

**CARBON**

Agenda 2022-12-15

**Subsection 8A**

**Minutes**

November 17, 2022

Markup Review Version

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# CARBON

## MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, November 17, 2022, at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

Teresa Kramer	Chair
Daniel Leet	Vice Chair
Kerul Kassel	Assistant Secretary
Joellyn Phillips	Supervisor
Dane Short ( <i>via Zoom</i> )	Supervisor

Also present, either in person or via Zoom Video Communications, were:

Angel Montagna ( <i>via Zoom</i> )	District Manager: Inframark
Sean Israel	District Manager: Inframark
Joe Brown ( <i>via Zoom</i> )	District Attorney: Kutak Rock
David Hamstra	District Engineer: Pegasus Engineering
Alfredo Alvarez	Servello & Sons
Pete Betancourt	Servello & Sons
Scott Feliciano	Servello & Sons
Vincent Morrell	Field Services Supervisor
Brett Perez ( <i>via Zoom</i> )	Area Field Director
Residents and Members of the Public	

*This is not a certified or verbatim transcript but rather represents the context of the meeting. The full meeting recording is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

### **FIRST ORDER OF BUSINESS**                      **Call to Order and Roll Call**

Ms. Kramer called the meeting to order at 6:00 p.m.

Ms. Kramer called the roll and indicated a quorum was present for the meeting.

### **SECOND ORDER OF BUSINESS**                      **Audience Comments**

Ms. Kramer stated this is a time where anyone from the audience can join in and provide three minutes' worth of comments or concerns to let the Board know what you are interested in and what your feelings on those subjects are. This is not for back-and-forth or discussion; this is a time for you to share your concerns with the Board.

Mr. Joe Janeczek stated I have a couple quick items. Watering: if we want to save money, stop watering in the middle of the day when it is 90 degrees. Stop watering the streets, and stop watering when it is raining. Sign: do we really need eleven signs? Can we not just have one big sign or medium-sized sign with a quick-response code ("QR code")

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44 that you can scan on your phone and then go wherever you want to go? I am still curious  
45 about a question I asked two meetings ago. About three years ago, we had \$600,000 in  
46 reserves. Where did it all go? The Estates flooding does not affect me, but they are starting  
47 to build houses there. Your contractor will come back with change orders because it will  
48 be harder to get in to make any of those fixes. RV parking: I think you are short sighted on  
49 that. If you are going to move that trailer, it will cost you \$200,000 to \$300,000. When you  
50 factor that in, you are down to a couple hundred thousand dollars to put the road in with a  
51 permanent fix. That is only a two- to four-year payback, not ten years. I have a new RV  
52 there. I have not received my letter, and I have a lease I just signed in October. I do not  
53 know where the letter went, but it did not come to me. One of the Board members made a  
54 comment that we are in competition with free enterprise. The Board members should be  
55 looking out for the residents, not whoever works or has a business downtown. That is not  
56 your responsibility. I would hope you would keep it that way. I think the RV lot was  
57 something that was sold to me when we purchased here that we had it in our community.  
58 Insurance rates and everything else change if you move your RV out of your community.  
59 A comment was made that the responsibility for a few should not be placed on the many,  
60 I am paraphrasing, and yet you are going to redo all the alleys. I think the majority of  
61 homeowners now do not have alleys. Should the alleys be burdened on the others who do  
62 not have alleys? I keep shaking my head about this, but when it all started with the RV  
63 expansion and other projects, it was \$125,000 or thereabouts for projects; three years goes  
64 by, and now it is \$500,000. I do not think all the options were looked at. We have a golf  
65 course access road. Did anyone talk with them? That would shorten the road substantially.  
66 Maybe you did, and maybe you did not. I have a lot more details, but those are the  
67 highlights.

68 Ms. Kassel stated you can reach out to any of the Board members and talk with us  
69 individually.

70 Ms. Kramer stated yes, please feel free to do so.

71 Ms. Jeanine Corcoran stated I own a home on Oak Glen Trail and am renting a home  
72 on Bayflower Avenue because the house is not complete yet. We bought property in  
73 November 2020 when I drove through the community and fell in love with it, but it was  
74 the most amazing thing. We moved here from New Jersey. Frankly, now when I drive  
75 through the community, I am embarrassed. The grounds look horrendous. Honestly if I

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76 were driving through today looking to purchase land in Harmony, I would not. It is very  
77 disappointing. I just paid my tax bill, and seeing what our community looks like now, it is  
78 really disheartening that we pay what we pay, and we get less. I do not know what Servello  
79 is doing, but branches are still down from over a week ago. I get that this is a big place and  
80 they need to clean up everywhere, but it is now a week, and branches are everywhere, such  
81 as along Dark Sky Drive and along that pond area. Also coming down the west entrance  
82 on Five Oaks Drive, it kind of looks like all the conservation area has had weed killer added  
83 because now I can see through onto Schoolhouse Road into their backyards. You are  
84 coming into the community, driving on Five Oaks Drive, and it is supposed to look pretty,  
85 but it does not. I do not really know how a community development district works because  
86 we are new here. I am trying to figure it out and come to meetings and try to help Harmony.  
87 From what I read on Facebook, I feel like a lot of people are unheard, and it seems very  
88 clique-y here. I am not sure if what I am reading on Facebook is really completely accurate  
89 because obviously not everyone comments. As a newcomer coming in and reading what is  
90 on the Harmony forum, it seems very clique-y. The other thing I noticed with the agenda  
91 today, the lawyer we are paying so much money for, in his findings, he wrote “pubic”  
92 streets instead of “public” streets. It does not take very much to proofread a letter before  
93 you send it out. Spellcheck does not cover everything.

94 Ms. Phillips stated especially that one.

95 Ms. Corcoran stated that is kind of embarrassing that we are paying somebody.  
96 Someone should check.

97 Ms. Kramer stated feel free to reach out to any of us, and we will be more than happy  
98 to sit down and talk with you.

99 Ms. Corcoran asked what does reaching out actually mean?

100 Ms. Kramer stated we are not going to get into a back and forth.

101 Ms. Corcoran stated I understand, but how can I reach out?

102 Ms. Kassel stated I will give you my card.

103 Mr. Leet stated on the District’s website, all five Board members’ email addresses are  
104 listed.

105 Ms. Corcoran asked we just express our concerns?

106 Ms. Kramer stated email us.

107 Ms. Phillips stated I would sit down and talk with you any time.

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108 Ms. Kassel stated yes, let us go have coffee.

109 A Resident asked why do you not do that with the public?

110 Ms. Kramer stated I would be more than happy to meet with residents.

111 Ms. Kassel stated we can do it, but we cannot do it with more than one Board member  
112 at a time.

113 Ms. Kramer stated we can have only one Board member present.

114 Ms. Phillips stated Sunshine Law.

115 Ms. Kramer stated I went to the Lakes, and we had a fabulous discussion.

116

117 **THIRD ORDER OF BUSINESS** **Contractors' Reports**

118 **A. Servello & Sons ("Servello")**

119 Mr. Feliciano stated I am the vice president of operations with Servello. First and  
120 foremost, I would like to apologize to you for the way the grounds look. It is quite  
121 embarrassing when we fall off on details. As to the spraying of the conservation area, that  
122 is not Servello. We do not do anything like that. I would like to announce a couple changes  
123 to the Board today. Mr. Alvarez will assume all maintenance responsibilities moving  
124 forward. Mr. Betancourt will no longer be responsible for any maintenance responsibilities.  
125 Mr. Betancourt's main focus will be with Jason, our irrigation technician, and those two  
126 will handle irrigation for Harmony. Everything involving maintenance, such as reports and  
127 responsibilities of the crews, will now go through Mr. Alvarez. He was foreman out here.  
128 I want to be able to let him focus on nothing but maintenance. Mr. Betancourt was focusing  
129 on maintenance and irrigation, which in return, was unfair to Mr. Betancourt in a sense,  
130 but he could not focus on one thing 100% of the time. Getting the property and some of  
131 the areas where we need them to be I think is Mr. Alvarez's responsibility. One other thing  
132 I want to bring up is, I was brought into the loop on Clay Brick Road regarding the sod.

133 Ms. Kramer stated yes, and the irrigation problems.

134 Mr. Feliciano stated I spoke with Mr. Perez about it and with Mr. Betancourt about the  
135 irrigation. One of the things I explained to our crews is, the reason why the responsibility  
136 does fall back on Servello is, regardless where the clock was located at the time, which was  
137 on Mr. Fusilier's property, once we were allowed to get on parcel 1 and locate some valves  
138 there to know those valves control that area, we should have provided options to the Board.  
139 We did not provide options for those areas; therefore, the onus of losing turf is the  
140 responsibility of Servello. We will replace those areas.

141 Ms. Kassel asked which areas specifically?

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142 Mr. Feliciano stated Clay Brick Road.

143 Ms. Kassel stated we have a proposal in the agenda package for sod replacement that  
144 is no longer needed.

145 Ms. Kramer asked Servello will be taking care of that?

146 Mr. Feliciano stated yes.

147 Ms. Kassel stated we have two proposals. One is for irrigation, and one is for Clay  
148 Brick Road.

149 Ms. Kramer stated we will need to pay them to fix the irrigation.

150 Mr. Feliciano stated yes, you will still need to fix the irrigation to get those areas up,  
151 but we should have provided more information to you, or more solutions. I think another  
152 area is Sagebrush Street.

