have is that we've identified that there is an issue. It has not
1249 been maintained and so now you have costs that are being incurred from homeowners in the
1250 Estates that is certainly something that they weren't expecting, but they're doing it just to make
1251 sure that they don't have the mosquito and the challenges that they're experiencing right now
1252 with-

1253 Spv. Kramer:

1254 Okay.

1255 Jason Baker:

1256 ... those large, vast amounts of water.

1257 Spv. Kramer:

1258 We are doing as much as we can as fast as we can, and we will do the best job we can. We have
1259 gotten mosquito control and they're going to do extra treatments out there, but this is what we
1260 can do. We can't change the nature of Florida and the pipes have now been maintained. They
1261 were poor construction in the beginning. Unfortunately for whatever reason a previous Board
1262 and a previous engineer signed off on that system. It was a badly designed system. So, we're
1263 going to do what we can do, but we need you homeowners to help us out. I don't think water's
1264 coming in anybody's homes. That would be a different issue. Water in the yard, not something
1265 we're going to be able to pay right away to help you get water out of your yard. We've got
1266 several ponding areas in the middle of Harmony too. If we start putting pumps everywhere
1267 there's water ponding, we'd never finish this. Any other comments on that issue?

1268 David Hamstra:

1269 No, not at this point.

1270 Spv. Kramer:

1271 Anything else of our District Engineer while he's here? Okay.

1272 Rick Conway:

1273 It is real quick. I'm Rick Conway, I'm the president of the Garden Club. Forgive me, I owned a
1274 half mile of driveway, gravel driveway, in New England. And it simply required dumping gravel
1275 and grading it once in a while with a \$500 grade of blade on the backhoe-

1276 Spv. Kramer:

1277 Okay.

1278 Rick Conway:

1279 ... that I already own.

1280 Spv. Kramer:

1281 Rick, I appreciate it, but yeah, we've, got other issues-

1282 Rick Conway:

1283 Okay.

1284 Spv. Kramer:

1285 ... other than your regular-

1286 Rick Conway:

1287 I'm trying to save you money.

1288 Spv. Kramer:

1289 I understand but we have massive RVs and massive garbage trucks rolling up and down there so,
1290 and we have a very delicate pipeline underneath it which could go, boom. So, we-

1291 Spv. Kassel:

1292 And Florida soils are very different than New England soils.

1293 Spv. Kramer:

1294 All right. Thank you, Mr. District Engineer. At this point, we'll move on to the District Counsel's
1295 report.

1296

1297 **DISTRICT COUNSEL**

1298 Tim Qualls:

1299 Well, thank you, Madam Chair and Supervisors. Good to see you this evening. Tim Qualls for
1300 the record. I'll try to be respectful of your time and so, Madam Chair, I'm happy to go through
1301 my report which was submitted a couple of weeks ago, or I could just hit on any questions from
1302 the report that you might have. It's your pleasure.

1303 Spv. Kramer:

1304 Okay, does anybody have any questions concerning the written report submitted by our District
1305 Counsel?

1306 Tim Qualls):
1307 Excellent.

1308 Spv. Kramer:
1309 Okay. I have a couple. The dog park trespass warning.

1310 Tim Qualls:
1311 Mm-hmm (affirmative).

1312 Spv. Kramer:
1313 So there was a submittal, have you heard back from the Sheriff's office at all?

1314 Tim Qualls:
1315 We talked to the Sheriff. They said once it's submitted is the way I understand it. Now we have a
1316 blanket trespass, they have something in their record so if he's trespassing again we call and
1317 because this is on the record, they will come out and trespass the individual. So, we follow that
1318 procedure.

1319 Spv. Kramer:
1320 Okay. So, we've done the trespass. They'll actually do the follow up to the trespass warning?

1321 Tim Qualls:
1322 Mm-hmm (affirmative). That's what we were told.

1323 Spv. Kramer:
1324 In other words, he's already been given his warning. Um-

1325 Tim Qualls:
1326 And we copied him on the letter too, as an additional notice.

1327 Spv. Kramer:
1328 Okay.

1329 Spv. Berube:
1330 Who makes the call?

1331 Tim Qualls:
1332 Somebody would have to get through the normal channels and-

1333 Spv. Kramer:

CARBON

1334 . We didn't do a trespass agreement for further issues though, right? This is just for this one issue.

1335 Tim Qualls:

1336 Yes. We did specifically what the person at the Sheriff's office said to do, which they said, "Send
1337 us the notice. We'll do a blanket trespass." The understanding is the next time, if there is a next
1338 time, for this individual at the dog park, we need to let the Sheriffs know and they will come out
1339 and trespass the individual.

1340 Spv. Kramer:

1341 And my understanding is anybody can let them know that he's there since we've done all the
1342 work. So, if he shows up there and they're notified and they come out and see him there, then
1343 that's when it kicks in.

1344 Spv. Berube:

1345 That's why I asked the question because somebody's going to call the CDD office or the HOA
1346 office or whatever the case. So, we just need to know when people or resident's see him there
1347 that they can call the Sheriff's office and say, "This guy has a trespass letter in the Sheriff's office
1348 files." That should get it done. Anybody can call.

1349 Spv. Kassel:

1350 We have two signs by the two older dog parks that say, "In case of any disturbance, call, Animal
1351 Services or the Sheriff's office." We need one for the new dog park, please.

1352 District Manager Montagna:

1353 Okay.

1354 Spv. Kramer:

1355 Okay. I do want to put on the record and I'll provide it. I don't know if it needs to go to you or to
1356 our District Manager. This is the official original, because he didn't get it truly delivered, we had
1357 rumor that he had gotten it delivered via text-

1358

1359 Tim Qualls:

1360 That's what Spv. Leet said.

1361

1362 Spv. Kramer:

1363 ... or something that you stated at the last meeting. He asked for a meeting so I did hand deliver
1364 it to him.

1365 Tim Qualls:

1366 Perfect.

1367 Spv. Kramer:

1368 I did get his signature on it so there's no question if the sheriff office needs to see that because I
1369 don't think they have. You had a certified letter, but you didn't receive a certified letter. So, we
1370 may want to forward that, a copy of that to them also. Okay, next is ownership of Central Bark.
1371 You had an analysis done.

1372 Tim Qualls:

1373 Yes, out of my pocket. So, I had already ordered that and I had gone, Mr. Holly had given me so
1374 much of his time since I first had reached out to him last year. And so I just said, you know what,
1375 let me see what it would look like. Spv. Kassel asked about that. So, I just had him run a report.
1376 No cost to the District.

1377 Spv. Kramer:

1378 Okay.

1379 Tim Qualls):

1380 Wasn't asked by anyone to even include that. I just said, "Hey, I got it. I'll include it." But the
1381 question that was asked to me was, "Is there any indication that that was ever deeded to the
1382 District and then re-deeded similar to B1?" We went further back even than that property
1383 information report and we find no indication that the property was ever deeded to the District.
1384 Now, I'm going to say again, that the area of expertise in this field of law would be with a real
1385 estate type of attorney and title insurance if you really wanted to be thorough. I don't know any
1386 reason to suspect that dog bark was ever deeded to the District other than the fact that this
1387 happened with a narrow little tract. And so it's just-

1388 Spv. Kramer:

1389 Okay.

1390 Tim Qualls:

1391 ... the, the discretion of the Board how you want to handle that.

1392 Spv. Kramer:

1393 All right. I, again, the report, I went over the report, again, it only goes back to 2017, which is
1394 where the problem came in anyway so it really doesn't tell us what happened before then.

1395 Tim Qualls:

1396 Mm-hmm (affirmative).

1397 Spv. Kramer:

1398 So, we still need to do some research on that. We still need to deal with this because in the
1399 research I've been doing lately, it's very much of a concern because I'm looking at, like parcels in
1400 the parks and the Estates, and it appears we may not have had that deeded over to us. So, I think
1401 it is even more important as we look further into this to really think up and if you could give us
1402 some how a proposal or if, -

1403 Spv. Kassel:

1404 A title search or?

1405 Spv. Kramer):

1406 Well, some sort of analysis, basically going back to 2000 when we first started and then start
1407 walking forward. Because again, I don't think we have deeded land to anybody.

1408 Spv. Berube:

1409 No.

1410 Spv. Kramer:

1411 So, if from 2000 coming forward, we see deeds to us then we know essentially we own those
1412 lands. If we can't find any deeds to it, we need to figure out how to clear title to things like parks
1413 that we may not have a deed to. And just cleaning up our property records so that we know,
1414 because we have responsibilities on those properties to maintain them. We're holding some
1415 properties out as we own them, we're doing a lot of work on them. We know that's not a good
1416 idea. We have other properties that we may not know we own. So, I think it's critical for us to do
1417 something. So, if our attorney will put together a proposal of how to truly figure all that out, I'd
1418 appreciate that. And any deeds you have, again, yes, they need to be recorded with the County,
1419 but if something slipped through the cracks and it never got recorded, it may be in your hands
1420 and we may need to get it recorded. So, whatever you got, if you can provide it to us, it's
1421 important that we get this resolved because it was really scary some of the things that I was
1422 discovering when I started going through this.

1423 Tim Qualls:

1424 Okay. And, and I've seen this in the, if I may respond and I understand, I understand as you sit
1425 here and you look at this and it gets very confusing and you look at all these deeds and then a
1426 few times it's been wrong on the property appraiser's website, I understand all that. But the
1427 perspective of us is, through the years Boards have been brought by developers' deeds, it's been
1428 done at a public meeting, it's been recorded, your custodian keeps all those records more
1429 importantly than that, in order for a land transfer to be properly- to protect the purchaser
1430 especially, these things have to be recorded in the public records. So, I talked to my team and I
1431 said, "Well, you know, we're going to have emails of draft deeds sent to us that were then put in
1432 the Board packet, that were then approved, that were then recorded. The time that it would take
1433 for us to compile all that, would not justify the return for your District because that's not even
1434 going to be the official record, which is kept thankfully with the Osceola Clerk of the Court. And
1435 so-

1436 Spv. Kramer:

1437 If it was recorded.

1438 Tim Qualls:

1439 Right. If it wasn't recorded, then that's on the seller. That's the seller's problem.

- 1440 Spv. Kramer:
1441 But now it's our problem.
- 1442 Tim Qualls):
1443 There's no indication of that.
- 1444 Spv. Kramer:
1445 Again, if we have a park, like the nice park in the Estates, and-
1446 Spv. Kassel:
1447 ... we're maintaining it and-
1448 Spv. Kramer
1449 ... someone gave us a deed to it but we- for some reason they didn't send it in to get it recorded,
1450 then it is on us to make sure-
- 1451 Spv. Berube:
1452 Did you say the park in the Estates?
- 1453 Tim Qualls:
1454 Right. No.
- 1455 Spv. Berube:
1456 What park?
- 1457 Tim Qualls):
1458 With all due respect Madame Chair, I disagree. Your only job here, as you sit here at the Board,
1459 is to maintain infrastructure. If there's an indication that infrastructure is not being maintained
1460 properly then you need to deal with that.
- 1461 Spv. Berube:
1462 Well, hold on a second Counsel. You're taking her request in a different way.
- 1463 Tim Qualls:
1464 I'm trying to understand the nature of it.
- 1465 Spv. Berube:
1466 I understand. What Madame Chairwoman wants, I think I'm getting it, is to know, somewhere all
1467 of our records, everything we own, is covered on a deed. And what you just said is all those
1468 deeds are recorded and that would be in the County Clerk's office. Am I correct?
- 1469 Tim Qualls:
1470 Yes.

1471 Spv. Berube:

1472 So, isn't the question to the County Clerk's office, can you produce for us every deed that is
1473 named to the Harmony Community Development District-?

1474 Spv. Kramer:

1475 Okay. I need to interrupt here. And I appreciate that. But what I am saying is that there, for
1476 instance... now, there have been strips of land turned over to us. We've agreed on the deed
1477 language, and luckily today we're pretty good at getting them in to the Clerk of the Court. But in
1478 some of these cases there may have been a deed drawn up, it may never have been sent to the
1479 Clerk of the Court's office. Now, what that means is we need to find those deeds if they're out
1480 there and send them in and get them to the Clerk of the Court.

1481 Spv. Berube:

1482 Well, that was where I was going next. Once we know what is in the inventory at the County
1483 Clerk's office, now that has to be matched up to what we believe we own. So, you have to have a
1484 comparison, right? A red map and a blue map. And the red map is everything we think we own,
1485 the blue map is everything that we have deeds for from the County Clerk's office. Then the two
1486 maps get overlaid and you see what's missing. And if there's areas that we think that are- that are
1487 missing, then we go back and find them. I think it's easier than trying to find an unrecorded deed.

1488 Tim Qualls:

1489 You couldn't possibly find an unrecorded deed.

1490 Spv. Berube:

1491 Exactly right, it's not there.

1492 Spv. Kramer:

1493 It might be in somebody's bottom drawer or email. I am just telling you that there are certain
1494 properties that you go into the Property Appraiser's database and the Clerk of Courts database,
1495 and it does not show a deed associated with it. They've gone ahead and put the Harmony CDD
1496 name on it but if it hasn't been conveyed from Birchwood to Harmony CDD, then this is wrong.

1497 Spv. Berube:

1498 I'm not arguing that point.

1499 Spv. Kramer:

1500 But I'm just saying that we need to find out what we own and what we don't own-

1501 Spv. Berube:

1502 Exactly.

1503 Spv. Kramer:

CARBON

1504 ... and we're going to miss certain amounts. So, yes, we could ask the Property Appraiser's office
1505 to give us a list but, again, like this one, this park,

1506 Spv. Berube:

1507 What park are we talking about?

1508 Spv. Kramer:

1509 Well, there are several of them.

1510 Spv. Berube:

1511 In the Estates?

1512 Tim Qualls:

1513 Is this in the agenda? The park we're looking at right now.

1514 Spv. Kassel:

1515 No, I don't think so. This is one park, is when you go down the main road that goes in straight-
1516 there is an area on the left before-

1517 Spv. Berube:

1518 Kind of a big old mulched area with big trees hanging there? Before you get to the split in the
1519 road?

1520 Spv. Kassel:

1521 No, after that.

1522 Spv. Kramer:

1523 It basically all the common areas in the Estates.

1524 Spv. Kassel:

1525 In between where the road divides, that little tree area there. And then there's an area in the back
1526 where it's all a tall bunch of trees.

1527 Spv. Berube:

1528 Okay.

1529 Spv. Kramer:

1530 All right. This is just a continuing problem that I would like our attorney to give us a plan on
1531 how to figure out what we own.

1532 Spv. Berube:

1533 Let me ask a question. I know you went into this lately, the Property Appraiser's office gets their
1534 information from the County Clerk's office. Once a deed gets recorded-

CARBON

1535 Tim Qualls:

1536 Yes.

1537 Spv. Berube:

1538 ... then the Property Appraiser gets it and puts somebody's name on that piece of property. So, in
1539 theory, everything that the Property Appraiser says we own should be able to have a deed come
1540 out of the County Clerk's office. Is that a pretty good bet?

1541 Tim Qualls:

1542 Yes. I believe I brought a proposal. I know it wasn't perfect but what I initially thought was
1543 anyone trained to search these records can go and search deeds to Harmony.

1544 Spv. Berube:

1545 Right.

1546 Tim Qualls:

1547 So, you can do that. That why it's recorded. I would suspect that any city in the state could say
1548 the same thing, "Oh my goodness, what if there's property out there that nobody knows belongs
1549 to us." And they would spend an inordinate amount of time figuring it out, and my question is,
1550 for what purpose? If infrastructure is being maintained, then there is no issue. If the property is
1551 actually owned by you guys but it's being assessed and the developers paying it, well that's not a
1552 problem for you guys. If it's one of these parks that we think we truly own, even though the last
1553 deed shows it going to a third party and we believe this because there was one little track over in
1554 B1, then I would say maybe we start by looking at those parks. And then what I think I'll do is I'll
1555 try to get for you guys to your next meeting a real estate person who deals with this every day.
1556 You know how the law is, the longer you do a specific subject, the more you realize how specific
1557 it is. Because we're really going back, I've got out my property law book from law school-

1558 Spv. Kramer:

1559 Okay. I-

1560 Tim Qualls:

1561 ... and we're going way back to- this was the common law. This is like-

1562 Spv. Kramer:

1563 We're taking an inordinate amount of time. What I'd like is for you to put together a plan of how
1564 we can resolve knowing what we do and don't own and if there are some property ownership
1565 issues we need to clean up, like the common areas in the Estates.

1566 Tim Qualls:

1567 Okay. So, any common area is not a CDD concern. That's an HOA concern.

1568 Spv. Kramer:

1569 No, these are-

1570 Spv. Berube:

1571 HOA has no ownership.

1572 Tim Qualls:

1573 That's what that word- that word is associated with HOA. So, a common area... Now, if it's a
1574 system or a facility.

1575 Spv. Kramer:

1576 All right. A public area, like a park or a median area or a right of way that is out there that
1577 doesn't have ownership on it, can you just give us an idea of how to clean up our property issues.
1578 And just come back with a plan-

1579 Tim Qualls:

1580 No, ma'am. No, ma'am. Because this question is so broad. Are we looking at parks and if they're
1581 truly owned by the District? I looked at Dog Bark, -

1582 Spv. Kassel:

1583 Central Bark.

1584 Tim Qualls:

1585 ... there's no indication that it was. I'll look at another one. But you're asking me to come up with
1586 a plan and I don't know what the problem is that we're trying to solve.

1587 Spv. Kramer:

1588 Okay. We're moving onto the Field Manager's Report.

1589 Spv. Kassel:

1590 Wait. Before we do-

1591 Spv. Kramer:

1592 Okay. Certainly.

1593 Spv. Kassel:

1594 I had brought something up to Mr. Qualls regarding, I would have to look at my phone again.
1595 The issue that I brought to you is one of our supervisors may be moving out of the District and
1596 what does that mean in terms of continuing to serve if he's no longer a qualified elector because
1597 he doesn't live in the District?

1598 Tim Qualls:

1599 Well, I looked into this and the statute is going to be what governs, and the statute says that a
1600 Board member shall be a qualified elector. I sent you the statute. But- yes, but what the law says
1601 is you look to the specific statute as to the effect changing residency. The law doesn't say
1602 anything about that here. So, because I can't give you a clear, definitive answer, I believe if I

1603 were asked, the conservative advice I would give is, you need to be a Qualified Elector of the
1604 District and aware of what's going on here. Right? As far as this nuance and this change because
1605 the law is silent on it, my advice is we reach out to the Attorney General, I'm happy to do that.
1606 And we talk to the Attorney General's office and we get an opinion on the subject.

1607 Spv. Kassel:

1608 Okay. All right. Thank you.

1609 Tim Qualls:

1610 And I would like if it is something that the Board is asking you to do? Just to be clear.

1611 Spv. Kassel:

1612 Yes. Well, I'm asking you to look into this.

1613 Spv. Berube:

1614 It's important to note, that said supervisor retains a property interest here.

1615 Spv. Kramer:

1616 I think it's pretty clear but if you want to go ahead and get it... I mean, it says they must be a
1617 Qualified Elector which means they have to be a permanent resident in the property within the
1618 boundaries of the District. They need to be qualified to vote, a qualifying voter. So, when you
1619 change your legal residence outside of the District then you're not any longer qualified to serve
1620 on the Board. I think it's pretty clear cut, but if this Board wants to go further in evaluating this
1621 we could ask for an Attorney General's opinion. There may be one out there already.

1622 Tim Qualls:

1623 There are a couple, they actually said something quite interesting. You saw them, they actually
1624 say that changing residency, these two AG opinions, doesn't automatically disqualify one. So,
1625 it's really, again, an area of law where the more you look into it... So, we worked with the- And
1626 we worked with the Division of Elections on this and their advice on this actually is, look, it's not
1627 super clear. Right? And because the- because yeah, the constitution talks about these things,
1628 right? And so-

1629 Spv. Kramer:

1630 Right.

1631 Tim Qualls:

1632 But I did the analysis and I believe, and also based on the advice from the Division of Elections,
1633 that your best course is if you really want to have a more definitive answer, because it doesn't
1634 talk about what happens when you change residency, you would reach out to the AG's office.
1635 Now, the advice that we always give in these things is well, look, let's talk to the AG on an
1636 informal basis first and see what they say. They may say, "Oh yeah, this is so clear." Right? And
1637 then we... So, I don't see how it would hurt to reach out and talk to the AG.

1638 Spv. Kramer:

1639 Right.

1640 Tim Qualls):

1641 And I think that's a wise idea. We reached out to the Ethics Commission and we both got a
1642 response that we kind of said, the law is getting in the way of somebody trying to do a good
1643 thing. So, look, I'm going to- the advice I would give to be ultra conservative is, look, yeah, if
1644 you're going to move out of here, you ought not to be on the Board, but in researching I don't
1645 believe that's as super clear cut as I thought so I'm recommending, I'm repeating myself now for
1646 the fifth time, to go to the AG's office.

1647 Spv. Kassel:

1648 Thank you very much.

1649 Tim Qualls:

1650 Like, I don't want to disappoint, I'm going to get a real estate attorney to flesh these things out
1651 and get more direction. And I'm truly not trying to...I have no dog in this hunt. I'm just, based on
1652 everything I've been researching about how property flow works and these transactions work, the
1653 place that you get... The place where anyone would go who's looking at these issues is to where
1654 these things have been recorded. And if something hasn't been recorded, then- then that's not the
1655 fault of your District, and I don't know how we would find that, but let's talk to someone who
1656 deals with this on a daily basis. And look, as it's happened before, if I'm wrong, I'll be the first
1657 one to sit down here and say, "Geez, I was wrong guys." Okay? All right cool. Anything else
1658 y'all need from the loudmouth attorney. At least you're not having to see my bald head on the
1659 screen this meeting. That's why I was sitting on the couch. I was staring at that- "That's my bald
1660 head." Anything else y'all need?

1661 District Manager Montagna:

1662 I have stuff on mine, but it's-

1663 Tim Qualls:

1664 Oh, by the way, I'm sorry to cut you off Angel, but on the two parcels where there is no
1665 indication that they are owned by the District, but that are not being assessed, those need to be
1666 assessed. And I don't understand. I do understand. Because fundamentally the way I look at that
1667 is, any property receiving a special peculiar benefit needs to have its spare allocation assessment.
1668 So, my recommendation is let's get those two lots on the roll moving forward.

1669 District Manager Montagna:

1670 Okay. You need to direct Elizabeth. When she sent you-

1671 Tim Qualls:

1672 Elizabeth, if you're listening, this is Tim Qualls..

1673 District Manager Montagna:

1674 She's not on.

1675 Tim Qualls:

1676 No, I'll reach out.

1677 District Manager Montagna:

1678 Yeah.

1679 Tim Qualls:

1680 I just had a meeting with her today at your office.

1681 District Manager Montagna:

1682 Yeah, she sent you an email. If you respond back to that then she can do what she needs to do.

1683 Tim Qualls:

1684 Is the Board confident with that? Don't you agree? I don't see why you wouldn't be assessing it.

1685 Spv. Kassel:

1686 As long as we can.

1687 District Manager Montagna:

1688 Well, that was the question. As long as you're directing her that those can be assessed, she can
1689 move forward with getting them on the roll to be assessed.

1690 Tim Qualls:

1691 Because they're not owned by the district and they are receiving a special peculiar benefit, right?

1692 District Manager Montagna:

1693 Oh, yeah.

1694 Tim Qualls:

1695 Okay. Yeah.

1696 Spv. Kassel:

1697 What about the- what about the parcel-?

1698 Tim Qualls:

1699 I'd like my direction to be in the minutes but I'll reach out to her as well.

1700 Spv. Kramer:

1701 I'm sorry-

- 1702 Tim Qualls:
1703 I'm sorry. That was rude.
- 1704 Spv. Kramer):
1705 Okay. Supervisor Kassel?
- 1706 Spv. Kassel:
1707 Uh, what about parcel on the corner of Butterfly Drive and School House Road, is that-
- 1708 Spv. Kramer:
1709 Yes, that's the one of-
- 1710 Spv. Kassel:
1711 ... one that does not have assessments? Is that correct?
- 1712 Spv. Kramer:
1713 That's correct, it has no assessment attached to it, nor does the one that provides access out to Cat
1714 Lake.
- 1715 Spv. Kassel:
1716 And-
- 1717 Spv. Kramer:
1718 Those are the two parcels in question.
- 1719 Spv. Kassel:
1720 Well, but now the CDD owns that parcel.
- 1721 Spv. Kramer:
1722 No, we don't own either of them.
- 1723 Spv. Kassel:
1724 We don't own-
- 1725 District Manager Montagna:
1726 It doesn't show. We can't find anywhere.
- 1727 Spv. Kramer:
1728 No, this is the Cat Lake
- 1729 Spv. Kassel:

1730 Oh, Cat Lake. Okay. And the question for District Counsel then is, are we able to retroactively
1731 collect, or only from this point on?

1732 Tim Qualls:

1733 Yes, ma'am. Because you've never actually put forward on the roll and sent it to the collector,
1734 you may not now go back in time and collect.

1735 Spv. Kassel:

1736 Thank you.

1737 Spv. Berube:

1738 That question has come up in the past and there was a reason-

1739 Spv. Kramer:

1740 Okay.

1741 Spv. Berube:

1742 ... why they're not on. But anyway...

1743 Spv. Kramer:

1744 Do you know the reason they're not on there?

1745 Spv. Berube:

1746 I don't remember. I'm too old. But there was a reason.

1747 Spv. Kramer:

1748 Okay, Field Manager's Report.

1749 Spv. Berube:

1750 Speaking of old, here comes Mr. Perez. He's getting older by the day hanging around here.

1751

1752 **FIELD MANAGER**

1753 Area Field Director:

1754 That helps. All right. So, in front of you have the Field Manager's Report and it has the Site
1755 Audit which we can touch on if you would like. But basically, I wanted to go over a couple of
1756 key items, some updates, the Blue Stem sod repair was finally done by Triple Palm. Tow boat
1757 update, we'll be picking that up Monday, it is completed. And that'll be coming back and Brad
1758 Vinson will be assisting Vincent Morrell in getting that in the water, doing the inspections. You
1759 know, make sure we're good to go on that. The swale restoration work that was talked about on
1760 Dark Sky was on hold but now is going to be restarted. And it sounds like we may have a second
1761 location. Correct?

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1762 Spv. Kramer:

1763 Yes.

1764 Area Field Director:

1765 We're going to monitor the second..? I just want to make sure I understand. We're going to
1766 monitor-

1767 Spv. Kramer:

1768 Monitor it for a short while and I have been assured by the representative of Regatta Pools that
1769 they will take responsibility for correcting that one if it continues to pond water and not flow
1770 properly.

1771 Area Field Director:

1772 Then I will work with Field staff on getting the original swale restoration work completed.

1773 Spv. Kassel:

1774 So, the swale at the original swale draining issue, I just want to be sure that we are going to be
1775 doing the work on both sides of that, not just one side. Because, as you know, I heard from a
1776 resident who's on the left side of that property on the street, that she has some ponding. She sent
1777 a photograph that I sent you and I just want to make sure that it's not just the right side, it's also
1778 the left side.

1779 Area Field Director:

1780 Yes, ma'am. Under Dave's last change order, he's coming out with a shovel to help with this
1781 work.

1782 Spv. Kramer:

1783 Actually, the area that needs the work done is right behind the resident's home that put in the
1784 pool that caused the filling in of the swale.

1785 Area Field Director:

1786 That's the high zone-

1787 Spv. Kramer:

1788 That's the high point. It needs to be draining towards the conservation area or the end of the road,
1789 it needs to be going out that way. The water is ponding, that high area is blocking the swale
1790 drainage and pushing the water back behind, actually, not one but two homes now. So, we'll be
1791 digging out right behind the home with the pool to allow it to flow.