153 Mr. Betancourt stated it is the easement that leads to the pond.

154 Ms. Kramer asked you will take care of that?

155 Mr. Feliciano stated yes. We will take care of those areas, but we walked those areas  
156 back when Mr. Steve Berube was on the Board and Mr. Gerhard Van Der Snel, who was  
157 not with Inframark at the time. Those areas had construction debris from home  
158 construction. A lot of the sod in those areas was bahia that deteriorated because of the  
159 construction. I do not have enough documentation. I cannot find an email right now from  
160 Mr. Van Der Snel, but I will share with the Board those two areas with bahia sod, we will  
161 replace with more bahia. I know Mr. Perez mentioned one time that the Board may want  
162 to consider St. Augustine. I have no issue, but there is an expense for that.

163 Ms. Kramer stated when I went out to look at those areas, it seemed what is  
164 predominantly there now is St. Augustine. It seems as though they sodded the St. Augustine  
165 up to the back property lines where the property lines cut off, and then bahia from there.

166 Mr. Feliciano stated I think what happened was, over a period of time when you have  
167 two yards beside each other that have St. Augustine, the runners run into the bahia, and  
168 they will suffocate out the bahia if the St. Augustine turf is healthy. I think that is what you  
169 are probably seeing there. Originally, those areas were bahia when we first looked at them.

170 Ms. Kramer stated some replacement needs to be done. But if you have to replace it  
171 with bahia, you will not take out the St. Augustine and put down bahia?

172 Mr. Feliciano stated you would need strip it.

173 Ms. Kramer asked would you infill with St. Augustine at this point?

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174 Mr. Feliciano stated you can, but you will have spotty areas of bahia in it. The problem  
175 with these areas being in wide open areas, once you get to the summer months and drought  
176 conditions, now you open it up to chinch bugs in those areas. I would caution you on that.

177 Ms. Kramer stated those are irrigated areas in between. I hope we are talking about the  
178 same thing. They are access from the road to the back area of the pond.

179 Mr. Feliciano stated yes, I do not know how much the zone in that area covers. I will  
180 need to look at that and investigate. If that zone stretches around a pond, then you are going  
181 to be watering bahia.

182 Ms. Kramer stated no, it does not. I think Mr. Betancourt investigated it.

183 Mr. Betancourt stated it does. Those zones that water easements also run behind the  
184 houses to where the next zone begins. They will water some of the pond.

185 Ms. Kramer stated then I misunderstood what you explained previously. I thought you  
186 said those areas, but we can see. Maybe the homeowners will work with us and adjust their  
187 sprinklers.

188 **i. Plant Renderings for Ashley Pool**

189 Ms. Kassel stated a couple images are in the agenda package for the Ashley Park pool  
190 area, from a prior proposal that I am not seeing. I am not sure what these plants are. It kind  
191 of looks like liriopé and maybe arboricola. I do not see a proposal that goes along with the  
192 images.

193 Mr. Betancourt stated we had this discussion before. That would be proposal #6611.

194 Ms. Kramer stated that is outside.

195 Mr. Betancourt stated that is also on Mr. Morrell's monthly report for the area at Ashley  
196 pool.

197 Ms. Kassel asked what are the plants?

198 Mr. Betancourt stated arboricola and liriopé.

199 Ms. Kassel stated we have a beautiful image but no proposal to go along with it. I was  
200 not sure where that proposal was or what month it was. I do not remember how much it  
201 was or how much plant material it was.

202 Ms. Kramer stated I think we are going to have to bring that back.

203 Ms. Kassel asked table it?

204 Ms. Kramer stated yes, let us bring it back when we have the numbers and descriptions.

205 Mr. Feliciano stated I think it was two meetings ago. The last meeting I attended, Board  
206 pulled the proposal and you decided to table it until images were provided. I think the

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207 mishap probably happened when we did not resubmit the proposal because we assumed  
208 you still had the proposal.

209 Ms. Kassel stated we will ask Inframark to include it in the next agenda package. Sorry  
210 for the delay.

211 **ii. Servello #7312, Sod at 3308 Cat Brier Trail**

212 Ms. Kassel asked do we have an explanation for this proposal?

213 Ms. Kramer asked did we dig this up?

214 Mr. Betancourt stated Mr. Morrell can explain this. It was a request from Mr. Morrell  
215 in front of that home.

216 Ms. Kramer stated it is in front a home. It looks like a gasline may have been put in  
217 there or something. I saw a marker, but I do not know what it was from. Did the District  
218 need to do some work out there?

219 Mr. Morrell stated this is in the easement in front of the home. Basically, the sod was  
220 in bad condition in all the space, so the resident is asking for new sod. This is why we  
221 requested a new proposal for sod installation in that easement.

222 Ms. Kassel asked was work recently done there by the District that we damaged the  
223 sod?

224 Ms. Kramer asked is it just a resident's request?

225 Mr. Morrell stated yes, it was a long time ago, before the letter was sent regarding the  
226 easement.

227 Ms. Kramer stated I do not know what the Board feels. I do not see a significant  
228 difference from other areas. There are leaf litter issues.

229 Ms. Kassel stated I saw this and wondered why it was in the agenda package because  
230 it had no explanation. Maybe we table it. Now that we know it is a resident request, we can  
231 look at it. Essentially, other residents have wanted us to replace their sod. Now, that  
232 property is the responsibility of the homeowner, so I am guessing we will end up not  
233 approving this, but it is worth a look.

234 A Resident stated 75% of those sections along there do not have residents.

235 Ms. Kassel stated I would not say that. I have grass in front of my house. All my  
236 neighbors have grass in front of theirs.

237 Ms. Kramer stated there are a lot of reasons the grass is dying. A lot of it is traffic if  
238 they use it as a parking area out front.



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239 A Resident stated we are right across from this address, and a lot of it is due to the lack  
240 of maintenance on it. I will be honest with you. It is the trees and the grass. We have never  
241 been to a meeting, and we wanted to come tonight. Leaves have been on it forever, and if  
242 leaves are just sitting on it, that will kill the grass. I agree with a lot of people about why  
243 we have to take on the maintenance responsibility now.

244 Ms. Kramer stated at this point, this is strictly among the Board members. We will  
245 never finish the meeting if we spend time in discussion with residents. Do we want to table  
246 this proposal?

247 Ms. Kassel stated let us table it for now. We can bring it back at the next meeting.

248 **iii. Servello #7313, Sod for Clay Brick Road**

249 Ms. Kramer stated Mr. Feliciano has clarified that Servello will be dealing with this.

250 A Resident stated someone posted on Facebook that chat was disabled on the Zoom  
251 call.

252 Mr. Leets stated yes, that is true. Chat is disabled for recordkeeping requirements. Some  
253 participants on Zoom wanted to speak during audience comments and did not hear where  
254 we asked for their comments.

255 Ms. Kramer stated we can reopen it.

256 Ms. Kassel stated yes, we can do that after we are finished with Servello's report.

257 **iv. Servello #7311, Irrigation Maintenance on Zone 14**

258 Ms. Kassel stated proposal #7311 is to track and locate the valve for Zone 14 and install  
259 a node for watering of new sod at the Clay Brick area.

260

261 Ms. Kassel made a MOTION to approve proposal #7311  
262 from Servello to track and locate the valve for Zone 14 and  
263 install a node for watering of new sod at the Clay Brick area,  
264 in the amount of \$722.

265

266 Ms. Phillips asked what is this?

267 Ms. Kramer stated it is an irrigation proposal, and I am not sure why it is before the  
268 Board. This could have been approved without coming to the Board based on our  
269 purchasing policy, but we will address it since it was in the agenda package. This is an area  
270 that was on the irrigation section that the box was on Mr. Fusilier's property, and he locked  
271 it so we could not get to it. They found a work around, and this is the work around that will  
272 correct it and get that area on Clay Brick Road irrigated.

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Ms. Phillips seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #7311 from Servello to track and locate the valve for Zone 14 and install a node for watering of new sod at the Clay Brick area, in the amount of \$722.

Mr. Leet asked are there expected changes in staffing for the Harmony contract?

Mr. Alvarez stated absolutely.

Ms. Kramer stated we look forward to that. I noticed on our invoices for the billings, for irrigation, the new billing is only for irrigation work on lines greater than two inches, but I saw some billings for irrigation less than two inches. I do not know if there needs to be an adjustment in your billing department or what is being submitted to them. If you can take care of that, we need to do that. Also, hopefully you can get up and running quickly with new additional staff until the point where everything is being done on a regular basis. We cannot substitute for missed work. We will still be withholding some of the payment for work that is not done so that we are not paying for work that is not done.