1792 That's where the damming is.

1793 Spv. Kassel:

1794 But you're saying it flows from -

- 1795 Area Field Director:
1796 If you're looking at the house-
- 1797 Spv. Kassel:
1798 ... West- from east to west?
- 1799 Spv. Kramer:
1800 I'm losing my direction.
- 1801 Spv. Leet:
1802 To the conservation area.
- 1803 Spv. Berube:
1804 ... with the pool-
- 1805 Spv. Kramer:
1806 The conservation area.
- 1807 Spv. Berube:
1808 Should it start from the center and go east?
- 1809 Spv. Kassel:
1810 If this flows from east to west and the issue is only right there, why would the house to the West,
1811 where the flow should not be impeded, have collection of water?
- 1812 Spv. Berube:
1813 No, the high point is behind the problem house and then it will- that'll be the top of the mountain,
1814 and then both sides will run down equally away from there. That swale doesn't run completely
1815 east to west or west to east. The high point is behind that house and that's where the problem
1816 came in. Then, once it's graded-
- 1817 Spv. Kassel:
1818 Which way does the water flow?
- 1819 Spv. Berube:
1820 Both ways.
- 1821 Spv. Leet:
1822 I believe the high point is more on the center of the pond area. This house, these are all towards
1823 the end. So, I believe, over the properties that we're talking about, it is east to west.
- 1824 Spv. Berube:
1825 Well, our engineer picked... The engineer picked the high point.

- 1826 David Hamstra:
1827 Let me please correct all of this.
- 1828 Spv. Kramer:
1829 Yes.
- 1830 Spv. Berube:
1831 Sure.
- 1832 David Hamstra:
1833 If you're standing on a pond berm facing the pool that got constructed.
- 1834 Spv. Leet:
1835 Yes.
- 1836 David Hamstra:
1837 All right? We're going to recreate the flows from left to right.
- 1838 Spv. Leet:
1839 East to West.
- 1840 Spv. Kassel:
1841 East to West.
- 1842 David:
1843 If I wanted to go and do this or this
- 1844 Spv. Kassel:
1845 Okay. Right.
- 1846 Spv. Kassel:
1847 So, that's what I'm saying. So, why would the house to the west of the pool have a ponding issue
1848 if it's supposed to be draining toward the west.
- 1849 Spv. Berube:
1850 Because there's the high point that's keeping the water from going down, so it needs more
1851 grading so-
- 1852 Spv. Kassel:
1853 But the high point, the high point is-
- 1854 Area Field Director:

- 1855 On the east side of-
- 1856 Spv. Kassel:
1857 ... to the east side.
- 1858 Area Field Director:
1859 What she's saying, the ponding,so, if you get to the high point of the swale-
- 1860 Spv. Kassel
1861 So, here's the house with the pool, right? So, the water flows this way. Okay?
- 1862 Area Field Director:
1863 It should.
- 1864 Spv. Kassel:
1865 Should be flowing this way, right?
1866 So, and the original problem was here on the east side where water was ponding because this was
1867 blocking it. But if it flows this way, why would this house have a pond behind it.
- 1868 Spv. Kramer:
1869 Is- does that house-
- 1870 Spv. Kassel:
1871 Yeah.
- 1872 Spv. Kramer:
1873 Who is the owner of that house?
1874
- 1875 Spv. Kassel:
1876 Grissom.
1877
- 1878 Spv. Kramer:
1879 No, they're on the other side, I think.
- 1880 Spv. Berube:
1881 David, did you happen to put a stake in ground where the high point, the middle is?
- 1882 David Hamstra:
1883 I been out there after the rain but I didn't see any issue on the other side.
- 1884 Spv. Kramer:

- 1885 On the other side. So, I think she's one over. Okay. See this is-
- 1886 Spv. Kassel:
- 1887 No, that's the Millers, this is the one, what's this one? This one here.
- 1888 Spv. Kramer:
- 1889 This one right here?
- 1890 Spv. Kassel:
- 1891 Yeah.
- 1892 Spv. Leet:
- 1893 Yeah, I mean, it's possible if you started with a continuous slope and then you had something
- 1894 disturb it, it's possible you could still have some residual ponding on both sides.
- 1895 Spv. Berube
- 1896 Oh yeah, doesn't take much.
- 1897 Spv. Leet:
- 1898 Right. But we would need to see after a rain
- 1899 Spv. Kramer:
- 1900 But we need to look at it and see. I'm sorry. My apology.
- 1901 Spv. Leet:
- 1902 So, if they can send us a picture of, you know-
- 1903 Spv. Kassel:
- 1904 They sent us a picture.
- 1905 Spv. Leet:
- 1906 Okay. Then, I mean, that should be pretty... I mean, well, they've done this before. They did like
- 1907 a whole street, you know, after half the houses were built up, so it doesn't seem to me to be
- 1908 completely out of the realm of possibility that they, to get a continuous grade going to get new
- 1909 drainage, they might need to do it a little bit higher.
- 1910 Spv. Kramer:
- 1911 And that was Supervisor Leet? All right. Field Manager?
- 1912 Area Field Director:
- 1913 Yep. The sidewalk panel replacement update. Still no response from Orlando Driveway.
- 1914 ACPLM had a manager change and I'm waiting on that panel proposal replacement as well.

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1915 We took it, meaning the Inframark field staff, not myself but my other staff, took upon ourselves
1916 to go and do a sidewalk inspection inventory for you all right away because of the current
1917 situation with issues with trips and falls. And I believe we provided a proposal for grinding and
1918 panel replacements that is in your agenda packet. And I can talk about that, if you want, now or I
1919 can keep going through and finish this update and we can come back to that.

1920 Spv. Kramer:

1921 Let's go ahead and discuss it, since-

1922 Area Field Director:

1923 Sure. So, the pricing that's there, and I believe there's a spreadsheet or a breakdown. I don't have
1924 the agenda in front of me.

1925 Spv. Kramer:

1926 Okay, there-

1927 Spv. Kassel:

1928 I have it.

1929 District Manager Montagna:

1930 Yes. Here. Here you can talk through it.

1931 Spv. Kramer:

1932 811 grinds are needed and-

1933 Area Field Director:

1934 79 panel replacements. Okay. Those 79 panel replacements total because each all your
1935 sidewalks, they are different widths, right? There are some eight footers, six footers, five footers.
1936 Total, 1731 square feet of panels, which equates to 21.6 and change, yards of concrete. So, what
1937 the bottom of the spreadsheet shows is that basically, on average, our grinding guy, not staff on
1938 site, our grinding folks can get 16 panels done on average a day. Ground, not replaced. So, what
1939 the numbers below, where you see one, two, three, four is what we're currently on site doing, our
1940 staff is doing grinding. That's part of our contract, right? But it hadn't been done on-

1941 Spv. Kramer:

1942 Expeditiously?

1943 Area Field Director:

1944 Well, I'm trying to-

1945 District Manager Montagna:

1946 Hadn't been done regularly.

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1947 Area Field Director:

1948 Yeah, routinely is probably the-

1949 District Manager Montagna:

1950 There you go.

1951 Area Field Director:

1952 ... better way of putting it, right? So, when that happens, over time you know, the trees are
1953 getting larger, when you get more lift on sidewalks. Okay? So, if you're not doing it once a year
1954 or at least going through and doing an audit once a year, you're not staying on top of the grinds.
1955 You're going to have something like 811 grinds. So, the one, two, three, four is basically the
1956 number of men. If we want to do this in house and not pay a dime, one guy would need to be
1957 dedicated basically for 50 almost 51 days only doing grinding. Now if that happens, that's eight
1958 hours a day. If that happens, honestly that one laborer staff here would not be doing his current
1959 duties.

1960 Spv. Berube:

1961 Let me- let me stop you right there.

1962 Area Field Director:

1963 All right.

1964 Spv. Berube:

1965 Several years ago we bought that little machine. We didn't have the sidewalk problem that we
1966 have.

1967 That was, it's a touch-up machine. If anybody who's seen it, it grinds a 12 inch bat, small engine.
1968 It was made to do a couple- a few a week maybe. Right? And it has paid for itself over the years.
1969 When you start getting on a scale like this, that's not the machine. That's not what it was intended
1970 for, that's not why we bought it. But it kept getting serviced and used for this project, but indeed
1971 there needs to be a different machine for doing this.

1972 Area Field Director:

1973 So, we have since purchased new handheld grinders that we hook up to generators, and we
1974 bought concrete grinding disks.

1975 Spv. Berube:

1976 Scarify it.

1977 Area Field Director:

1978 Yeah.

1979 Spv. Berube:

1980 Make a nice even-

- 1981 Area Field Director:
1982 Correct. And it's a nice, clean finish-
- 1983 Spv. Kramer:
1984 Much nicer.
- 1985 Spv. Berube:
1986 Absolutely.
- 1987 Area Field Director:
1988 We brought out Freddy to do a training with the staff, so the original grinds versus what they're
1989 doing now, look totally different.
- 1990 Spv. Berube:
1991 Yes.
- 1992 Area Field Director:
1993 They're a nice straight line, about six to eight inches in depth, it has a nice contour for what's
1994 there. That's what we would be using. The machine that was currently here, it is more kind of a
1995 scarifier, at least that was the finished product. It wasn't very flush
- 1996 Spv. Berube:
1997 Right.
- 1998 Area Field Director:
1999 It was very rugged. So-
- 2000 Spv. Kramer:
2001 And it required two people, one to blow and one to-
- 2002 Spv. Berube:
2003 Yes.
- 2004 Area Field Director:
2005 Well, they both will.
- 2006 Spv. Kramer:
2007 Okay.
- 2008 Area Field Director:
2009 I mean, it would technically. I mean, yes, we should have somebody blowing, there's a lot of dust
2010 with the grinder or the scarifier, it doesn't matter.

2011 Spv. Berube:

2012 Here is the extension of grinding. The sidewalks are popping up because you got roots
2013 underneath. You can grind them once, maybe twice, now you've run out of concrete. And you're
2014 spending more money after more money after more money when the root is the cause of the
2015 problem. It's probably just as easy, and almost as cost effective, to just pop the panels up and put
2016 new concrete in and take the roots out at that time.

2017 District Manager Montagna:

2018 Cost effective, no. In the long run, yes.

2019 Spv. Berube:

2020 Yeah. Over time, you just go keep spending money grinding, grinding, grinding, and then
2021 ultimately you're going to say, "No more grinding on this panel. Got to pop it." Cut the roots and
2022 put a new panel in.

2023 District Manager Montagna:

2024 That is accurate, but a lot of districts do that for budgetary purposes. You don't have the money
2025 to go out and rip up X amount of panels-

2026 Spv. Berube:

2027 Sure.

2028 District Manager Montagna:

2029 ... So, they will grind them. It's a cheaper fix over a course of a couple of years. And then you get
2030 to the point, exactly that, you have to replace it at some point. But budgetary-

2031 Spv. Kramer:

2032 What I'm looking at right now is that if we went in and replaced all the panels that needed
2033 grinding as well as the ones that need to be replaced, we're looking at like \$750,000, or more.

2034 Spv. Berube:

2035 Yeah, but 811 grinds, what's the cost per grind?

2036 Area Field Director:

2037 It's in your proposa .

2038 Spv. Kassel

2039 \$65,000.

2040 Area Field Director:

2041 No, the cost per grind-

2042 Spv. Kassel:

2043 Oh, sorry. It's \$20 and \$38.

2044 District Manager Montagna:

2045 No, it's \$38.

2046 Area Field Director:

2047 \$38 even.

2048 Spv. Kramer:

2049 Per grind.

2050 District Manager Montagna:

2051 That's what Inframark is charging Harmony because we obviously do work out here. The typical
2052 is about \$48 per grind.

2053 Spv. Kramer:

2054 Being the one that ended up representing Harmony in the most recent lawsuit, I think we need to
2055 basically get on top of at least the grindings and panel replacements that are identified right now,
2056 and then we can go back to our staff maintaining them after that.

2057 Spv. Berube:

2058 But, let me back up a second. We have 811 grinds, you said it was \$65,000.

2059 Spv. Kassel:

2060 No, that's the total for the grinds and the replacements.

2061 Spv. Berube:

2062 Oh, okay. All right.

2063 Spv. Kassel:

2064 Grinds- the grinds total \$31,000 approximately and the replacements total-

2065 Spv. Berube:

2066 I move to approve grindings and replacements in the amount of \$65,438 as the proposal provided
2067 by Inframark.

2068 Spv. Kassel:

2069 Second.

2070 Spv. Kramer:

2071 Okay. I have a motion to approve the Inframark proposal for grindings and panel replacement by
2072 Supervisor Berube, and a second by Supervisor Kassel.

- 2073 Spv. Berube:
2074 Hold on a second. To comply with our purchasing and procurement agreement, we have to
2075 decide where we're going to pay from this from. We're going to go with Inframark based on past
2076 service and they are our contractor
- 2077 Spv. Kramer:
2078 I presume it will be from our sidewalk fund
- 2079 Spv. Berube:
2080 Does it have enough?
- 2081 Spv. Kassel:
2082 It has \$43,000 in it.
- 2083 Spv. Kramer:
2084 Well, we also have a reserve too that has sidewalk named on it, so between the two..
- 2085 Spv. Berube:
2086 Take it all out of the reserve.
- 2087 Spv. Kramer:
2088 No, between those two we take from this year's and then whatever-
- 2089 Spv. Berube:
2090 It's all the same pot of money but I'm just trying to-
- 2091 Spv. Kramer:
2092 Right.
- 2093 Spv. Berube:
2094 ... say where we're going to get the money from.
- 2095 Spv. Kassel:
2096 Reserve sidewalks and alleyways, \$43,500. Of course, sidewalks and alleyways will also be the
2097 resurfacing.
- 2098 Spv. Berube:
2099 Right. Well, one thing at a time. But the sidewalks is very important at this point. So, my motion
2100 has been amended to include the payment to come out of sidewalks and alleyways with the
2101 residual from the sidewalk reserves.
- 2102 Spv. Kramer:
2103 Okay.

2104 Spv. Berube:

2105 Motion on the table.

2106 Spv. Kramer:

2107 Do you accept the amendment?

2108 Spv. Kassel:

2109 I do.

2110 Spv. Kramer:

2111 Amendment has been accepted by the second. All in favor?

2112 All Spv.s:

2113 Aye.

2114 Spv. Kramer:

2115 All opposed? Hearing none. Motion passed.

2116

2117 On MOTION by Spv. Berube, SECOND by Spv. Kassel,
2118 with all in favor, the Board approved the proposal for
2119 sidewalk grinding and replacements.

2120

2121

2122

2123

2124 Spv. Berube:

2125 Project completed by next meeting?

2126 You could do it. Come on.

2127 Area Field Director:

2128 I will work on scheduling. I'm going to be very upfront with you all, we do have some ongoing
2129 jobs right now. I will get scheduling and make it a priority that Harmony is moved up on the-

2130 Spv. Berube:

2131 We're further ahead now than we were 10 minutes ago. It's all good.

2132 Area Field Director:

2133 I will send an email out to the Board with a better date for you, a ballpark. I don't want to over-
2134 promise.

2135 Spv. Kramer:

2136 Okay.

2137 District Manager Montagna:

2138 And under-deliver.

2139 Spv. Kramer:

2140 Do you have another proposal we have to address?

2141 Area Field Director:

2142 Sure.

2143 Spv. Kramer:

2144 The invasive species.

2145 Area Field Director:

2146 Oh. You scared me. I'm sitting there with my checklist, because I'm going straight down and I'm
2147 like, "Have I written a proposal..." So, there are two proposals that were submitted. One was-

2148 District Manager Montagna:

2149 Only one's in the agenda.

2150 Area Field Director:

2151 One is not in the agenda. The first one is from Aquatic Weed Management and that is for
2152 \$194,000. There is a phased approach, and I'm trying to find it in the agenda

2153 District Manager Montagna:

2154 218.

2155 Area Field Director:

2156 Thank you. So, Aquatic Weed Management, who does work with Bowman and Blair and who
2157 was at the initial inspection, provided in the agenda it's a \$200,000 proposal. They did send a
2158 revised one which I shared with the Board.

2159 District Manager Montagna:

2160 I sent it out and you sent it out.

2161 Area Field Director:

2162 Yeah, for \$194,000. I did verify with Aquatic Weed Management that there were no changes to
2163 the scope or specifications in that revised proposal. Like I mentioned in my email, I did not
2164 request any revised proposals as well, for the record. So, there's that one and then a separate one
2165 came in from Syte Land Management.

2166 District Manager Montagna:

- 2167 They're both, actually both of those vendors are on Zoom.
- 2168 Area Field Director:
2169 They are both on Zoom.
- 2170 District Manager Montagna:
2171 Correct.
- 2172 Spv. Kramer:
2173 All right.
- 2174 Area Field Director:
2175 So, if you have any questions for them... I can continue to discuss them, but if you have any
2176 questions..
- 2177 Spv. Kramer:
2178 I do have a question. This is Syte Land Management. Who do we have here representing Syte
2179 Land Management?
- 2180 Syte Land Management Rep:
2181 This is James Piney. Hi, can you hear me?
- 2182 Spv. Kramer:
2183 Yes, it's a little loud so we're adjusting your volume now.
- 2184 Syte Land Management Rep:
2185 All right.
- 2186 Spv. Kramer:
2187 James, in your proposal, you indicated that you're going to mulch all three of the invasives.
2188 Spv. Kassel:
2189 Cogon grass-
- 2190 Spv. Kramer:
2191 ... pepper tree- the Brazilian pepper, I understand. The Cogon grass, is there a reason that you
2192 were proposing to mulch that?
- 2193 Syte Land Management Rep:
2194 Well, on that mulching part, the approach that we would take is, I went and walked all the areas.
2195 So, W4 on the map, the one that is surrounded by the golf course, there's a lot of Brazilian
2196 pepper on that one, along the driving range, the golf course so we would mulch that down. As far
2197 as the other areas go, there'd be a chemical approach first and then you would mow it down.
2198 Then we would do that process a few more times after that. I know I don't have the month on the

2199 third treatment but it would be in September. So, the other approach we would take by doing that
2200 is creating access for the spray team to come in. So, on the areas with Cogon grass, we'd still
2201 mulch through those areas to create access on the inside of the barriers to make sure that we're
2202 getting the coverage that we want, but in those mitigation areas.

2203 Spv. Kramer:

2204 Okay, so your mulching would be just up to the Cogon grass?

2205 Syte Land Management Rep:

2206 No ma'am. We would- so, specifically on Cogon grass on some of those areas, it would be
2207 sprayed first and then we would mow it down once its sprayed. And then on top of that, in those
2208 areas we would create, I don't want to call it a trail system, but we would create access with the
2209 spray team to get inside of those areas so they can effectively spray together the bases within
2210 those areas. W4, again, is a huge piece, so... and I walked through it, we could create access
2211 through it so the sprayer can get in there and, and get the access, the coverage that we want.

2212 Spv. Kramer:

2213 Okay, can you describe to me the, what your treatment methodology would be for Old World
2214 Climbing Fern?

2215 Syte Land Management Rep:

2216 Yes, so I'm, I have actually partnered with NuClear Aquatics and Matt is also on this call. So,
2217 Matt, do you want to explain the mechanics behind that?

2218 Matt:

2219 Yeah. Hey, everyone. My name is Matt Mesimer with NuClear Aquatics. We've partnered with
2220 JP here, or PJ, I'm sorry. As far as the treatment goes on the Climbing Fern, essentially you're
2221 going to use a product called triclopyr. So, that's what we would use to attack that with and that
2222 would be sprayed. So, in where of those areas, we would be spraying that on of that particular
2223 plant, as well as the Cogon grass, we would spray that as well. The Brazilian Pepper we can treat
2224 with a spray treatment, but mulching, if we get a mulch out of it, it will help a lot on getting it
2225 down because even if I spray it, it's still going to be a dead tree, so you need to mulch it down to
2226 get it out of there.

2227 Spv. Kramer:

2228 Okay. So, Old World Climbing Fern, you're just planning on spraying it? Do you do anything
2229 else before you spray or do you just spray the entire plant?

2230 Syte Land Management Rep:

2231 Well, I would go in and take care of the ground work, so when you get in there and where it's
2232 starting to climb up, I mean, I would clean the underbrush around, if there's you know, heavy
2233 infestation area, I would mulch that area around that tree that is being choked out and then you
2234 would spray it from there. So...

2235 Spv. Berube:

2236 To be clear, when you say mulch, you mean grind it all up with a grinder, right?

2237 Syte Land Management Rep:

2238 Correct.

2239 Spv. Berube:

2240 Yup. Okay.

2241 Spv. Kramer:

2242 Do you have a percent clearance? We have a requirement with the Water Management District,
2243 as I recall, I think it's 90 percent clearance. Would you be able-

2244 Syte Land Management Rep

2245 Yeah. So, our goal would be, our goal would be 90 plus percent and that's really the reasoning
2246 behind the mulching that I've mentioned quote-unquote trail system is to ensure that we're
2247 getting inside of those areas. If we just try to walk through those areas with backpack sprayers or
2248 whatever we could get in there. I don't think you're going to be highly effective just by covering
2249 those areas, so what we would do is Matt and I would meet there, to start and we would walk
2250 those areas and create a map of where my team would mulch to make sure that he has access
2251 through the entire area, without here and go and underbrush the whole mitigation area because
2252 it's, you know, it's a conservation mitigation area. So, we would be strategic on where we run
2253 that machine. Create a path and access the entire thing. The end goal of the pre-treatment would
2254 be at 90 plus percent control.

2255 Matt Mesimer:

2256 Yeah. I think with the collaboration between the two of us, we can definitely get in there, walk
2257 the areas, identify some of the worst areas on maybe getting my spray rigs in there and taking
2258 care of them. If we have to backpack spray, we can, but it is not as effective as getting in there
2259 with an ATV. But I think between the two of us, we can definitely knock it out, I'm hoping, more
2260 than 90 percent is my goal.

2261 Spv. Kramer:

2262 Okay.

2263 Supervisor Leet:

2264 I have a question with that. So, on this conservation areas, we have these signs we have posted
2265 them demarcating this area. They all say that clearing of land is not allowed. Making these kind
2266 of maintenance trails, that's not going to count as clearing land, is that correct? Do we need
2267 engineering or legal or-

2268 Syte Land Management Rep:

2269 I did call, I didn't realize it was St. Johns, I did call Swift Mud (SWFWMD) about it. There were
2270 zero issues with them, however, I would make that call to St. Johns myself.

- 2271 Spv. Leet:
2272 South Florida. It flows south.
- 2273 Syte Land Management Rep):
2274 And I just state, when I told her who it was, she was like, oh, it's St. John. You get all a little bit.
2275 I'm sure it's probably similar, but I would call about that.
- 2276 Supervisor Leet:
2277 Okay. Thanks.
- 2278 Spv. Kramer:
2279 Right. So, your proposal is to take vehicles into the conservation areas to accomplish the
2280 treatment. Is that right?
- 2281 Syte Land Management Rep:
2282 When you say vehicles, yes, small ATV type things. I'm not taking any trucks or-
2283
- 2284 Spv. Berube:
2285 Small tractor with a grinder.
- 2286 Spv. Kramer:
2287 Right. Yeah. Okay.
- 2288 Supervisor Leet:
2289 So, would you be talking like a flail mower or something with, would this clearing be also done
2290 by vehicles?
- 2291 Syte Land Management Rep:
2292 I would take like forestry mulching equipment, which essentially would be, I mean, it would
2293 leave a trail that you could drive on or walk on with these. Yeah, that's what the machine does. I
2294 could send some pictures or whatever of what the end product of that would look like and this
2295 flat ground and anyways, turning to mulch.
- 2296 Spv. Kramer:
2297 Okay. Any other questions for Syte Land Management?
- 2298 David Hamstra:
2299 Do we think they should reach out to Steffan with what their proposal specifically and ask these
2300 questions?
- 2301 Spv. Kramer):

2302 Yes. We're going to have to coordinate or you're going to have to coordinate through, our
2303 environmental, ecological consultant, Bowman and Blair, and work through Steffen Pierre with
2304 the South Florida Water Management District. Because there is concern about cutting paths into
2305 our conservation area. I want to be very careful. We've finally gotten a really good relationship
2306 with them and I really not want have that messed up, so.

2307 Syte Land Management Rep:

2308 No. Absolutely. What was the name? So, this is Swiftmud, who was the name of this person?

2309 Spv. Kramer:

2310 It's not Swiftmud, it's South Florida Water Management.

2311 Syte Land Management Rep:

2312 We're in South Florida. I'm sorry.

2313 Spv. Kramer):

2314 Okay.

2315 Syte Land Management Rep:

2316 What was the name of who-

2317 Spv. Kramer:

2318 Steffan Pierre.

2319 Syte Land Management Rep:

2320 Well, I will at least do my due diligence on my end, regardless of how this shakes out and I'll
2321 see what they say.

2322 Spv. Kramer:

2323 Okay. Great. Any other questions of Syte Land Management? Okay.

2324 Spv. Kassel:

2325 No, I have a question for our engineer, but-

2326 Spv. Kramer:

2327 Okay, we'll go to Spv. Kassel for a question for our engineer and then we will go to Aquatic
2328 Weed Management. I have some questions for them also.

2329 Spv. Kassel:

2330 Sure. David, have you ever worked with Syte Land Management?

2331 David Hamstra:

2332 No, I have not.

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2333 Spv. Kassel):

2334 I see. And do you know if Bowman and Blair has?

2335 David Hamstra:

2336 I will ask Catherine tomorrow.

2337 Spv. Kassel:

2338 Okay. Thank you.

2339 Spv. Kramer:

2340 Okay. Let's turn, do we have someone here from Aquatic Weed Management?

2341 Bill Snively:

2342 Yes, ma'am. Bill Snively.

2343 Spv. Kramer:

2344 Okay, Bill Snively, we're going to adjust your volume up just a bit.

2345 Supervisor Leet:

2346 Go ahead, Bill.

2347 Spv. Kramer:

2348 Bill, can you basically explain to us what, how you proposed to treat these areas?

2349 Bill Snively:

2350 Thank you. Our approach to the other guys, we'll do it all in house. We do have mulcher, we do
2351 have crews. I'm a little, I disagree a little bit about getting some of that equipment into that
2352 wetland, from what, I think it was Brad who rode with us that day, he just talked about all the
2353 water in there. So, I think you're going to end up with hard to access, you know, with forestry
2354 mulchers. So, anyway, we will get in and we will cut Climbing Fern. Cut it down, anything that
2355 is eight feet or higher, we'll cut it down and treat everything underneath. And hack and squirt the
2356 peppers and kill them in place. All Caesar weed, Cogon, all the same, we'd kill them in place. We
2357 would, in our estimate, does mention some mulching as necessary to help us on some of those
2358 edges will truly fit. But we're talking about we might do some mulching there or after the initial
2359 treatment. Come in and mow it back through the Cogon where we can access and see the growth
2360 better and treat it better on the second, then third application.

2361 So, that's our goals. We're there with 90 percent plus success criteria at the end of the third
2362 treatment and we need to get it started before it goes underwater.

2363 Spv. Kramer:

2364 Okay, thank you so much. Any other questions of Aquatic Weed Management?

2365 Spv. Kassel:

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2366 Bill, could you explain why your proposal is more than double Syte Land Management's
2367 proposal?

2368 Bill Snively:

2369 Explain why my proposal is what?

2370 Spv. Kramer:

2371 I'm sorry. They haven't seen each other's prices-

2372 Spv. Kassel:

2373 Oh.

2374 Spv. Kramer:

2375 I don't think.

2376 Spv. Kassel:

2377 It's public.

2378 Spv. Kramer:

2379 I'll let you know, Syte Land Management's proposal was, three treatments over a year's period
2380 for \$82,000. Aquatic Weed Management pre-treatments over a year. 90 percent success. Sounds
2381 like Syte Management will also guarantee a 90 percent kill rate. If that's the case, then there's
2382 somewhat similar except the different treatment methodologies and your, that's \$194,000. And
2383 these are both for approximately 180 acres. Is that not correct? Okay.

2384 Spv. Kassel:

2385 So, Bill, I was asking why your proposal is more than double Syte Land Management's? I'm not
2386 making any judgments, I'm just inquiring.

2387 Bill Snively:

2388 I'm sorry. I'm having trouble hearing you. What's that for Bill of Aquatic Weed?

2389 Spv. Kassel:

2390 Yes.

2391 Bill Snively:

2392 I just think there's that much to the job. I think there's more to it than that. We may work at
2393 different margins. I'm not sure, but you're welcome to hire them.

2394 Spv. Kramer:

2395 Okay. Any other questions for either of the companies we're considering? Hearing none, we'll
2396 bring the discussion back to the Board. Thank you, gentlemen. We very much appreciate your
2397 information.