Mr. Alvarez stated that is fine, but I want to also address something. We offered a hurricane cleanup authorization, and you have refused it every year. We take care of Victoria Park, Vista Lakes, and other very large CDDs in Orlando. They put on their hurricane authorization, some just \$5,000 where anything that comes in under \$5,000, you move it off the property. You have refused to do that. We will pick up minor branches; we will do that under contract, but when you are talking about excessive debris, as in trailer loads that have to be taken out of here, the service has to come from somewhere. I have to pay for that somewhere. What we have done with other communities where they cannot afford an additional expense like that, they will say because a lot of hurricane debris is down, do not worry about mowing this week but go ahead and pick up debris. Can we trade services that way? Absolutely. With this last hurricane, it was not a significant hurricane to Harmony, but it had debris everywhere. When the staff came in on Friday, they were supposed to do regular mowing. Friday and Monday, there were seven trailer loads of debris. That should have been an additional expense. I understand the Board wants to hold back money for stuff we are not doing as contracted, but we are actually being asked to remove debris that is not included in the contract, and we are not being supplemented for it. That does not even include the additional dumping expense that we have to pay for to remove this debris. I want the Board to take into consideration when you are asking us to

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309 do things like this, it is one of the reasons why we recommend a hurricane authorization  
310 for whatever it costs so we can send an entirely different crew here just to remove that  
311 debris, and it does not stop the regular crews from doing what they are doing. They are  
312 getting yelled at by homeowners for picking up debris, and the homeowner is under the  
313 impression that it is supposed to be Servello, not knowing that it is not part of your contract.  
314 I want the Board to take things like that into consideration.

315 Ms. Kassel stated thank you for explaining.

316 Ms. Kramer stated yes, and our field services in the past has always taken care of the  
317 bulk of that. I am not sure why they did not do it.

318 Ms. Kassel stated maybe there was a misunderstanding.

319 Ms. Kramer stated we will look into that and make sure the appropriate folks are  
320 compensated appropriately. I had another question. I think it was about three or four  
321 months ago we had a question about branches that were rubbing on the shade structure that  
322 you were going to take care of as soon as the arbor crew came in. They have come and  
323 gone, and that has not been handled. Also, this was tree trimming from our last fiscal year  
324 contract. Has that been finished?

325 Mr. Feliciano stated you have some areas that still need it. They will be back out here.  
326 I pulled them off for hurricane cleanup in Victoria Park. We had probably 40+ trees down  
327 in Victoria Park, which is a large community, and the trees were blocking roadways,  
328 driveways, and other non-structural buildings. So we have been using them there. We just  
329 finished that project, so they will be back out here to look at some of them. I know on  
330 Butterfly Drive, they will start with hand sawing the smaller oaks. They will not use chain  
331 saws but hand saws to make sure we do not harm the oak trees on that road. They will be  
332 back out here. For anything non-structural, we have to be notified because I do not know.  
333 It has to go through Mr. Alvarez and Mr. Morrell to identify those areas.

334 Ms. Kramer stated this is in the Lakeshore playground area. We have the actual shade  
335 structures with fabric awnings, and the branches are rubbing against those. They got  
336 stressed during the two hurricanes.

337 Mr. Feliciano stated when they come out here, I will let Mr. Alvarez know, and that  
338 will be one of the first areas they hit before the children start playing.

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341 **FOURTH ORDER OF BUSINESS** **Audience Comments (Continued)**

342 Ms. Kramer stated we understand some participants on the Zoom call were unable to  
343 get through during the earlier audience comments. Hearing no objection from the rest of  
344 the Board, we will reopen audience comments.

345 Mr. Steve Hornak asked will you open this for audience members who came to the  
346 meeting late?

347 Ms. Kramer stated yes, it is only fair.

348 Mr. Hornak stated I wanted to understand. I know some Facebook messaging went out  
349 about the RV lot that is potentially closing. I want to ask if it is the intention of the District  
350 to close that lot and if you are going to take away an amenity that we have had for years,  
351 or if you intend to do something to replace it with another location.

352 Ms. Kassel stated if you read the minutes from the last Board meeting, you will see  
353 what the discussion was. Feel free to contact any of us. Audience comments is just for  
354 comments by the audience.

355 Mr. Hornak asked are the minutes out?

356 Ms. Kassel stated yes, they are online. For anyone who wants to know, the website is  
357 HarmonyCDD.org. Go to District Meetings, then Meeting Agendas, and that is where you  
358 will find the minutes.

359 Ms. Kramer stated last month's minutes are in draft form in the agenda package, so  
360 they are not totally cleaned up yet, but it will give you the gist of the discussion. You can  
361 always get the recording from Inframark.

362 Ms. Kassel stated you can reach out to us.

363 Mr. Hornak stated I will.

364 Ms. Phillips stated we just cannot do it here.

365 Ms. Kramer stated hearing no further comments, we will close audience comments.

366 Mr. Feliciano stated I have one more thing. The annuals are not in the new contract.  
367 Right now, we are installing annuals in a lot of our communities and putting in holiday  
368 flowers. Mostly we are doing red geraniums with white petunias around them. It is my  
369 understanding that proposal has been tabled and not approved. If you want annuals, I will  
370 ask the Board to reconsider that because we can get them in from our supplier next week  
371 going into Thanksgiving. I know a lot of homeowners will have family members coming  
372 into town. Your focal point area are the front entrances and medians.

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373 Ms. Kramer stated the last annuals that went in, we were horribly disappointed. They  
374 did not look good at all. I do not know if you are upping your game on annuals now.

375 Mr. Feliciano stated yes, we will have the annual supplier install the annuals  
376 themselves. We are not going to do them. Please keep in mind, the annuals we do in a lot  
377 of communities we have, they do not have the issues that you have. You have major deer  
378 issues here. We try to go deer resistant with certain annuals. A lot of deer love anything  
379 that blooms, and they will eat it. We are going to put down some deer repellent. In fact, we  
380 have been finding out that using rabbit repellent has been helping with keeping deer off  
381 annuals. We have been experimenting with that at Victoria Park because obviously they  
382 have deer and bears out there. We have been pretty successful out there with it. I just  
383 wanted to point that out. Geraniums and petunias can handle hot and cold weather, and  
384 they will bloom so you will get a lot of life expectancy out of them.

385 Ms. Kassel stated I will say that I am in and out of the community twice a day during  
386 daylight, so I notice the annuals. I have the same problem with a bunch of coleus where  
387 they suddenly got leggy. If they are pruned back, they flush out full again.

388 Mr. Feliciano stated I agree.

389 Ms. Kassel stated what I have noticed is, some of the plants fail because they either  
390 have a disease or pest, or they are not watered properly, or something digs them out of the  
391 soil such as an armadillo, and they are not put back in fast enough. What I really have not  
392 seen is deer eating them. I have not seen that with the annuals. Is it my understanding the  
393 contract does not include annuals at this point?

394 Mr. Feliciano stated no, annuals and mulch are not included in the contract anymore.  
395 You took them out.

396 Ms. Kassel asked does that mean if we want annuals, we need a proposal?

397 Mr. Feliciano stated we would provide a proposal. It would be an additional expense.

398 Ms. Kassel asked can you submit that for next month?

399 Mr. Feliciano stated absolutely.

400 Ms. Kramer stated fire ant mounds are all around the Long Pond. We need a fire ant  
401 treatment. We have copious numbers of fire ants right now. If you can handle that, we  
402 would appreciate it.

403 Mr. Alvarez stated the horticultural team will be back out here. I will double check. It  
404 might be next week or the week after. Typically, when they are out here and they see ant

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405 mounds, they are supposed to down route them. The only thing he can do is apply ant bait  
406 around the ant mound. If you down route them, it is much better; it kills all the ants.

407 Ms. Kramer stated we also have crabgrass. It was pointed out we have a lot of crabgrass  
408 in Harmony Square.

409 Ms. Kassel stated I had a question for the District Manager because now that we are in  
410 November and we have Board members who have just been elected by default because  
411 they qualified and ran unopposed. Do we need to do a reorganization?

412 Mr. Israel stated we will reseal. We cannot do it before November 22, so that will be  
413 part of the December agenda.

414 Ms. Kramer stated the election was very late this year, and we have to wait until the  
415 second Tuesday after the election. That will be on next month's agenda.

416

417 **FIFTH ORDER OF BUSINESS** **Staff Reports**

418 **A. Field Manager Report**

419 The field manager's report is included in the agenda package and available for review  
420 on the website or in the District office during normal business hours.

421 Mr. Morrell stated respectfully, I would like to take a minute to respond about Servello  
422 and what Mr. Feliciano said about the tree branches. Actually, we picked up all the  
423 branches throughout Harmony. I have pictures that will show what we were doing. I  
424 requested some assistance because we were short staffed, and that was for Cupseed Lane  
425 and Beargrass Road. Basically, they picked up tree branches at my request. If they picked  
426 up eight loads, that was not by my request.

427 Mr. Feliciano stated (conversation in progress on Zoom due to technical difficulties)  
428 golf course side, blowing the leaves over to the owners' side of Five Oaks Drive and Cat  
429 Brier Trail, and not picking them up.

430 Mr. Morrell stated they picked up some tree branches at my request. If they had eight  
431 loads, that was not ours. Basically, we picked up tree branches the day after the hurricane.  
432 I requested they pick up two tree branches. None of the rest they did was ours.

433 Ms. Kassel asked so I understand, they did or did not pick up seven loads of debris?

434 Mr. Leet stated maybe they did, but we did not ask them to. Is that what you are saying?

435 Mr. Morrell stated no, they never asked me about it, so basically they did it but not at  
436 my request. They already did it because that was part of the duties but not part of the  
437 hurricane contract. I never said something to field services at Servello to pick up all  
438 throughout Harmony.

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439 Ms. Kassel asked did you see them doing it?

440 Mr. Morrell stated they did it.

441 Mr. Leet stated that is why we have declined that authorization in the past because we  
442 had field services.

443 Mr. Morrell stated I requested assistance between Cupseed Lane and Beargrass Road  
444 for two tree branches because we are short personnel who were busy in other areas, and we  
445 had the District truck fully loaded with tree branches. If they picked them up throughout  
446 Harmony, that was on them because nobody said anything.

447 Ms. Kramer stated we need to have Inframark work with Servello because we are  
448 paying for a full field staff who would have been able to handle it. We will let the two of  
449 them work it out.

450 Ms. Phillips stated we get these wonderful reports from Inframark. Mr. Morrell takes  
451 pictures, and we get the report every week of all the things that have been done by  
452 Inframark in the community. I wonder if Servello would consider making a master list of  
453 all the things that are outstanding and then show us as things are done so we can keep tabs  
454 on it. Maybe they did take the branches out, and maybe they did not. If it is on the list and  
455 we are all looking at it at least once a week, we can notice if they forgot to do something  
456 or if some of the residents call us and say something was supposed to be done. I do not  
457 know if we are allowed to do much before we get to this meeting, but we get here to the  
458 meeting and say we will look into it, and then it is another month. The reports Inframark  
459 sends every month are excellent.

460 Ms. Kramer stated those reports cover the deficits on Servello also, if you see a lot of  
461 them are assigned to Servello. Then he does a follow-up report you can compare to the  
462 previous one of whether it has been completed or not. Unfortunately, a lot of it has not been  
463 completed. That is where the complaints come in from residents about the look of the  
464 community. We currently have a request for proposal for landscape maintenance that is out  
465 on the streets. We are hoping to address that at our December meeting and possibly select  
466 a new landscape company for Harmony.

467 Mr. Morrell stated tomorrow is the pre-bid meeting with them.

468 Ms. Kramer stated yes, with anyone who is interested in bidding on that contract.

469 Mr. Leet stated we received one additional bid than we had.

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470 Ms. Kramer stated yes. I look forward to getting those. Hopefully all four of them bid,  
471 and hopefully all four of them comply with the requirements so we can consider their bids.

472 Mr. Leet stated we are on our last road with Servello.

473 Ms. Kramer stated yes, we have had it.

474 Mr. Morrell stated the splash pad water pump is still on backorder. I talked with  
475 Andrew from Spies yesterday. They said initially last month they received a water pump  
476 with a crack, so they sent it back to the vendor. They are trying to get another vendor, but  
477 it is still on backorder. I reached out to the first two vendors, and they said it is hard to get  
478 this kind of pump with the size and specification of the splash pad.

479 Ms. Kramer stated we are waiting on a pump. We have no control over that. We will  
480 get the splash pad up and running as soon as the supply chain allows.

481 Mr. Morrell stated I am in contact with Andrew every two days. Next Monday, 4M&J  
482 Services will be fixing the issue on Buck Lane and the dog park. For the Swim Club exhaust  
483 fan, we sent the 50% deposit to the vendor. As soon as he receives the check, he will get  
484 the supplies and he will contact me to set up a date for the project.

485 Ms. Kramer stated that will repair the Swim Club vent fans that have been down for  
486 maybe five years or more.

487 Mr. Morrell stated yes. The Swim Club pool heater was repaired, and all is working  
488 fine.

489 Ms. Kramer stated the heater for the Swim Club pool has been going down a lot. Have  
490 we figured out what the problem is?

491 Mr. Morrell stated yes, initially it was a 40-amp controller from the well water pump.  
492 They replaced it. The next time he came was just to adjust the valve. When the pool  
493 maintenance service came, it was supposed to have more water flow going through the  
494 heater. It was adjusted. Now it is running from 85 degrees to 88 degrees.

495 Ms. Kramer stated we are having problems. Some residents keep asking to have it not  
496 as hot, and others want it warmer, so we are trying to meet that balance. But it is working  
497 properly.

498 Mr. Morrell stated yes, it is working properly. We have three vendors for the Harmony  
499 sign estimates. I do not know where it on the agenda.

500 Ms. Kramer stated the sign estimates are in the agenda package. I was a little confused  
501 about them. The one for the interchangeable sign, we do not need 12 interchangeable signs.



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502 We only need one at each entrance, and those would be interchangeable to say things like  
503 meeting dates and inform people of where the meetings are and when for the Harmony  
504 Residential Owners Association (“HROA”), and even the other homeowners associations  
505 (“HOA”) could use those.

506 Mr. Morrell stated I can reach out to get a new estimate for the next meeting.

507 Ms. Kramer stated ask them if they can use the current boards that are up there instead  
508 of having to recreate all that. That would be helpful. The other sign estimate, we are not  
509 looking for new aluminum signs to go on them. We are looking for just the laminate sheet.  
510 If we can get the laminate sheet printed, it just presses on, so it should be a lot less expensive  
511 than \$7,000. It should be a couple hundred dollars.

512 Mr. Morrell stated next week, I will reach out to get them for the next meeting.

513 Ms. Kramer stated field services had been assigned to get some more alligator warning  
514 signs. There was supposed to be one for each of the foot bridges and a couple for  
515 Waterside’s lake. Have those been ordered? You can order them online. They do not have  
516 to be specially printed.

517 Mr. Morrell stated a vendor in Kissimmee is supposed to be sending me this. I should  
518 have the new estimate next week. Do you mean the locational signs?

519 Ms. Kramer stated no, these are just the small alligator warning signs you can order  
520 online, they come in, and you can put them in place.

521 Ms. Kassel stated they are \$30 apiece on Amazon.

522 Mr. Morrell stated I will talk with Mr. Perez regarding this because I have an inventory,  
523 and I want to be extremely sure how many we need.

524 Ms. Kramer stated we need two, one for each foot bridge. You need maybe four for  
525 Waterside. In a previous agenda package, you have almost 100. We do not need that many.

526 Ms. Kassel stated there are all kinds of signs as low as \$12.

527 Mr. Morrell stated you want low profile.

528 Ms. Kassel stated this one is great. It says, “Danger: Alligators and Snakes in the Area,  
529 Stay Away from the Water, Do Not Feed Wildlife.”

530 Ms. Kramer stated that works.

531 Mr. Morrell stated I will do this tomorrow.

532 Ms. Kassel stated this is \$28.64.

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533 Ms. Kramer stated keep a low profile. We do not want them up in the air, blocking  
534 anyone's view. Also the kiosk signs.

535 Mr. Morrell stated actually, we installed one of them. We figured it out how to copy  
536 and laminate it. Tomorrow I can try to get one for a sample from Office Depot. They can  
537 make copies and laminate them. We can install them under the plexiglass.

538 Ms. Kramer asked you have gotten all the files?

539 Mr. Morrell stated yes. We are going to paint all the stands and the plexiglass.

540 Ms. Kramer stated that is critical because it really takes our neighborhood down.

541 Mr. Morrell stated we are waiting for reimbursement from Kissimmee Motor Sports  
542 for the repairs. They told me they will send it to me onsite, so it will be arriving in our  
543 office in Harmony.

544 Ms. Kramer stated that is about \$3,000 for warranty work.

545 Mr. Morrell stated for the clutch repair.

546 Ms. Kramer stated it was about 18 months ago.

547 Mr. Morrell stated when I went to the facility, the person from Polaris was there, so it  
548 was easier to explain.

## 549 **B. Field Proposals**

550 i. **Global Turf #16747, 1200 Hauler**

551 ii. **Global Turf #16746, 800 Haulers**

552 iii. **Advantage Golf Cars #85569, Club Car**

553 iv. **Advantage Golf Cars #85568, E-Z Go**

554 v. **Wesco Turf #14439, Toro Workman GTX**

555 Ms. Kramer stated these are proposals for replacement vehicles. One vehicle was  
556 stolen, and one was in an accident. These are vehicles for staff to get around our  
557 community.

558 Mr. Morrell stated Mr. Perez had all the information regarding these, but he told me  
559 the agenda included the three different prices.

560 Ms. Kramer stated proposal #16747 from Global Turf is for a Cushman for \$12,918.30.  
561 I presume that is a new one. Proposal #16746 is for two used Cushman gasoline powered  
562 for \$11,990. Proposal #85569 from Advantage Golf Cars is for a new electric club car, 48  
563 volt, for \$10,839. Proposal #85568 is for lithium ion E-Z-Go for \$12,530, which has a two-  
564 year warranty on the vehicle and five-year warranty on the lithium battery. Westco Turf  
565 provided two proposals for Toro Workmans. Proposal #14439 is for a Toro Workman  
566 lithium for \$19,589.94 and a Toro Workman electric, which is just batteries, for

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567 \$15,318.32. Both of those have a two-year warranty or 1,500 hours. The bigger question  
568 we need answered, other than price, is availability. I did not see anything in the agenda  
569 package as to which, if any of these, are currently available. I presume the two used ones  
570 are available immediately. I presume they are on the lot. Do you know or did Mr. Perez  
571 give you any information about this?

572 Mr. Morrell stated the only thing I know is the golf carts have beds for tools.

573 Ms. Kramer asked would the Board consider tabling this until Mr. Perez is able to  
574 regain the connection? This is an odd day for our meetings, and Mr. Perez and Ms.  
575 Montagna are at other previously committed meetings today.

576 Ms. Kassel stated we need to understand all of this, the pros and cons of each option  
577 and what is recommended as giving us the best price and service.