- 2398 Bill Snively:
2399 Yes, ma'am. Thank you.
- 2400 Spv. Kramer:
2401 Thank you.
- 2402 Syte Land Management Rep:
2403 Thank you. Thank you.
- 2404 Spv. Berube:
2405 Too much of a disparity there.
- 2406 Spv. Kramer:
2407 We have two proposals before us. I presume we asked more companies to-
- 2408 District Manager Montagna:
2409 I reached out to Cross Creek Environmental, I reached out to Solitude. Neither one were able to
2410 provide a proposal.
- 2411 Spv. Berube:
2412 I suspect that the reason that the lower price is the lower price is because they're the method of
2413 getting in there using the Skid Steer track machine, with a forestry mulcher in the front is the
2414 most labor nonintensive way. It's quick and they can also skid steer those things around the base
2415 of the trees and cut all those roots out and, -
- 2416 Spv. Kramer:
2417 But, no. I have serious concerns if we're going to be considering that because of the damage it
2418 causes to those conservation areas.
- 2419 Spv. Berube:
2420 These are not rugged. These machines are made for this. If you've ever seen it, it's a rubber track
2421 and it doesn't, you can run it over your lawn and it won't do any damage to your grass. That's the
2422 idea behind it. So, they're intended for this kind of work. And they just put a grinder in the front,
2423 basically a wheel with teeth that flail, you ask about a flail mower, it's the same as that. And it
2424 just goes in and they, they skim the surface- the operator can put it down as low as you want or
2425 pick it up to leave as much surface you want. Really this, they're environmentally friendly. That's
2426 why they sell them.
- 2427 Spv. Kassel:
2428 Perhaps we should hear from our engineer.
- 2429 District Manager Montagna:

2430 I was just going to say, they did something similar with the same machine in Bradenton, Terra.
2431 Enormous. Their whole community is covered with conservation all the way around and went
2432 through the same process and the most efficient way. And yes, it does look yucky for a little bit,
2433 but it greens right back up very quickly. And again, Hillsborough may be a little different than
2434 Osceola, but it wasn't an issue and it actually eradicated it pretty good. So, just my two cents.

2435 Spv. Kramer:

2436 Okay. So, you have had experience with them? Okay.

2437 District Manager Montagna:

2438 Not with that company, with the machine they're talking about.

2439 Spv. Kramer:

2440 With the machine.

2441 District Manager Montagna:

2442 Yes. Not that, not the company itself.

2443 Spv. Berube:

2444 David has something to say?

2445 Spv. Kramer:

2446 Yes, David?

2447 David Hamstra:

2448 No, I think the machine and that method were successful. I'm just concerned about, we've been
2449 dealing with a lot of conservation areas. They can do a little to no disruption of existing lands
2450 within there, so I just don't want to make sure that Steffan with South Florida is completely
2451 comfortable with that form of removal of the invasive and nuisance species.

2452 Supervisor Leet:

2453 I believe that again there are some, depending on the parcels, there are some, either overgrown
2454 trails or, you know, I don't, I agree with what you're saying. My thought is that they should be
2455 able to, I don't know if they'll need to do, like, some sort of drone survey or something like that,
2456 but there should be, you know, not just, okay. Point A, point B, we're just going to make a
2457 straight line, you know, through there. But my thought is they should be able to, with
2458 consultation from South Florida, figure out a way to do it without being, too disruptive to what's
2459 already growing there and clearing out, maintenance areas, within the, you know, the spirit of
2460 the, rule to not be clearing out the conservation areas.

2461 Spv. Berube:

2462 To that point, we're already getting in there and cleaning because of our guys. To getting in is the
2463 hard part. You have a thicket, right? And that's what that little machine is going to do. It's going

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2464 to go in and make a path so that the guys can come in with the backpack sprayers and get into the
2465 tighter areas.

2466 Spv. Kramer:

2467 Okay. Now it's, one-

2468 Spv. Berube:

2469 You still have to get in.

2470 Spv. Kramer):

2471 He's- Okay. My understanding from the proposal he's outlined is that this is instead of backpack
2472 sprayers. So, they will be trying to access all, I presume they will do some backpack sprayers
2473 where-

2474 Spv. Berube:

2475 No. They're going to have to. Because the machine

2476 You still need to get in deep. But if you ever want to end a couple hundred feet, you can't
2477 physically hand-clear all that mess. So, I'm going to presume they're going to find trails and
2478 they're going to work their way and make a path in and while they're there, any trees they can get
2479 to with the machine, grind up all the base and then the rest is hand-cut and sprayed. I like that,
2480 that method of doing it.

2481 Spv. Kramer:

2482 At this point, does, anybody on the Board want to make a motion?

2483 Spv. Kassel:

2484 No, we don't have answers. I suppose what we could do is approve a proposal pending answers
2485 from, Bowman and Blair, from South Florida Water Management District, who was the third
2486 person?

2487 Spv. Berube:

2488 Our engineer?

2489 Spv. Kassel:

2490 No.

2491 Spv. Kramer:

2492 Steffan Pierre is with the South Florida Water Management District.

2493 Spv. Kassel:

2494 Okay. All right and so, there were two people that we were going to have say in management
2495 check, right? One was Steffan and the other one was who?

- 2496 Supervisor Leet):
2497 Bowman and Blair.
- 2498 Spv. Kassel:
2499 Bowman and Blair.
- 2500 Spv. Kassel:
2501 Okay. Right. I think that if we decided and we need to get a move on this because of the growing
2502 season now, if we decided, so, my concern is that, Syte Land Management is an unknown
2503 quantity to us whereas Aquatic Weed Management is somebody that's referred to us by
2504 somebody that's trusted by our engineer. I'll just leave it there, if somebody wants to make a
2505 motion.
- 2506 Supervisor Leet:
2507 I move that pending the approval of South Florida and our environmental consultant, that we go
2508 with the proposal from Syte Land Management.
- 2509 Spv. Berube:
2510 In the amount of?
- 2511 Supervisor Leet:
2512 Yeah, I'm sorry. In the amount of \$82,000.
- 2513 Spv. Berube:
2514 Paid from reserves.
- 2515 Supervisor Leet:
2516 I believe so.
- 2517 Spv. Kramer:
2518 And...
- 2519 Supervisor Leet:
2520 And,
- 2521 Spv. Kramer:
2522 If they will agree to the 90 percent kill rate.
- 2523 Supervisor Leet:
2524 Yes, sorry. Yes.
- 2525 District Manager Montagna:
2526 It would be in the contract.

2527 Spv. Kramer:
2528 I have a motion to approve the proposal presented by Syte Land Management provided that we
2529 have a sign off from Bowman and Blair and South Florida Water Management District on their
2530 treatment plan and that they agree to the 90 percent kill rate. Do I have a second?

2531 Spv. Berube:
2532 It's a tough call.

2533 Spv. Kramer:
2534 I'll second the motion. So, the motion was made by Supervisor Leet, seconded by Supervisor
2535 Kramer. All in favor?

2536 All Spv.s:
2537 Aye.

2538 Spv. Kramer:
2539 Any opposed? Hearing none, the motion passed unanimously. Thank you, gentlemen. I don't
2540 know if you're still with us.

2541

2542 On MOTION by Spv. Leet, SECOND by Spv. Kramer,
2543 with all in favor, the Board approved the proposal from
2544 Syte Land Management for \$82,000 for treatment of the
2545 invasive species with a clearance rate of 90% or more
2546 provided that Blair and Bowman and South Florida Water
2547 approve of the methods they are proposing.

2548

2549

2550

2551

2552 Syte Land Management Rep:

2553 Thank you.

2554 Spv. Kramer:

2555 Thank you.

2556 Spv. Kassel:

2557 Sorry, Bill.

2558 Spv. Kramer:

2559 Okay. Anything else Field Manager?

2560 Area Field Director:

2561 I have a few more items that, but if you have any questions you have for me. The RFP package is
2562 complete. It is being advertised starting today.

2563 Spv. Kramer:
2564 Landscaping?

2565 Area Field Director:
2566 Correct. Didn't I say that part?

2567 Spv. Kassel:
2568 No.

2569 Area Field Director:
2570 I'm sorry.

2571 Area Field Director:
2572 We will have, the bid package will be picked up next Thursday. We will have a pre-bid meeting,
2573 a mandatory pre-bid meeting onsite the following Monday. And then from there, we will be
2574 turning it around. It will be due, prior to your May meeting and I will have a bid summary for
2575 you at that time.

2576 Spv. Berube:
2577 May meeting?

2578 Area Field Director:
2579 Do I have it right, need it for budgets?

2580 Spv. Berube:
2581 Next meeting is it?

2582 District Manager Montagna:
2583 What do you want it quicker? You have to give him time to come and do a pre-bid meeting and
2584 do their due diligence. We have to provide answers to all their questions.

2585 Spv. Berube:
2586 Two months?

2587 Spv. Kramer:
2588 Okay. Thank you for that update. In your business also, which we've already discussed was the
2589 Buck Lane. Now again, these are, you have the samples here?

2590 Area Field Director:

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2591 I do. That's what I'm going to grab. So, and I have them laid out by type. So, this is your cheapest
2592 version and from what Vincent Morrell told me, they said it's made in China. I don't know what
2593 that means other than it's made in China. This is the version you were looking at. Okay? Here.
2594 And I passed it again. I'm sorry.

2595 Supervisor Leet:

2596 This is the \$18k and the \$20k and the \$24k?

2597 Area Field Director:

2598 Correct. It's in order with the proposals on top. And you can see a difference in the backing. This
2599 is the \$24k. Now, this is the actual \$24k. It's the Syn Augustine. It does not have boat-shaped
2600 leaves like I thought it would. I don't know, I think it's a more denser feel.

2601 Spv. Kassel:

2602 It's tall. It's longer, too, it appears.

2603 Area Field Director:

2604 It may be. You know, laying over a little bit. But, it, I think there's a denser, more strings in
2605 there. So, you feel like how there's more padding almost.

2606 Spv. Kassel:

2607 Oh. It's softer.

2608 Spv. Berube:

2609 Oh. The dogs are going to love this stuff.

2610 Area Field Director:

2611 I will warn you, in the summer time, it's going to be additionally warm. Like, 15 to 20 degrees
2612 warmer-

2613 Spv. Berube:

2614 That's okay.

2615 Area Field Director:

2616 ... than normal turf.

2617 Spv. Kramer:

2618 Luckily, it's very shaded over there.

2619 Area Field Director:

2620 Just to warn you.

2621 Spv. Berube:

- 2622 We're going to leave the irrigation on and turn them on.
- 2623 Area Field Director:
2624 Sure. Why not? Make it a water park.
- 2625 Spv. Kassel:
2626 It's nice.
- 2627 Area Field Director:
2628 They did provide other samples, but they didn't price those, So, I don't, I can share them with you
2629 if you want to see them or if you're not interested. But there are some, like, there's a cinnamon,
2630 there's a fescue. I'll just bring them.
- 2631 Spv. Kramer:
2632 So, this will be kind of like a test case and-
- 2633 Spv. Berube:
2634 Sample three is supposed to be like St. Augustine?
- 2635 Area Field Director:
2636 Well, I think it's the density. You know, St. Augustine's more spongy than a fescue or a rye,
2637 where they're a little thinner. There's not as much thatch layer in those typically.
- 2638 Spv. Kassel:
2639 Don't get confused by the name.
- 2640 Spv. Berube:
2641 Yeah. The backings are the same. The difference is in the density of the, the fabric.
- 2642 Area Field Director:
2643 This is fescue.
- 2644 Spv. Berube:
2645 Same back.
- 2646 Area Field Director:
2647 This is a different fescue. This is a 3-4-3 versus the 2-4-3, which is definitely a little
- 2648 Spv. Kassel:
2649 Thicker.
- 2650 Area Field Director:
2651 Thicker. Yeah.

- 2652 Spv. Berube:
2653 Mm-hmm (affirmative).
- 2654 Spv. Kassel:
2655 But we didn't get proposals on these.
- 2656 Area Field Director:
2657 We didn't, but I'm, I'm sharing them in case you do like a different one. This is the centipede and
2658 this is the Syn Augustine Z47 and this in May is going to hate it.
2659 It is like, it's very similar to artificial turf that you see on an athletic field. Go roll it out and then
2660 adhesive back to it, it'll be pressed and then they tuck it on the edges, so...
- 2661 Spv. Kassel:
2662 So, it's got some kind of cement around it.
- 2663 Area Field Director:
2664 I think there is in the, in the proposal there is-
- 2665 Spv. Kassel:
2666 Yeah.
- 2667 Area Field Director:
2668 ... discussioned on the prep work and how they do it, so.
- 2669 Spv. Kassel:
2670 Yeah. Fresh aggregate. Top layer compacted with sand. A concrete retainer along the perimeter.
- 2671 Area Field Director:
2672 . Those are like pavers. Yeah. You put the fresh aggregate, you get the sand, then you put the
2673 pavers down and then from there, they concrete the-
- 2674 Spv. Kassel:
2675 Then you put your concrete-
- 2676 Spv. Berube:
2677 Yeah. They want some drainage in the bottom.
- 2678 Area Field Director:
2679 Correct.
- 2680 Spv. Kramer:
2681 So, if this goes well, then we can do our soccer field?