578 Ms. Kramer stated if Mr. Perez joins before the end of the meeting, we will consider  
579 these items. If not, we will table this until next month.

580 Mr. Jonathan Sarlo stated this is a thankless job. I understand the frustration of the  
581 community members. I understand the frustration probably of the Board members, in terms  
582 of seeing a lot of things out there. It should not fall on deaf ears, and there are a number of  
583 issues.

584 Mr. Israel stated I would leave it for the end so we can get through the meeting.

585 Ms. Kramer stated yes, if we do resume connectivity with Zoom, we need to leave the  
586 rest of audience comments for the end of the meeting so we can get through our business  
587 items. We need to wait for our Board member and attorney at a minimum.

588 Mr. Israel stated going back to the parts, they were actively available when these quotes  
589 were given, but that was about 60 days ago, so we are not 100% sure if those parts are still  
590 available. They were at the time.

591 Ms. Phillips stated we are asking for these quotes, and they are provided for the  
592 meeting. Can we just give a list of specifications to Inframark and have them pick out the  
593 best one for your duties, not to exceed a certain price? If they bring it to us and there is a  
594 shortage, especially with the hurricane in southwest Florida, they will be needing that type  
595 of program for all the work that will be going on down there.

596 Mr. Leet stated we will reopen audience comments at the end of the meeting. We have  
597 had unexpected connectivity issues. We are moving on to the District engineer's report and  
598 through the agenda. We will open the floor for comments at the end of the meeting.

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599 **C. District Engineer Report**

600 **i. Updates**

601 Mr. Hamstra stated I have two updates and two questions. First, you approved the  
602 milling and resurfacing for neighborhoods C-1 and C-2. The agreement has gone back and  
603 forth between Mr. Wes Haber, Greg in my office, and CCI the contractor. He has signed  
604 the agreement. I think it has gone back to Mr. Haber to review because he made some  
605 changes. If Mr. Haber accepts those changes, then it will go to Ms. Kramer for signature,  
606 and they will be good to go. That is in progress.

607 **ii. Estates Drainage**

608 Mr. Hamstra stated at the last meeting regarding the Estates, we had grouped together  
609 all the recommended improvements. The Board asked me to break those up into pieces so  
610 we can phase it. If you recall, we had three distinct repairs. One was two pipes that need to  
611 be slip lined because the entire pipe has been compromised. The one pipe was  
612 compromised because of fence posts, and all the pipes connect to inlets that had all the  
613 leaks and poorly constructed connections. I am recommending, and I brought a proposal  
614 from Atlantic Pipe Services, to delay the slip lining of the pipes until the houses continue  
615 to be completed so that we do not have any equipment going out there and potentially  
616 compromising them. The proposal I will distribute is for the eleven specific repairs: seven  
617 where the pipes touch the inlets, and four places where the pipe joints are separated but the  
618 pipes are too small to get slip lined. It is eleven repairs in total, in the amount of \$27,715.  
619 This will not require any permitting. It is all considered 100% maintenance. I will provide  
620 this to Mr. Israel and the Board for your files. I received it just today from the vendor. I  
621 told them we were going to put on hold the slip lining for now. This proposal is for the  
622 eleven specific repairs that were identified during the closed-circuit televised section that  
623 was done several months ago before the hurricanes came.

624 Ms. Kassel stated this is asking for a local dump site.

625 Mr. Hamstra stated I am not sure what they have that needs to be disposed. If you  
626 approve this, I can talk with Brandon about what he is disposing of. We are not asking  
627 them to pull out any products. We are asking them to remove the inlets. I am not sure if it  
628 is just the canisters or the products that get delivered when they do the work. I will ask  
629 him.

630 Ms. Kramer stated the canisters and stuff would pretty much be our current waste  
631 hauler. If you could check on that, it would be appreciated.

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632 Ms. Kassel asked to what degree will these repairs help reduce some of the flooding  
633 that has been going on in the Estates?

634 Mr. Hamstra stated the only flooding that is taking place is at the Gables, and that is  
635 not even flooding. It is a nuisance, but their particular property backs up against the lowest  
636 area in the community. The inlet that drains that area is affected by high stages in the pond,  
637 which gets affected by the lake it is discharging into. Unfortunately, none of this goes  
638 toward alleviating that. This is just to repair a compromised infrastructure. I wish I had a  
639 simple solution for them. If we fill in that area, then we are compromising the vegetation  
640 and the whole reason we had an open space back there. We cannot install a pump and keep  
641 pumping into the lake because it will come back at us since the lake will be high. I wish I  
642 had a silver bowl for that to help them out.

643 Ms. Kramer asked those low areas that are common space or District-owned land, were  
644 they designed as dry retention? Can you tell?

645 Mr. Hamstra stated I do not think they were designed from the stormwater management  
646 system because the ponds were designed to handle quality and quantity. I think it was just  
647 the intent not to disturb the vegetation and maybe not looking carefully at the topography  
648 versus the ponds. Maybe it should have been caught.

649 Ms. Kramer stated it is not going to correct that problem, but that problem is not a  
650 flooding problem that will endanger anyone's home. It is not really flooding.

651 Mr. Hamstra stated it is not structural flooding; it is nuisance flooding.

652 Ms. Kassel stated we only had this problem since we have had a lot of rain. When the  
653 lake was low and the ponds were lower, it was not an issue. But because we have had a lot  
654 of rain—this spring, last year, a hurricane with twelve inches of rain in September—I think  
655 that has added to the problem the Gables are experiencing. There is just a high water table  
656 right now. The ponds and the lake are high.

657 Mr. Hamstra stated we had problems in other areas, but we found out the County has  
658 some plugged pipes. They came out and unplugged them, so that solved that issue. That  
659 has gone away, so that has been fixed by the County. During dry periods, it should be  
660 perfectly normal. During above-average wet seasons, like we had this year, it will be  
661 problematic for them, unfortunately. Mosquitoes are quite out of control sometimes.

662 Ms. Kramer stated these repairs are going to fix and prevent the problems that we saw,  
663 maybe before Mr. Hamstra's time, near the tavern where we had a break in the pipe and

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664 the soil went down the pipe, which resulted in further pipe clogging and deposition in the  
665 stormwater ponds.

666 Mr. Hamstra stated the pipe joints being separated too far causes the earth above it to  
667 eventually create a little sinkhole. It dumps the dirt in the pipe. The pipe gets clogged again.  
668 Then people are concerned if they have a sinkhole in their yard. It is to remedy those  
669 situations.

670 Ms. Kramer asked that is this proposal?

671 Mr. Hamstra stated that is the eleven repairs.

672 Ms. Kramer stated the remainder of the repairs will be done after they build out the  
673 Estates because the construction process could affect those pipes.

674 Mr. Hamstra stated the two locations where the pipes need to be slip lined, once those  
675 adjacent lots are done, then we can do them. We do not need to wait for the whole  
676 subdivision. It is two distinct areas where the pipes will be slip lined. If they ever finish the  
677 houses in the Gables which are taking forever, we will look into that. I know you wanted  
678 to separate this and delay some of the costs to the Estates, but this first one is the eleven  
679 repairs specifically to the pipes and inlets.

680

681 Ms. Phillips made a MOTION to approve the proposal  
682 from Atlantic Pipe Services for eleven pipe and inlet repairs,  
683 in the amount of \$27,715.

684 Ms. Kramer seconded the motion.

685

686 Ms. Phillips stated we do not want to do it.

687 Ms. Kassel stated we do not want to spend the money.

688 Ms. Kramer stated we do not, but this is the core of what the District does, which is to  
689 maintain the infrastructure to make sure our houses do not flood. This is the core mission  
690 of the District.

691 Ms. Kassel stated especially when it comes to water issues.

692 Ms. Kramer stated yes, especially in Florida. Does Mr. Short have any questions? I  
693 know you do not have a copy in front of you.

694 Mr. Short stated I do not have any questions. It seems like a logical path. It seems  
695 overdue.

696 Ms. Kramer stated yes.

697 Mr. Leet stated it will not get any cheaper.

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698 Ms. Phillips stated exactly.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Atlantic Pipe Services for eleven pipe and inlet repairs, in the amount of \$27,715.

Mr. Hamstra stated I will have Atlantic Pipe Services get with Mr. Haber to get the agreement underway to get them started.

**iii. Hurricane Nicole Request for Public Assistance**

Mr. Hamstra stated my last item is a question for Mr. Israel or the Board on the debris cleanup. Are you filing for public assistance from FEMA? Or are you just absorbing those costs?

Mr. Israel stated I think our intent is to try to get it wherever we can.

Ms. Kramer stated I do not know what the process is. Will it cost more to apply for it? We had very little debris.

Mr. Hamstra stated it will take three to five years to get reimbursement. It is quite a process, and they are very specific about regular yard debris, debris caused from the storm, and trash. If you were not careful about keeping track of those independently, your chances of receiving reimbursement will probably be compromised.

Ms. Kramer stated I do not think we had any trash at all. We had minor tree debris. A lot of the residents, when the tree debris fell on their yards, cleaned it up themselves. We had maybe one or two trees that had already died and came down, but they were very small.

Mr. Hamstra stated I bring it up because there is a 60-day clock in which to apply.

Mr. Israel stated I can get with Ms. Montagna and Ms. Brenda Burgess to see if they started that process. I know that was one of the first things we did for pretty much all our districts. We started going down that process.

Ms. Kramer stated let us balance out the cost for applying to what we might get back.

**iv. Miscellaneous**

Ms. Kramer stated the road through the garden, there was an issue. There was some confusion. The Harmony Central folks in exchange for an easement agreed to grade that road. Evidently when our previous attorney provided the documents, it only included that area in the pipeline right-of-way and not the area from the right-of-way to where the RV storage gates are now. They have done that. I spoke with Mr. Dan Evans, who is heading up the development in Harmony Central. He understood and was confused. He said the person who negotiated this was a man. Evidently, it was Mr. Berube. He did not carry

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733 through on what the desires of the Board were to have, not just the area that they were  
734 going to damage graded but our entire road in exchange for the easement. That fell through  
735 the crack. I spoke with Mr. Evans, and he said he will be getting with Jr. Davis and get  
736 back with us. He is pretty sure that if we can arrange to provide the shell material that the  
737 road is made out of now, he can get them to come in gratis and grade it and improve that  
738 road. I wanted to check with Mr. Hamstra. Is shell material the right thing to put down  
739 there now?

740 Mr. Hamstra stated gravel is better, but if you are getting it done for free, do it.

741 Ms. Kramer stated they are not going to provide the material. The District has to  
742 provide the shell or gravel. You are recommending gravel?

743 Mr. Hamstra stated yes.

744 Ms. Kramer stated they mentioned shell.

745 Mr. Hamstra stated shell kind of degrades when it gets wet. They have only done  
746 parallel to the road; when it peels off toward the RV lot, they did not do that portion.

747 Ms. Kramer stated correct. But he said he would try and work it out to where they will  
748 provide the equipment and manpower if we can provide the material. They could come in  
749 here and just knock the top off and knock them in, but we have seen already on the part  
750 they already did that it is deteriorating quickly again.

751 Ms. Kassel asked really? On the part we just did?

752 Ms. Kramer stated yes. It is starting to rut quickly. Maybe that is why it is important to  
753 put gravel on it, to mix it in with the shell. I will stay in touch with him and get that worked  
754 out and get field services to find some providers of gravel so we can get that done.

755 Mr. Hamstra stated when all the paperwork is signed for the milling and resurfacing,  
756 we may want to do some type of information, door hanger, or email for a heads up for those  
757 residents when they will be doing the work because it will be making some noise. Probably  
758 after the holidays.

759 Ms. Kramer stated that sounds great. One other thing we discussed when you first were  
760 engaged were the cattails in our stormwater ponds that we are responsible for maintaining  
761 on the golf course. Have you been out there to assess those golf course ponds yet?

762 Mr. Hamstra stated I have not been yet. Mr. Morrell and Mr. Perez let me know that  
763 Mr. Morrell and his staff have finished my first round of cleanups on ponds outside the  
764 golf course. Now that the weather is getting nice, I will get the interior as well.



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765 Ms. Kramer stated that will be great because the golf course has contacted us. We are  
766 also having cattail growth. As you know, it was pretty bad already, and it has gotten  
767 exponentially bad. As I think we were advised by either Katherine or you that when the  
768 biomass gets that big, then it is no longer a spray treatment but is a harvesting. It looks like  
769 we are there.

770 Mr. Hamstra asked is that a District responsibility or the golf course?

771 Ms. Kramer stated it is our responsibility.

772 Mr. Hamstra stated I know the control structures are yours. I did not know if the ponds  
773 on the golf course were yours.

774 Ms. Kramer stated we have an easement and agreement.

775 Ms. Kassel stated to maintain the stormwater drainage system.

776 Ms. Kramer stated yes. The golf course folks were a little upset that we were  
777 erroneously told or informed that they wanted us to keep our hands off the ponds. I think  
778 that was three or four years ago.

779 Ms. Kassel stated I was told as a Board member that the golf course did not want us  
780 managing their ponds.

781 Ms. Kramer stated that was erroneous. That was not right.

782 Mr. Hamstra stated that is why the map shows blue outside the golf course for District-  
783 maintained ponds, and inside the golf course we did not do the ponds but the control  
784 structures. If you are telling me that we also maintain the ponds, I will update the map.

785 Ms. Kassel stated they do not belong to the District, I do not think, but we are obligated  
786 to maintain them because they are part of the stormwater management system.

787 Mr. Hamstra stated I will give them a different color to distinguish that.

788 Ms. Kassel stated it is interesting because up north, we have problems with the common  
789 reef and are always looking for cattails, but they are a problem here.

## 790 **D. District Counsel Report**

### 791 **i. Memorandum to District Regarding Surplus Property**

792 Ms. Kramer stated this memorandum on surplus property is how to deal with disposing  
793 of surplus property in the District. It is my understanding that this was provided for  
794 guidance only, in that, we should follow this but not necessarily for any Board action. Is  
795 that correct?

796 Mr. Brown stated yes, that is correct. Depending on the Board's evaluation and the  
797 property in question, the memorandum lays out pretty basic paths for you to consider for

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798 whenever you are prepared to make a decision about the sale or donation of any surplus  
799 property the District owns. I will give you my 10,000-foot thoughts on it. The first option  
800 is just to limit the sale or donation to non-profit entities, first within the County and then  
801 outside the County. The process is a little less involved from a procedural standpoint, but  
802 of course you are talking about a more limited pool of potential purchasers. That might be  
803 a good option if the Board is inclined for policy reasons or because you had particular  
804 entities or non-profits in mind. If you want to go that route, it is a little less cumbersome  
805 but procedurally a little more constrained with respect to the parties that you would be  
806 negotiating with. The other option is under Section 274.06, Florida Statutes, and there are  
807 two paths under that Statute, depending on the value of the property. If it is less than \$5,000,  
808 there is less procedure involved, and you have a broader scope of potential buyers,  
809 including private properties in addition to public entities and non-profits. If it is greater  
810 than \$5,000 in value, there is more process involved: a public auction and the requirement  
811 to make the sale to the highest possible bidder, and a published notice, for example. You  
812 have a couple different options for the Board to weigh from a policy perspective, depending  
813 on the facts, the value of materials, and what the Board envisions.

814 Ms. Kramer stated they provided the different resolutions that would be used for each  
815 of the different categories. My understanding is we may have some surplus property in the  
816 vehicles that we will be scrapping once the insurance is finalized. At this time, we will take  
817 that under consideration and select the proper resolution at the time.

818 **ii. Meeting Videos on a Third-Party Website**

819 Ms. Kramer stated this is a question we had previously about being able to post our  
820 meeting videos on a third-party website, such as YouTube.

821 Ms. Kassel stated there was nothing in the agenda package regarding this, no  
822 memorandum.

823 Mr. Brown stated no, there is no memorandum. It is my understanding that you can  
824 post the meetings on YouTube. In particular, I think there may have been a question about  
825 the requirements to include subtitles and closed captioning for the videos. There is no  
826 requirement to include closed captioning for those videos posted on a private, third-party  
827 site, like YouTube.

828 Ms. Kramer stated at this point, it seems we are allowed to do that. If the Board is  
829 interested in doing that, I think we should just go ahead and entertain a motion to permit  
830 that to be done.

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831 Ms. Kassel stated I do not know who is going to do it, but I will make that motion.

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Ms. Kassel made a MOTION to approve Mr. Leet posting meeting videos on YouTube for public consumption.  
Ms. Kramer seconded the motion.

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A Resident stated if you put Mr. Leet's name in the motion, you will have to amend it later when he leaves the Board.

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Ms. Kramer stated we can just say "the Board."

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Ms. Kassel AMENDED the motion to approve the Board posting meeting videos on YouTube for public consumption.  
Ms. Kramer seconded the amendment.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to the Board posting meeting videos on YouTube for public consumption.

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Ms. Kassel stated when Mr. Leet is no longer on the Board and is no longer posting these, just because he is not on the Board does not mean he cannot record them via Zoom and post them on YouTube. But my question is, what happens that we have now approved this, and Mr. Leet moves or is no longer able to post them.

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Ms. Kramer stated the Board will have to readdress it at that time.

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### iii. Right-of-Way Mowing Responsibility

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Mr. Brown stated I believe we provided an email in your agenda package that Mr. Michael Eckert prepared, laying out the summary of his findings regarding this issue, in particular focused on the grass in between lots and the street, the landscaping within the rights-of-way in that area. The bottom line is reflected in the materials in the agenda package, that the District has the ability to maintain that area if it would like to because it owns that area, but there is a requirements in the covenants and restrictions for the community that imposes an obligation on the adjacent property owner to maintain that strip of grass and the landscaping. In terms of obligations of the District as opposed to rights, the District has a minimum obligation to maintain it at the level required by County code. I believe the covenants and restrictions impose a higher standard on the property owners to maintain it to the standard in the community, which would exceed the bare minimum required by County code. Beyond that, if there is a life or safety immediate issue, the District should address it and not try to address through, for example, working with the

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868 HOA for the home owners to maintain that area. I think that is a basic summary of what  
869 Mr. Eckert provided for the agenda package. I can address any questions if there are any.