- 2682 Area Field Director:
2683 Athletic field. I was thinking the same thing.
- 2684 Spv. Kramer:
2685 This is our test case.
- 2686 Spv. Kassel:
2687 Yeah.
- 2688 Spv. Kramer:
2689 At this point, if everybody's had a chance to take a look at them, we can get moving on. Does
2690 anybody have a motion or?
- 2691 Spv. Kassel:
2692 I move to approve which one is it? Yeah. It's the St. Augustine one for \$24,952. It seems to be a
2693 more substantial... \$24,952.
- 2694 Spv. Kramer:
2695 Now that would be amended for the entire area, though.
- 2696 Spv. Berube:
2697 Yup.
- 2698 Spv. Kassel:
2699 Oh, right.
- 2700 Spv. Kramer:
2701 So, it may be closer to \$30,000.
- 2702 Spv. Berube:
2703 Yeah. It's going to go up 25%.
- 2704 District Manager Montagna:
2705 With the added plant beds that are currently there.
- 2706 Spv. Kassel:
2707 Right.
- 2708 Spv. Berube:
2709 Right.
- 2710 Spv. Kassel:

- 2711 Okay. So, I approve
- 2712 Spv. Kramer:
2713 Move.
- 2714 Spv. Kassel:
2715 Oh, sorry. I move to approve using the-
- 2716 Area Field Director):
2717 The St. Augustine X47.
- 2718 Spv. Kassel :
2719 The St. Augustine X47.
- 2720 Area Field Director:
2721 Syn Augustine, sorry.
- 2722 Spv. Kassel:
2723 St. Augustine X47-
- 2724 Supervisor Leet:
2725 Syn.
- 2726 Spv. Kassel:
2727 Covering of Buck Lane Park.
- 2728 Spv. Kramer:
2729 Do I have a second?
- 2730 Spv. Kassel:
2731 Not to exceed-
- 2732 Spv. Kramer:
2733 Well, just give the square footage price.
- 2734 Spv. Kassel:
2735 Oh, okay. Which
2736 For \$8.78 a square foot.
- 2737 Spv. Kramer:
2738 Okay. I have a motion to approve the St. Augustine.

2739 Spv. Kassel:

2740 Syn Augustine.

2741 Spv. Kramer:

2742 Synthetic Augustine at \$8.78 a square foot for the areas in Buck Lane Park. Do I have a second?

2743 I will second that. It will be a good test case.

2744 Spv. Kramer:

2745 Okay. Anymore comments or discussions? All right. Hearing none, I'll call the question. All in

2746 favor?

2747 Spv. Kassel, Leet, and Kramer:

2748 Aye.

2749 Spv. Kramer:

2750 All opposed?

2751 Supervisor Berube:

2752 Nay.

2753 Spv. Kramer:

2754 Okay. Three to one. Motion passed. Say, we'll try this out and see how it goes.

2755

2756 On MOTION by Spv. Kassel, SECOND by Spv. Kramer,
2757 with three Supervisors in favor, Spv. Berube opposed, the
2758 Board approved the proposal for the Syn Augustine turf
2759 for \$8.78 a sq. ft. for Buck Lane Park.

2760

2761

2762

2763

2764

2765 Spv. Kassel:

2766 The question that I had, was after we approved the weed management proposal, it was subject to,

2767 two approvals? Right. Bowman and Blair and South Florida Water Management District. What

2768 happens if they do not agree?

2769 District Manager Montagna:

2770 Then you have to come back.

2771 Spv. Kramer:

2772 We'll be back.

2773 Spv. Kassel:

2774 Okay.

2775 Spv. Kramer:

2776 All right.

2777 Spv. Kassel:

2778 We're going to miss a month, though. We're going to lose a month. A crucial month.

2779 Spv. Berube:

2780 The weeds will still be there.

2781 Spv. Kramer:

2782 Well, yeah. At that point we'll just continue the treatment and probably have to come back in a
2783 couple months.

2784 Spv. Kramer:

2785 District Manager's report.

2786

2787 **SIXTH ORDER OF BUSINESS**

DISTRICT MANAGER

2788 District Manager Montagna:

2789 Mine's quick. I'll talk about a couple things. Garden lot revenues as of March 22nd, the revenues
2790 total \$1,206.60; expenditures total \$1,107,56; so they're basically right there as of March. And as
2791 we discussed before, there's a resolution out there. I've asked Sylvia to send it over, that states
2792 that the Garden has to spend what they bring in. So, they have asked for some LED lights. I
2793 asked Brett and Vincent to hold off on those because they're at their expenditures unless the
2794 Board wants to approve the District paying for those. So, that's on the Garden Club.

2795 Spv. Berube

2796 LED lights.

2797 Area Field Director:

2798 They are very base model, like Amazon.

2799 Spv. Berube:

2800 Yeah, yeah, yeah, no. The CDD facilities close at dusk.

2801 Spv. Kramer:

2802 Well, where do they plan on using these and for what? Are they for the interior of the shed or do
2803 we know where they're going to use these?

2804 Vincent Morrell:

2805 I spoke with Marilyn and they plan to install them in the shed and the gazebo. Oh, I'm sorry.

2806 They have a little schoolhouse in the rear of the garden lot, so they are going to put them there
2807 too.

2808 Spv. Kassel:

2809 I can see that, having lights there may also prevent some vegetable stealing. Possibly, I don't
2810 know.

2811 District Manager Montagna:

2812 Some what?

2813 Spv. Kassel:

2814 Vegetable stealing.

2815 Spv. Berube:

2816 Stealing of product.

2817 Spv. Kramer:

2818 Or stealing of a-

2819 Rick Conway:

2820 Stacks of equipment in there, too.

2821 Spv. Kramer:

2822 Yes.

2823 Rick Conway:

2824 Is that not true?

2825 Spv. Kramer:

2826 Yes.

2827 We had a utility vehicle stolen also.

2828 District Manager Montagna:

2829 So that's on the Garden Club.

2830 Spv. Kramer:

2831 I have a quick question on the Garden Club. Our resolution, I'd like to see that resolution.

2832 Tell me what it says.

2833 District Manager Montagna:

2834 I just have, I don't have it in front of me. I just have a screenshot, so, I haven't seen the actual
2835 whole resolution, so.

2836 Spv. Kramer:

2837 Okay. So, we need to see that because my understanding is that it says they have to spend it all
2838 that they earned, So, that we don't have any carry over.

2839 District Manager Montagna:

2840 Correct.

2841 Spv. Kramer:

2842 But it doesn't limit the CDD from expending funds to improve the area, but we don't want to
2843 spend it on, like, we want them to spend their money on chemicals to keep the paths clear, the -

2844 District Manager Montagna:

2845 Supplies.

2846 Spv. Kramer:

2847 ... supplies. But actual improvements such as the lights could be over and above that.

2848 District Manager Montagna:

2849 To my knowledge, that was not mentioned in there. But again, I haven't seen the entire
2850 document, in it's entirety, but no.

2851 Spv. Kramer:

2852 Do we know how much the LED lighting they are requesting is?

2853 District Manager Montagna:

2854 Yes. They sent over I thought.

2855 District Manager Montagna:

2856 Vincent Morrell will look it up.

2857 District Manager Montagna:

2858 While he's looking that up, I did speak with Counsel on two things. One, he covered were the
2859 two parcels, Cat Lake access and, across from the school. The other thing was, as I mentioned
2860 the last meeting of itemizing his bill to reflect lining it out, and time spent and maybe I want to
2861 clarify, at the last meeting, an auditor asked, there wasn't, they didn't demand or anything like
2862 that. I didn't think that it was a big deal because he used to line them out according to until they
2863 approved it in February. I did look in the February minutes. I think it was Spv. Kassel did ask to
2864 continue lining that out so you could see. So, I've asked him to come and speak on it, now and
2865 you as a Board approved him to go to a flat fee. So, as of February of 2021, I think, right? I don't
2866 have the exact date. Yes. I believe it's February of 2021, he started just providing a flat fee

2867 invoice and there's nothing itemized. So, I told him I'm leaving it at that. If the Board would like
2868 him to itemize it out, then you can state that now. I'm not talking about retro, I was more talking
2869 about going forward. But again, I'll leave it in the Board's hands.

2870 Spv. Kassel:

2871 When we had discussed it, as you said, I had mentioned that I would still like to see things
2872 itemized out. Is that not something that you're willing to do?

2873 Tim Qualls:

2874 Oh, it's not a matter of willing. You know, Spv. Kassel, I'll do anything that I can to help. The
2875 way our billing software works, it, by putting in entries, it starts to calculate and it, it gets real
2876 screwy with hours and it, it's really not the way that, that billing is done. The auditor I talked to
2877 said it's not necessary from an auditing standpoint. If you want me to, I don't know the best way
2878 to accomplish that. I think by response would be, the best indicator of what we're doing is our
2879 general counsel report and the various other questions we get from Supervisors. But I want to
2880 work with the Board, I just, I don't know the, I don't know the best way to accomplish it. I can't
2881 do it effectively through our billing software.

2882 Spv. Kramer:

2883 Okay. Could you just, like, jot down when you're working for Harmony? You know, not, not to
2884 the tenth of an hour or a quarter of an hour, but just jot down the item? While I think it's
2885 important to have an estimate of time, it's because if we go back and we look at different projects
2886 to see what our overall costs have been on them, it's good to have some way to capture a portion
2887 of your time that can be quantified to that.

2888 Spv. Berube:

2889 Take a look at the Engineer's Report.

2890 Every month, he shows, you know, this took this many hours and this took this many hours, who
2891 worked on it and how many hours it took and then-

2892 Tim Qualls:

2893 Oh, did you pay him by the hour? (laughs)

2894 Spv. Kramer:

2895 Yeah. But, yeah, that's different. We're just looking for just a general breakdown. You know,
2896 here's my bill for \$4,000 flat fee. Here are the, just the different items that I worked on this
2897 month instead of us having to go back and look through all your reports and everything. It's right
2898 there on your bill, just bullet points of what you did and approximately how long it took you to
2899 do those things. That would be helpful and it-

2900 Tim Qualls:

2901 I understand it would be helpful and I will try to figure out how to do that. I can't do it through
2902 the billing software so I'm not sure

2903 Spv. Kassel:

2904 Well, there is a relatively easy way, but you may, it may be too sticky or your accountant may
2905 tell you not to do it. You could use your accounting software as you do with other clients who
2906 you're charging hourly for, but at the end of the billing cycle, issue a credit-

2907 Spv. Berube:

2908 To make it to it \$4,000.

2909 Spv. Kassel:

2910 ... to make it \$4,000.

2911 Spv. Kassel:

2912 Now, your accountant may tell you not to do that, but it's, I mean if you're doing that for other
2913 clients, it's certainly a way to track without putting any work into it, because your system is
2914 already doing the work for you. Now, I don't know if you pay that system per account or how
2915 you pay for that system. So, I don't know if there's an extra expense because you're using it for
2916 an account that's not paying you for the full hourly rate. So... but it's just an idea that could be an
2917 easy way to itemize things and not have to worry that you have to do anything extra.

2918 Tim Qualls:

2919 That sounds like an excellent idea. I'll look into that.

2920 Spv. Kassel:

2921 Okay. Thank you.

2922 District Manager Montagna:

2923 The other thing were the minutes and, Chairwoman Kramer covered that in the beginning. It's
2924 getting very hard with everyone talking over one another. It's getting hard to hear and get clear
2925 things. I mean, I spent, I don't even know how many hours upon hours trying to clean it up and
2926 then other people go on top of me and spend hours in trying to clean that up. So, it is just getting
2927 difficult, to hear, especially if Mr. Berube talking and you're very light-spoken, so he overrides
2928 you and I can't hear anything that you say.

2929 Spv. Kassel:

2930 I don't know about the microphone or the phone, so he's pretty far away from that so-

2931 Spv. Leet:

2932 Yes, sound mics are on one channel and room mics are on another. My suggestion would be,
2933 back when we first started talking about doing this, we, I don't know how much Inframark time
2934 it's consuming, but we had looked at some of the different transcription services that were out
2935 there and our hesitation was they didn't give the extra value that you do of highlighting the
2936 motions and things like that. So, maybe the approach where they do the bulk work of getting all

2937 of the audio into text, and then you can do your window dressing of highlighting the motions and
2938 the important stuff.

2939 District Manager Montagna:

2940 And I tried that and there is no “nearly verbatim” as the Board requested. It’s either verbatim or
2941 it’s summary. If you want verbatim, you get all of that stuff in, which is fine. And I can go back
2942 and go through and clean it up. Your Chairman reviews it. I know Mrs. Kassel reviews it, but it
2943 still takes me 16 hours to go in and review that and try and clean it up, take out the uhs and the Is
2944 and the double sentences. And, it wasn't Joe talking, it was Sally. And so, it is, but it'll help if
2945 everybody just says who they are and like right now, it's very calm. These should be very easy
2946 minutes.

2947 Spv. Kassel:

2948 That we don't talk over one another.

2949 District Manager Montagna:

2950 Correct. That's all. Other than that, it'll go a lot quicker and we can get it knocked out and they'll
2951 be a little more accurate than what they currently have of trying to go in. So, that's all I have.

2952

2953 **SEVENTH ORDER OF BUSINESS**

NEW BUSINESS

2954 Spv. Kramer:

2955 Okay. Thank you. All right. We're going on to new business, Consideration of Resolution 2022-
2956 03, our general election qualifying period.

2957 District Manager Montagna:

2958 So that is basically allowing them to run the election. It also tells you what seats are up, which I
2959 believe are two seats.

2960 Spv. Berube:

2961 Two and four.

2962 Spv. Kassel:

2963 Two and four.

2964 District Manager Montagna:

2965 So, that's all that is. If you have any questions, I'm happy to answer them. Tim is also here. He
2966 can answer them as well, but it's pretty standard.

2967 Spv. Berube:

2968 Move to approve Resolution 2022-03.

2969 Spv. Kassel:

2970 Second.

2971 Spv. Kramer:
2972 Motion by Berube. Second by Kassel. All in favor?

2973 All Spv.s:
2974 Aye.

2975 Spv. Kramer:
2976 All opposed? Hearing none, passes unanimously.

2977

2978 On MOTION by Spv. Berube, SECOND by Spv. Kassel,
2979 with all in favor, the Board approved Resolution 2022-03
2980 on the General Election

2981
2982

2983

2984 Spv. Kramer:
2985 Consideration of Resolution 2022-04, designating treasurer and assistant treasurer.

2986 District Manager Montagna:
2987 Again, that's housekeeping. Your treasurer never changes. It's Steven Bloom. Head of Finance.
2988 Assistant Treasurer, Tremaine retired and left and so naming myself as assistant treasurer in case
2989 paperwork or something needs to be signed.

2990 Spv. Berube:
2991 Move to approve 2022-04.

2992 Spv. Leet:
2993 Leet second.

2994 Spv. Kramer:
2995 I have a motion by Berube, a second by Supervisor Leet, to approve resolution 2022-04. All in
2996 favor?

2997 All Spv.s:
2998 Aye.

2999 Spv. Kramer:
3000 All opposed? Hearing none. Passes unanimously.

3001

CARBON

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3003
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On MOTION by Spv. Berube, SECOND by Spv. Leet,
with all in favor, the Board approved Resolution 2022-04
on Designating Assistant Treasurer

3008

Spv. Kramer:

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Okay. The next item in our new business is the Buck Lake Committee report. So, we had a Buck Lake Committee meeting on March 17th. Before that meeting, I went out. I spoke with Brad. He had not seen anybody treating. I did a complete review of the lake. There are hyacinth banks forming as well as, some problem, Cuban Rush. it appeared that no treatment whatsoever had taken place. They had not even treated their canal over there. When we went into the meeting-

3014

Spv. Berube:

3015

Shocking.

3016

Spv. Kramer:

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I basically called Biotech on it. They did finally admit that they had not done any treatment. So, the decision was that the treatment would start immediately. They scheduled it for March 30th. I'll be going out this weekend to determine if in fact that occurred. We did put a pause, requested people not to be on the lake because it was supposed to be a pretty heavy initial treatment. They will now be doing treatments monthly and everybody was in agreement that they would notify the Harmony CDD well in advance so that we could hold boat, reservations on those dates the treatment occurs. Again, we are not paying a 50% cost share at this time. A hundred percent is being picked up by Harmony West, to recognize our payment in the past. They did ask us to consider a cost share for fiscal year 2023. Biotech will hold its fee of \$1,200 per month when treated, hold that price steady. So, our obligation would be \$600 per month treated and also ask for approval by this Board of the cost share of a not to exceed of \$3,300 for what's called general project coordination. What that would entail is if we needed Biotech to come to one of our meetings or Harmony West needed them, that type of support and any other research or advice that was entailed. Then that could be dealt with under those funds. And again, it's a not to exceed. So, our share of that would be \$1,750. Did I do the math right?

3032

Spv. Berube:

3033

\$1,650.

3034

Spv. Kramer:

3035

\$1,650.

3036

Spv. Berube:

3037

What's it, what's it..

3038

Spv. Kassel:

3039 Yeah. What's it for?

3040 Spv. Berube:

3041 This sounds like gobbledygook from Biotech to collect some extra money here.

3042 Spv. Kassel:

3043 Yeah.

3044 Spv. Kramer:

3045 Again, it's if we wanted to call Biotech in to one of our Board meetings to give us a report to our
3046 full Board separately from the committee. It's for their attendance of our committee meetings to
3047 report on what they're doing and how it's going, whether there are more invasive species that
3048 need to be treated and an update on the lake. So, that's their project coordination. And then the
3049 monthly plan for their treatment.

3050 Spv. Berube:

3051 I trust you fully Madam Chairwoman, that you will keep them under control. I don't have any
3052 need to add more stuff to our agenda. And I think you caught them already. And I don't think we
3053 need to spend any money having them come here and say, "Yeah, we didn't treat the lake last
3054 month, but we're going to get right on it next month and we'll let you know."

3055 Spv. Kramer:

3056 Well, I am barking at their heels so I understand completely what you have said about their past
3057 issues. I would ask that we approve these two. Again, we have paid a cost share for the
3058 development of the plan and for general project coordination for work that's been done to date.
3059 We have not exceeded the amounts that they requested. So, at this point in time, if the Board
3060 would consider approving these two amounts for our next fiscal year so we can include them in
3061 their budget.

3062 Spv. Kassel:

3063 I move to approve the \$600 per month in treatment provided the treatment actually happens.

3064 Spv. Berube:

3065 I'll second that one.

3066 Spv. Kassel:

3067 \$600 a month in treatments-

3068 Spv. Kramer:

3069 That's for our 50% cost share.

3070 Spv. Kassel:

3071 Yes, provided the treatments actually happen.

3072 Spv. Berube:

3073 You, you're on a good roll. Go ahead.

3074 Spv. Kassel:

3075 Well, somebody's got to second it.

3076 Spv. Berube:

3077 Oh right, well, we got to finish. Oh, second it. I seconded it.

3078 Spv. Kramer:

3079 Okay. I have a motion by Spv. Kassel, second by Supervisor Berube to approve, \$600 per month
3080 for each month that the lake is actually treated. All in favor?

3081 All Spv.s:

3082 Aye.

3083 Spv. Kramer:

3084 All opposed? Hearing no opposition, the motion passes.

3085

3086

3087 On MOTION by Spv. Kassel, SECOND by Spv. Berube,
3088 with all in favor, the Board approved the 50% cost share
3089 agreement with HW for Buck Lake. \$600.00 a month,
3090 provided the treatments are actually done.

3091

3092

3093

3094

3095 Spv. Berube:

3096 Well, do we get a report on this treatment?

3097 Spv. Kassel:

3098 No, that would have, that would be-

3099 Spv. Kramer:

3100 That would be under general project coordination.

3101 Spv. Kassel:

3102 ... an additional \$1,700.

3103 Spv. Leet:

- 3104 We'd have to pay extra for that.
- 3105 Spv. Kramer:
- 3106 So, do I hear any motion on the NTE?
- 3107 Spv. Berube:
- 3108 I can see Kerul, where she's going with this. Go ahead. Bring it on.
- 3109 Spv. Kassel:
- 3110 I'm not saying a word.
- 3111 Spv. Berube:
- 3112 I move to decline the \$3,300 project management consulting whatever you call it.
- 3113 Spv. Kramer:
- 3114 Okay.
- 3115 Spv. Kassel:
- 3116 Second to decline.
- 3117 Spv. Kramer:
- 3118 I have a motion and a second to decline approval of the NTE of 3,300 for general project
- 3119 coordination by Biotech. Okay. All in favor?
- 3120 Spv. Berube:
- 3121 Aye.
- 3122 Spv. Kassel:
- 3123 Aye.
- 3124 Spv. Kramer:
- 3125 All opposed? Hearing no opposition, the motion passes.
- 3126
- 3127
- 3128 On MOTION by Spv. Berube, SECOND by Spv. Kassel,
3129 with all in favor, the Board approved declining the NTE of
3130 \$3300.00 for Project Coordination via Bio-Tech.
- 3131
- 3132
- 3133
- 3134

- 3135 Area Field Director Perez::
3136 Madam Chair, may I ask a quick question?
- 3137 Spv. Kramer:
3138 Certainly.
- 3139 Area Field Director Perez:
3140 On the treatments, they don't provide a post-treatment report letting you know what was treated?
- 3141 Spv. Kassel:
3142 They never have.
- 3143 Spv. Kramer:
3144 I, I don't, they haven't-
- 3145 District Manager Montagna:
3146 She's asked for it numerous times.
- 3147 Spv. Kramer:
3148 They have not treated anything yet. So, I cannot answer that question.
- 3149 Area Field Director Perez::
3150 Okay. That was what I was, I kind of mouthed over because you could, that's why Mr. Berube
3151 asked that question. Because in order to know what and when they treat, they need to provide a
3152 post-action report.
- 3153 Spv. Berube:
3154 Right. Maybe we'll get it, maybe we won't.
- 3155 Spv. Kramer:
3156 All right. What, what-
- 3157 Spv. Leetds:
3158 Moving on.
- 3159 Spv. Kramer:
3160 They are required to advise you all in Field Services of when they are going to treat So, you can
3161 keep an eye on them and make sure they treat. How's that?
- 3162 Spv. Kassel:
3163 Just the idea that a vendor would charge us extra to report what they've done and to answer any
3164 questions is, I'll just say outrageous.

3165 Spv. Berube:

3166 Spv. Kassel and myself have had long years of experience with this particular vendor.

3167 Spv. Kramer:

3168 Let's not, I appreciate that but-

3169 Spv. Berube:

3170 And we remember.

3171 Spv. Kramer:

3172 Let's not. Next item on the agenda. I will take this information back.

3173 District Manager Montagna:

3174 I left one thing off of my report, which is District Manager Montagna. I left something off my
3175 report that you guys are going to need to take into consideration going into the budget and that's
3176 your OUC, the streetlights. I've gone through, and I have them all with me, if somebody wants
3177 some light reading. Going back to whenever and they all start at different dates. So, basically all
3178 of the contracts are the same. You do have a payout at the end of each one. Like the one I'm
3179 looking at, for example, the payout was November 1st of 2017. And then following payment,
3180 and all of them have the same language, following payment of the above price by the customer,
3181 that's at the end of your 20- whatever it is, 20-year lease. This one started April 28th of 2005. It
3182 ended November 1st of 2017. Harmony paid-

3183 Spv. Berube:

3184 Because we paid the lease.

3185 Spv. Kassel:

3186 ... \$47,035.20. That was your option to do that. But regardless whether you buy it out or you
3187 continue to pay that capital investment portion, you are still obligated obviously for the month
3188 utility bill and maintenance costs.

3189 Spv. Kramer:

3190 But, at the end of the 20-year contract, which will be 20 whatever, does it specify what happens?
3191 Do we just renegotiate with them for continuing maintenance or, I understand some communities
3192 have in their agreements, but ours is silent to, that we pay a dollar to buy it out and then we're
3193 responsible for maintenance. How is that? We just don't know right now, is that what I
3194 understand?

3195 Spv. Berube:

3196 No. If you look at, if you look at our monthly bill, the maintenance cost is built into that monthly
3197 bill.

3198 Spv. Kramer:

3199 That's correct

3200 , but this agreement says they're going to maintain them for 20 years. It doesn't say what they're
3201 going to do after the 20 years.

3202 District Manager Montagna:

3203 It doesn't. Agreement, but you, the customer. Upon the portion of this agreement will only be
3204 obligated to if you, if this is, if you buy out, but it's the same as if you continue down and renew
3205 the lease. You will be obligated to pay the monthly utility bill including maintenance costs. So,
3206 what I'm doing or what an admin at the office is doing, printed all these out, she's taking them,
3207 putting them in a spreadsheet for me and the language of each individual one. You have some
3208 that have already come off, and you have some that are coming up. So, I'm going to break
3209 everything out and put the language in there, exactly what it is.

3210 Spv. Berube:

3211 At the time of this buyout, that question came up and the answer then, though it's not clear, was
3212 as long as you continue to pay that monthly bill and the maintenance line that's in it, they will
3213 take care of it. If you're asking, are we ever going to own it? No.

3214 Spv. Kassel:

3215 There is a lease.

3216 Spv. Kramer:

3217 No, my question here goes in, I think in those, in the contract, it said that the maintenance fee
3218 would never increase by more than 3% a year, but at the end of the 20- year period, we don't
3219 have an agreement with them anymore so they could increase it. They're not limited to that 3%
3220 increase.

3221 District Manager Montagna:

3222 The customer agreed to pay OUC on a monthly basis throughout the term of the agreement for
3223 installation and maintenance of the lighting equipment and for all electric energy used for the
3224 operation of the lighting equipment on customer's property is specifically described in the
3225 agreement. And there's not anything that comes out and states exactly that which I'm going to
3226 call and get one for each one of these.

3227 Spv. Berube:

3228 There is a 3%.

3229 District Manager Montagna:

3230 Which one did you see it in? Oh, in the agenda?

3231 Spv. Kramer:

3232 So that limits it, narrows it down for you. So, anyway, if you just take a look at that and try and
3233 figure out. My understanding is that OUC is just as confused by these agreements as we are so...

CARBON

3234 Spv. Berube:

3235 It's in, exhibit A. In any one year, the rates for maintenance shall not change by, by more than
3236 3% over the prior year's rate. Capital investment portion of the monthly lighting service charge
3237 shall remain fixed for the term of this agreement.

3238 District Manager Montagna:

3239 Right.

3240 Spv. Berube:

3241 The capital investment portion is now gone-

3242 Spv. Kramer:

3243 Okay.

3244 Spv. Berube:

3245 because we paid it off. So, the 3% lasts as long as the agreement lasts.

3246 Spv. Kramer:

3247 And now, one of the problems is, Dan, did you get that picture of the light post?

3248 Spv. Leet:

3249 Yep.

3250 Spv. Kramer:

3251 Well, we got some issues.

3252 Spv. Berube:

3253 Well,-

3254 Spv. Kramer:

3255 No, we got some issues.

3256 Spv. Berube:

3257 Yeah. We're still paying to have that kind of stuff fixed.

3258 Spv. Kramer:

3259 Okay, but...

3260 Spv. Kassel:

3261 No, wait a minute. So, we're paying a maintenance fee. We're leasing these lights. You're saying
3262 we're, we are paying extra to have that fixed?

3263 Spv. Berube:

- 3264 We're not paying the lease anymore. Those are done. But we continue to pay a monthly-
- 3265 Spv. Kassel:
3266 The maintenance charge.
- 3267 Spv. Berube:
3268 ... utility and maintenance fee that's part of our monthly bill.
- 3269 Spv. Kassel:
3270 Right.
- 3271 Spv. Berube:
3272 So, if that lighting pole gets knocked over, it's theirs.
- 3273 Spv. Kassel:
3274 It's still, but we're still leasing. I mean, we paid the capital expense-
- 3275 Spv. Berube:
3276 Yes.
- 3277 Spv. Kassel:
3278 ... but the maintenance fee is a fee because we don't own the lights, we're leasing them. Even
3279 though we're not paying for the lease at this point in time, we're paying the maintenance charge.
3280 So, are you saying they're charging us extra?
- 3281 Spv. Berube:
3282 No. Well, yes. They're charging us extra to fix broken stuff. If that pole gets knocked over, they
3283 replace it.
- 3284 District Manager Montagna:
3285 If it gets knocked over and that's the difference. They're not going to come out and fix that unless
3286 it's-
- 3287 Spv. Berube:
3288 Safety.
- 3289 District Manager Montagna:
3290 Right. So, what happens in most districts is, yeah, your maintenance, they tell you but it's only if
3291 it gets knocked over, the bulb's out, they'll come and replace that. That kind of stuff, depending
3292 on the aesthetics that the community expects, that's where some districts take on that
3293 maintenance cost of these, because they're not going to come out and fix that.
- 3294 Spv. Kassel:

3295 So, I can't really see that very well.

3296 Spv. Berube:

3297 The bottom is cracked.

3298 Spv. Kassel:

3299 Okay. So, it's just a bottom crack.

3300 District Manager Montagna:

3301 The base.

3302 Spv. Kassel:

3303 Okay.

3304 Spv. Kramer):

3305 There are a number of them like this on Schoolhouse.

3306 Spv. Berube:

3307 Yes.

3308 District Manager Montagna:

3309 And Vincent Morrell started his inspection today of the light poles to see exactly what's out there
3310 and what's damaged and to what an extent.