870 Ms. Kassel stated I will just say that the memorandum in the agenda package is the  
871 result of some residents coming to the meeting last time and asking about the legal authority  
872 to require residents to maintain their easements: the area between the sidewalk and the  
873 curb. The developer had decided it would be included in landscaping on the boulevards,  
874 namely Five Oaks Drive, Cat Brier Trail, and Schoolhouse Road, because those are the  
875 boulevards that everyone passes when they come to look at a house to buy. The developer  
876 included that. In an attempt to save money, partly, and also in an attempt to make things  
877 more equal because the people who lived in those homes for 20 years have the benefit of  
878 not having to pay or deal with the maintenance for those areas, we thought it was time to  
879 return the responsibility over to the people who own those lots for maintenance of those  
880 particular areas and also save the District—and all the residents—money at the same time.  
881 That was the thinking behind returning, or turning over, the maintenance, which includes  
882 fertilization and weeding. We will continue to water because the irrigation system runs  
883 under there. The District will continue to water and maintain the irrigation for those areas,  
884 but residents are required to fertilize, mow, weed, et cetera in those areas. At the last  
885 meeting, several people asked how we can require them to do that. So we asked our attorney  
886 to look into the legality of the District returning this area over to owners to maintain and  
887 now it is your obligation to maintain it. This memorandum in the agenda package explains  
888 why it is legal.

889 Ms. Kramer stated excellent summary.

890 Ms. Phillips stated I believe it was \$17,000 the District will save.

891 Ms. Kassel stated through Servello. Another vendor was \$120,000.

892 Ms. Phillips stated I just figured out how much if we did all of Harmony, so everyone  
893 is treated the same, because they do not take care of my easement. For mowing, there are  
894 1,580 homes, and at \$17,000 for approximately 100 homes, it is \$170 per year for each  
895 home. For 1,580 homes, it would be \$268,600.

896 Ms. Kramer stated that is considerable.

897 Ms. Phillips stated that is if we want it to be fair. We all have easements. Why are some  
898 people getting theirs taken care of? I understand why the original developer did it, but we  
899 are not him.

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900 Ms. Kramer stated thank you for that analysis.

901 Ms. Phillips stated I drove Mr. Perez and Ms. Montagna crazy. They just wanted to  
902 understand what I was asking, and I got it finally. I suspect we do not want to take a motion  
903 to maintain everyone's easement, to the tune of \$268,600.

904 Ms. Kramer stated that was at \$17,000.

905 Ms. Phillips stated yes, that was at the low estimate.

906 Mr. Leet stated while we are discussing this, I guess this goes to one of the proposals  
907 we discussed earlier, I agree we definitely have the legal standing to make this change and  
908 treat all the property owners the same way, where they are required to maintain that area  
909 in front of the sidewalk. In this particular case, though, in the past where the District had  
910 been responsible for the maintenance there and that maintenance was lapsing, and now we  
911 are throwing the switch and saying it is the owners' responsibility, I think we should at  
912 least look at that. There may not be a perfect solution to this, and maybe this goes away  
913 when we save that money the first year and then it is a savings going forward, but I think  
914 we should at least consider making sure that when we turn over this responsibility that we  
915 are at least leaving it in decent shape, and if it had lapsed, we address it.

916 Ms. Kramer stated I understand what you are saying. We had several proposals for the  
917 frontage on just one home or a number of them. One proposal was \$1,000 per home to do  
918 the grass in front. This latest one was \$1,600 for one home, and then multiply that times  
919 100 homes.

920 Mr. Leet stated I am just bringing it up for consideration. I do not think all 100 homes  
921 have lapsed.

922 Ms. Phillips stated we can make decisions on an individual basis.

923 Mr. Leet stated that is something maybe Inframark can look at.

924 Ms. Kassel stated I would like to see, at least minimally, leaf removal, fertilization, and  
925 checking that the irrigation is working correctly.

926 Ms. Kramer asked as a one-time event?

927 Ms. Kassel stated yes.

928 Ms. Kramer stated we can ask Inframark for a proposal to do that.

929 Ms. Phillips stated there is also an option of putting down groundcover if you do not  
930 want grass. I am in the process of fixing up my yard, and I see some really nice groundcover  
931 on some of them.

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932 Ms. Kramer stated that is what we have discussed because they are very shaded.

933 Ms. Phillips stated for people who park in front of their house instead of the garage,  
934 they are walking over it many times a day.

935 Ms. Kassel stated there is a particular house on Cat Brier Trail that we were requested  
936 to look at over a year ago, actually a number of areas. The problem was, the leaf litter had  
937 not been picked up, the irrigation had been turned off, it had not been fertilized, and it was  
938 just being ignored. As I mentioned at the last meeting, I did not feel good about turning  
939 over these easements to homeowners to maintain when the District had not maintained  
940 them very well. Please look into it.

941 Mr. Short stated this follows under the residents' responsibility due to the HOA. Does  
942 the HOA also dictate what kind of groundcover can be there and what kind of grass and  
943 things can be put there?

944 An HROA board member stated yes.

945 Ms. Kramer stated Inframark will be looking into doing a survey of what might be  
946 needed and what the cost would be to do some preliminary work to get those areas up to  
947 par at this time. We will bring it back for the December meeting.

948 **iv. Consideration of Resolution 2023-02, Use of Private Emails**

949 Mr. Brown stated you have a resolution in the agenda package, which establishes a  
950 policy reflected in Exhibit A thereto for use of District email addresses by Supervisors. The  
951 policy, in short, requires Supervisors to use those email addresses. In the event you receive  
952 an email that would be a public record concerning District business at your private email  
953 address, it would require a Supervisor to forward that to their District email address for  
954 purposes of maintaining public records and ensuring those records are preserved.

955 Ms. Kramer stated a little background behind this is, when we were looking into the  
956 legality of the RV parking area and storage area, it came to our attention that a previous  
957 Board member had been using his personal email address, and so very little, almost none  
958 of the items that are supposed to be in our public record repository dealing with that issue  
959 are in them. We wanted to immediately clean that up and get all the Board members now  
960 and in the future to use District email addresses. I think it was an insipid policy in the past  
961 that we all use our District email addresses, to be sure we maintain the public records. It  
962 was not complied with, and it may end up costing the District money to regain those public  
963 records. That is also being looked into, to basically close the barn door.

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Ms. Kassel made a MOTION to approve Resolution 2023-02, regarding use of private email addresses.  
Ms. Phillips seconded the motion.

Mr. Leet stated I want to make sure this resolution is strictly talking about email communication. If communication is taking place by, say, text messages, does that need to be included in this or handled separately? I want to make sure we all understand.

Ms. Montagna stated you should not be communicating District business via text. We try to stay away from that. In the case where you do, yes, that is subject to a public record, as well. I can let legal opine on that, but you should try to stay away from that.

Mr. Brown stated the resolution itself does not speak to text messages or other forms of communication. It is specific to emails. That is correct. whatever the form of communication, if you are creating a record regarding communication of District business, that would constitute a public record, whether it is on Facebook or through a text message. All those things could potentially end up being public records, and there would be an obligation on the part of the District to maintain. Sometimes, those things are unavoidable. As to the comment that was just made, if there are instances where communication of District business or back-and-forth between a resident and a Supervisor, for example, by text message, I will ask you to take a screenshot of that and email it to your District email address. We try to avoid those things unless it is something the District has a plan in place to ensure that its records are being maintained.

Ms. Kramer stated a question for Ms. Montagna, yourself, and Mr. Perez. Are your text messages with Supervisors maintained as public records at this time? Being that you have Inframark phones and are the public records custodian, if we are texting you or Mr. Perez or another Inframark employee, do those then get catalogued? Or should we be taking screenshots and saving them to our emails?

Ms. Montagna stated anytime that I send texts to a Supervisor, if I am traveling or something and cannot get to my email, I usually follow it up with an email, but we will make sure those are screenshot and deposited in the District files.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-02, regarding use of private email addresses.

**v. Basketball Court**

1000 Ms. Kramer asked does Mr. Brown know about this issue, as far as the letter of request?

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1001 Mr. Brown stated yes, I do. I am familiar with the background on this issue and that  
1002 there is an issue with the leveling of the basketball court and pooling or puddling issues  
1003 because there are some deviations in the surface of the basketball court. I also understand  
1004 there were some plenary representations by a representative of the contractor who did that  
1005 work and they were going to work with the District to make repairs. That did not happen,  
1006 and I believe we received some correspondence from an attorney retained by the contractor  
1007 demanding payment of the remaining amount under the contract to be paid. Our  
1008 recommended course of action would be to prepare a response to that demand letter,  
1009 explaining the contractor's failure to perform and stating payment will not be made until  
1010 the defects are addressed. We cannot make any promises at this point about what the  
1011 outcome would be from this point going forward. In my experience in the service industry,  
1012 you end up with some sort of what I call settling your posture, where maybe you do not get  
1013 everything you might get out of this, but it is some sort of resolution for the District, and  
1014 certainly not just turning over what remains to be paid on the contract given the failure to  
1015 perform. We will evaluate how things proceed from here, but as an initial first step, our  
1016 recommendation is to prepare a response to that letter.

1017 Ms. Kramer asked do you need any direction from us?

1018 Mr. Brown stated no, I do not believe we need any direction. If the Board has any  
1019 questions or if there is a desire to consider alternatives, the Board has them, but this is our  
1020 recommended next step.