3311 Spv. Berube:

3312 ... that base is not separate from the, the pole itself. That's, that's molded to the whole pole. They
3313 got to replace the whole pole.

3314 Spv. Kramer:

3315 Okay. So, you're going to do that.

3316 So, we're going to go on. No actions required at this point, right?

3317 Spv. Kassel:

3318 Sorry, what is it you're going to do? I'm just taking notes.

3319 District Manager:

3320 I'm going to take all of these agreements that I have, everything that you guys have from
3321 inception, and I'm going to put it together and see exactly what the maintenance is, what gets
3322 covered, where you are in the lease, how much is left, if there's a buyout, all of that. And I'll have
3323 it on a spreadsheet for you so you can just look at it and kind of see where you are.

3324 Spv. Kramer:

3325 Wonderful.

- 3326 Spv. Berube:
3327 Buyouts have been completed.
- 3328 District Manager Montagna:
3329 What'd you say?
- 3330 Spv. Berube:
3331 Buyouts have been completed. There are no more buyouts.
- 3332 District Manager Montagna:
3333 No more what?
- 3334 Spv. Berube:
3335 Buyouts.
- 3336 District Manager Montagna:
3337 Buyouts.
3338 Oh, okay.
- 3339 Spv. Berube
3340 Yeah, because you said if there's any buyouts-
- 3341 Spv. Kassel:
3342 I thought you said bios.
- 3343 Spv. Berube:
3344 No, buyouts.
- 3345 District Manager Montagna:
3346 Okay.
- 3347 Spv. Kramer:
3348 All right. Moving on, we have these parcels B1 and U2. I wanted to discuss possible uses and/or
3349 regulation of these. This is the place that we discussed that will be cutting through the
3350 apartments. I spoke with Rosemarie. She indicated that she's part of the group that's purchasing
3351 these properties. She indicated that they have two different plans. One that would use B1 and the
3352 other that doesn't. So, she is, may bring something in the future to us. But now that we have
3353 ownership responsibilities that have been clarified, that's an area where there are semi-trucks
3354 parking overnight. So, we do have a tow company. We can get signage to sign that area as a no
3355 parking zone, if the Board should so choose.
- 3356 Spv. Berube:
3357 Yes. Treat it like every other.

3358 Spv. Kramer:

3359 Okay. Do you want to put that into a motion for it?

3360 Spv. Berube:

3361 I will move to approve that we sign the-

3362 Spv. Kramer:

3363 Establish as a towing zone.

3364 Spv. Berube:

3365 Establish the what? I will move that we establish a towing zone on parcel-

3366 Spv. Leet:

3367 U2?

3368 Spv. Kramer:

3369 B1 and U2.

3370 Spv. Berube:

3371 ... B1 and U2 under the same parameters we're using at other CDD facilities regarding towing.

3372

3373 Spv. Kramer:

3374 Okay. Do I hear a second?

3375 Spv. Kassel

3376 Second.

3377 Spv. Kramer:

3378 I have a motion and a second. Any other discussion? Hearing none. I'll call a question. All in
3379 favor?

3380 All Spv.s:

3381 Aye.

3382 Spv. Kramer:

3383 Unanimously passes.

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On MOTION by Spv. Berube, SECOND by Spv. Kassel, with all in favor, the Board approved adding B1/U2 to the Districts current Tow Policy as well as placing a Tow Away sign at each entrance.

3394

3395 The other thing, it would not hurt for us to go ahead and put those areas to a beneficial use for
3396 our community. We have lost the farmer's market, which took up a lot of the grocery store
3397 parking lot and the area in front of the marketplace. They are putting on another farmer's market,
3398 but they may need additional area since B1 in the past and through to U2, have been stabilized
3399 and were roads and they are still stabilized. I'd like us to think about possible uses such as a
3400 farmer's market along that stretch, or, I would put it before the Board and ask you all to consider
3401 what type of uses we might put that property to in the future. I don't have to go through it or
3402 discuss it today, but over the next month or so think about it so we can put it to a positive use.
3403 Otherwise, we may lose some ownership. Okay. Any other questions on that? Okay. And the
3404 next item, discussion of cost to develop the RV storage lot. We may need to continue this to
3405 another meeting based on the late hour. It's getting very expensive when you consider the cost of
3406 the road, the cost of fencing, and we'll have to do further markings, improvements and
3407 engineering layout. The storage area, I just want people to think about it. Our previous revenues
3408 from 2008 to the current day have been approximately \$80,000. The potential max annual
3409 revenue at the current rates that we charge, there was a plan laid out which was very optimistic
3410 and had a huge number of lots which thought it would be about 86, I'm sorry, \$81,000 annual.
3411 Being an RVer, I can't see how that's really going to work. We're going to probably have to half
3412 the number of spaces that were drawn on that. So, realistically, maybe \$50,000 a year. Currently
3413 we're bringing in \$26,000 a year from that lot. So, if you all will think about that. Think about
3414 the benefit to the community versus the cost. Might we look towards other alternatives. Old
3415 business parcels not addressed, but we have now got that-

3416 District Manager Montagna:
3417 Gopher Tortoise Day.

3418 Spv. Kramer:
3419 And we have yes, a resolution before the Board.

3420 District Manager Montagna
3421 Spv. Kassel asked for the Board to take into consideration to establish a resolution for Gopher
3422 andTortoise Day of April 10th.

3423 Spv. Kassel:
3424 Gopher Tortoise.

3425 District Manager Montagna:

- 3426 Gopher Tortoise. Sorry. And that's April 16th, I think, right?
- 3427 Spv. Kassel:
3428 10th. 10th.
- 3429 District Manager Montagna:
3430 10th. I am wrong across the board.
- 3431 Spv. Kramer:
3432 It's late. Okay. April 10th is Gopher Tortoise Day. We do have gopher tortoise preservation areas
3433 here in Harmony. Spv. Kassel, do you have anything you'd like to add?
- 3434 Spv. Kassel:
3435 I would like to just say that, um, this is, this is just something to increase knowledge about
3436 gopher tortoises, which are, I believe, threatened species at this point. We actually had some
3437 paving over of Gopher Tortoise burrows in the Estates when they were developing the Estates,
3438 which we didn't find out about till later on. We do have a gopher tortoise reserve here. We are an
3439 environmentally oriented community. There are certain organizations that are trying to create
3440 more visibility for the gopher tortoise, more knowledge about it, more efforts for preservation.
3441 And this is one of the ways we can do that. The Nature and Animal Committee has talked about
3442 trying to do something to commemorate Gopher Tortoise Day and so I thought I would bring it
3443 to the Board for a vote.
- 3444 Spv. Berube:
3445 Make a motion.
- 3446 Spv. Kassel:
3447 I move to approve Gopher Tortoise Day in the Harmony CDD for April 10th of each year.
- 3448 Spv. Berube:
3449 Seconded.
- 3450 Spv. Kramer:
3451 I have s motion and a second. Any other discussion? Hearing none, all in favor?
- 3452 All Spv.s:
3453 Aye.
- 3454 Spv. Kramer:
3455 All opposed? Hearing none, motion passes unanimously.
- 3456 Spv. Kassel:
3457 Thank you.

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On MOTION by Spv. Kassel, SECOND by Spv. Berube, with all in favor, the Board approved Counsel to draft a Resolution naming April 10th every year as Gopher Tortoise Day.

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3468

Spv. Kramer:
At this time and if there's no other business to come before the Board, I would entertain a motion to adjourn. Oh, what did I forget? I'm sorry.

3469
3470

Spv. Kassel:
Supervisor, supervisor's request.

3471
3472

Spv. Leet:
Supervisor request.

3473
3474

Spv. Kramer:
I'm sorry, Supervisor's Request.

3475

3476 **EIGHTH ORDER OF BUSINESS**

OLD BUSINESS

3477

3478 **Discussed under Counsel's report**

3479

3480 **NINTH ORDER OF BUSINESS**

SUPERVISOR REQUESTS

3481

Spv. Leet:
Just briefly speaking of resolutions, I know there have been some discussion, getting everything updated on the website and I don't know if it's just the email still updating. I'm not able to find our previous discussion so if I could just get an update on that. I know there has been an issue with one of the signs around the community being damaged. I believe the signs were on CDD property. They were put up by the developer and they all say Harmonyfl.com. They had all the signs in different neighborhoods. That's a website that is no longer being maintained by the developer. I don't know if-

3489
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3491

District Manager Montagna:
If they're on your property, you should be able to take them down. If the Board authorizes staff to take them down, we can get them taken down.

3492

Spv. Leet:

CARBON

3493 Okay. Well, just for consideration, they were put up by the developer when they were selling.
3494 Here's these new developments going in and everything. Do we see if they will take them down.
3495 Some of them are dilapidated. They, you know, aren't...

3496 Spv. Kramer:

3497 I have a quick question, are those the nice ones that are banded on both sides by metal poles and
3498 -

3499 Spv. Leet:

3500 Nice ones. Yeah. Some of them are getting sun-faded but they'll be pointed to different
3501 neighborhoods and they'll have this nonfunctional website on there. I don't know-

3502 Spv. Berube:

3503 The structure of the sign is fine. The decal-

3504 Spv. Leet:

3505 Right.

3506 Spv. Kramer:

3507 The decal.

3508 Spv. Berube:

3509 ... is a mess.

3510 Spv. Kramer:

3511 I would suggest that we come up with other language to go on them and update them for-

3512 Spv. Berube:

3513 Point them to our facilities.

3514 Spv. Kramer:

3515 Yes.

3516 Spv. Berube:

3517 Dog Park, Cat Lake, Buck Lake.

3518 Spv. Kassel:

3519 We would need to talk to the developer to find out who the vendor is to get the replacements.

3520 Spv. Berube:

3521 All signs.

3522 Spv. Kassel:

3523 So, table or put it on the next month's agenda.

3524 Spv. Berube:

3525 Yeah.

3526 Spv. Kramer:

3527 Okay.

3528 District Manager Montagna:

3529 So that'll be on April Agenda.

3530 Spv. Berube:

3531 Those were done by Starwood though.

3532 Spv. Kramer:

3533 Yeah. Okay. So, we can go ahead and get that done.

3534 Spv. Berube:

3535 Sure. Done, Dan?

3536 Spv. Leet:

3537 Nothing Else.

3538 Spv. Berube:

3539 Berube, I would request that looking around the room, nobody's wearing a mask. You know, and
3540 we don't social distance yet we still have a policy printed on the front of every meeting agenda
3541 that we have a mask requirement and that social distancing will be enforced. We've never
3542 enforced either. Why have a policy that you're not going to do anything with. I...

3543 District Manager Montagna:

3544 Are you talking about the one on the agenda?

3545 Spv. Berube:

3546 Yeah.

3547 District Manager Montagna:

3548 So that was going to be another thing to put on next month's... We're taking it off all of our
3549 current agendas and COVID policies and all of that off of everything that we're doing. So, that's
3550 a Board decision obviously. Every district is either authorizing us to do that or not.

3551 Spv. Berube:

3552 I move that we remove that policy language from the agenda.

3553 Spv. Kramer:

3554 Okay. Do I hear a second?

3555 Spv. Kassel:

3556 Can I amend it?

3557 Spv. Kramer

3558 You can offer an amendment

3559 Spv. Kassel:

3560 I'll offer an amendment that we remove the language from the agenda, for the time being, and
3561 reserve the right to put it back on should, the situation with case numbers increase significantly.

3562 Spv. Berube:

3563 Seconded.

3564 Spv. Kramer:

3565 All right. We're going to change this. Motion by Kerul Kassel, second by Steve Berube to take
3566 the information off of the agenda, and right to reserve to reinstitute should COVID flare back up.

3567 All in favor?

3568 All Spv.s:

3569 Aye.

3570 Spv. Kramer:

3571 All opposed? Hearing none, motion passes unanimously.

3572

3573

3574 On MOTION by Spv. Kassel, SECOND by Spv. Berube,
3575 with all in favor, to remove all COVID information from
3576 the agenda with the right to re-institute it if the case
3577 numbers flair up again.

3578

3579

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3582 Spv. Berube:

3583 That was item one. Item number two, I'd like to suggest that we move these meetings from here
3584 to a more spacious venue, perhaps the meeting room at the Tavern or some other place. I think
3585 there's friendly ownership there and this is all right, but it's not really very amenable, it's not a
3586 professional meeting. Just my view.

3587 Spv. Kramer:

3588 Okay, my two cents worth, I think, you can't beat the price here. It's free. They're very amenable
3589 and very convenient. They provide us free internet. I'm not supporting a move that would cost us.

3590 Spv. Berube:

3591 The way we spend money, a meeting is almost nothing. But that's just my-

3592 Spv. Kramer:

3593 So why add to the bill?

3594 Spv. Kassel:

3595 Well, maybe we could find out whether they would allow us to meet there without cost or at a
3596 lower, low cost or-

3597 District Manager Montagna:

3598 At the Tavern you're asking?

3599 Spv. Leet:

3600 Yes, sure.

3601 Spv. Kassel:

3602 Well, the building, like the ballroom or, -

3603 some meeting room. Not the small meeting room in the back of the Tavern because that's smaller

3604 than this room, but, either the ballroom or-

3605 Spv. Kramer:

3606 Half of the ballroom.

3607 District Manager Montagna :

3608 I can absolutely reach out.

3609 Spv. Kramer:

3610 All right. Any other business to come before the Board? Hearing none, I'd entertain a motion to-

3611

3612

3613 **TENTH ORDER OF BUSINESS**

ADJOURNMENT

3614 Spv. Berube:

3615 Berube makes the motion to adjourn.

3616 Spv. Leet:

3617 Leet seconds.

CARBON

3618 Spv. Berube:

3619 All right. Berube and Leet, a motion and second. All in favor.

3620 All Spv.s:

3621 Spv. Kramer:

3622 Unanimous-

3623 Spv. Berube:

3624 Ask if anybody's opposed. Go ahead.

3625

3626

On MOTION by Spv. Berube, SECOND by Spv. Leet,
with all in favor, the Board adjourned.

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Chair/Vice Chair