1021 Mr. Leet asked do you have the information we collected about the performance not  
1022 being to the contract?

1023 Mr. Brown stated I believe we do. I think Mr. Haber has all that. I would ask if there is  
1024 anyone in particular we should be coordinating or interfacing with on preparing that letter,  
1025 or if the Board would like to appoint a particular Supervisor—the Chair or Vice Chair, for  
1026 example—to provide final review and approval of the response.

1027 Ms. Kassel stated I am happy to let the Chair review and approve if she wants to.

1028 Ms. Phillips stated I am, too, since she is the one who measured all the depths and is so  
1029 familiar with it.

1030 Ms. Kramer stated that, I am. Yes, I will go ahead and do that if you will let Mr. Haber  
1031 know I will be his contact on this. Hopefully we can resolve this to everyone's satisfaction.



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1032 Ms. Phillips stated they sounded agreeable on the phone that night when we brought it  
1033 up. It does not appear they made any attempt to rectify it, other than to go straight to their  
1034 attorney.

1035 Ms. Kramer stated in fact, they did not even invoice us for the final payment. They just  
1036 sent a letter from the attorney. That speaks volumes. I looked back through the minutes,  
1037 and the key statement is, “Mr. Leet stated we are clear there will be some water. I think we  
1038 are talking about one-eighth inch versus three-quarters inch.” The representative from  
1039 AAA Court Services, Ms. Leonard, stated, “yes and that is a very large difference. We will  
1040 definitely correct that issue.”

1041 Ms. Kassel stated then she said she was going to check with the owner of the company.  
1042 Apparently, he must not have agreed.

1043 Ms. Kramer stated yes, this is where we stand right now. We will work to have it  
1044 resolved. I would love for them to come back in and fix that pending issue. We will do our  
1045 best to do what is best for the District on this.

1046 **vi. Miscellaneous**

1047 Mr. Brown stated I will relay these issues to Mr. Haber and Mr. Eckert.

1048 Ms. Kassel stated I have a question about the public records from our previous legal  
1049 counsel, whether or not they have been received, and what the status is.

1050 Mr. Brown stated they have not been received. It is my understanding that our office is  
1051 working on a sternly worded letter to your former counsel and some others with regard to  
1052 production of those records.

1053 Ms. Montagna stated I am not sure if Mr. Haber or Mr. Eckert responded to you  
1054 regarding Mr. Leet’s question about placing videos on YouTube. I do not know if you have  
1055 that information, but it came down to yes, we can place them on YouTube as a resident, as  
1056 opposed to as a representative of the District.

1057 Ms. Kramer stated we dealt with that already. They announced it was fine for the  
1058 District to post those.

1059 Ms. Montagna stated great.

1060 Mr. Brown stated the videos being recorded are public records, so if an individual  
1061 resident wanted to come in and record a meeting, they could. They could post it where they  
1062 wish. There is no issue with who is posting those.

1063 Ms. Montagna stated perfect, thank you.

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1064 Ms. Kramer stated there is one other item I would like to inquire of or mention to the  
1065 Board, while we are under the legal counsel agenda item because it bleeds over into the  
1066 manager's report. I wanted to touch on it right now. As we look toward moving field  
1067 services, which is required because we are not up to code having the trailer in the back  
1068 corner, we investigated the possible location where we could move that facility. Because  
1069 there is the easement language, they looked at it and determined that the easement, unless  
1070 it has been affirmatively in writing conveyed to another entity, it is still held by Birchwood  
1071 LLC. Birchwood Partners is still an active entity within the State of Florida. This easement  
1072 language not only flows to the parcels in question—U-2 and B-1—but it is also attached to  
1073 our linear park around the golf course to all of the areas adjoining our streets and homes.  
1074 All of our pocket parks are burdened by these easements, and this puts us in a potentially  
1075 very dangerous position in the future if someone wanted to come in and do anything with  
1076 these parcels. I would like to propose tonight for the Board members to think about and  
1077 come back maybe in December and discuss it further, which is possibly have our District  
1078 legal counsel to approach whoever the current controller of Birchwood Acres is. My  
1079 understanding is, this entity has moved completely out of the area and is not involved in  
1080 any development at this point to our knowledge. Approach them and see if they would be  
1081 willing to release the blanket easement language over all those multiple parcels throughout  
1082 Harmony. We can do it that way. The other thing we could do, he indicated we could go to  
1083 eminent domain if we needed to go that far with it, or just ignore it and make them force  
1084 us out, which I do know I am very uncomfortable with that option. Think about it, and next  
1085 month we can make a decision as to which direction we go to clear up those legal questions  
1086 on our land ownership. Did I explain that okay?

1087 Mr. Brown stated yes, very well.

## 1088 **E. District Manager Report**

### 1089 **i. RV Lot Closure**

1090 Mr. Israel stated we drafted a letter that is included in your agenda package. It was sent  
1091 on November 8, and it informs the residents of the closure that will take place at the end of  
1092 the year with the refund of fees that will be on a prorated basis.

1093 Ms. Kassel stated I heard that some have not received that letter.

1094 Mr. Israel stated yes, I will doublecheck when I get back to the office, but as far as I  
1095 am aware, November 8 is when they were at least dropped off at the post office.

1096 Ms. Kassel stated it is nine days later.

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1097 Ms. Kramer asked has anyone here not received the letter?

1098 Two residents indicated they have not received the letter.

1099 Ms. Kramer stated we know the postal system is having serious problems. Hopefully,  
1100 if you will give us a heads up by email if and when you get those letters, that way we can  
1101 follow up.

1102 Ms. Kassel stated I wonder if we may need to, at this point, since it has been three  
1103 weeks when we hoped that letter would go out, maybe we extend the date.

1104 Ms. Kramer stated we could hand deliver the letters. There are only 25.

1105 Ms. Phillips stated I was going to bring this issue up at the end, but I did not know  
1106 when to do it.

1107 Ms. Kassel stated you can do it now or under Supervisors' Requests.

1108 Ms. Kramer stated now works.

1109 Ms. Kassel stated I was going to suggest we extend the closure until January 31, 2023.

1110 Ms. Montagna asked if we have email addresses for everyone, and I do not know if we  
1111 do, but if we do, would it be beneficial to email them a copy of the letter that was mailed?  
1112 They were, in fact, dropped off at the post office on November 8.

1113 Ms. Kassel stated be that as it may, two of the people at the meeting have rental spots  
1114 at the lot, and neither of them received the letter, and it is nine days later.

1115 Ms. Phillips stated she is saying she can do it by email instead.

1116 Ms. Kassel stated I understand.

1117 Ms. Montagna stated I understand that.

1118 Ms. Kassel stated it is already nine days later, which is 10+ days later after we requested  
1119 a letter go out. What I am saying is, we might extend the closure by a month. Next week is  
1120 Thanksgiving, and people may have family in town, and then it is the holidays. Maybe we  
1121 just give them more time.

1122 Ms. Kramer stated Ms. Phillips can proceed with what she planned to say.

1123 Ms. Phillips stated we have been talking about the RV lot, but at the meeting last month,  
1124 we finally made the decision to close it because of the County codes and the expense. It  
1125 was difficult. But then, all of a sudden, we discussed when we are going to close it, and we  
1126 jumped on it. This has been eating at me since last month because they were not going to  
1127 get their letters until November, and now we are in the busiest time of the year with the  
1128 holidays and Christmas coming. I really do not think the County would do anything to us

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1129 if we gave them even until March 31, 2023. The ones with huge vehicles will take some  
1130 doing. We could do the end of their lease or March 31, 2023, whichever comes first. If  
1131 someone's lease ends at the end of December, then they have to move it.

1132 Ms. Kramer stated I want to provide it because I think it is important. We are in this  
1133 situation because a Board member withheld a lot of information from the entire Board.

1134 Ms. Phillips stated yes.

1135 Ms. Kramer stated I did inquire of our legal counsel and of our District manager as to  
1136 the liability because someone posted that we have insurance to cover any liability. They  
1137 investigated, and just like any homeowner's insurance, our insurance has the same out, that  
1138 if we are operating any kind of facility or amenity that is not in compliance with County  
1139 codes, they do not cover us.

1140 Ms. Kassel stated it is what we have been operating at for all these years.

1141 Ms. Kramer stated I want you to be aware that we are hanging out on a limb. That being  
1142 said and you now having all the facts before you, I would entertain a motion if the Board  
1143 so desires to change the final date of closing.

1144 Ms. Phillips stated I had one other idea, too. Can I bring that up now?

1145 Ms. Kramer stated you certainly may.

1146 Ms. Phillips stated we have 73 spaces, and it will cost approximately \$500,000 to do  
1147 the whole road going back there.

1148 Ms. Kassel stated it was less than that. It was the road, fencing, landscaping, and  
1149 lighting.

1150 Ms. Phillips stated I heard only \$500,000.

1151 Ms. Kramer stated let me add this, though. The one thing we never got to was the cost  
1152 of actually improving the lot itself. The County is requiring us to actually pave the area  
1153 road in there. They gave us a waiver on paving; they let us work a deal with Florida Gas  
1154 Transmission, which ended being enormously expensive anyway. But they did not waive  
1155 or negotiate the requirement to pave into and all the driving lanes throughout. That will be  
1156 additional funds. It will be \$500,000+.

1157 Ms. Phillips stated just to present my idea, I will use my estimates. I found out there  
1158 are 73 spaces. I already did the calculations, so I will use my numbers.

1159 Ms. Kramer stated I understand.

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1160 Ms. Phillips stated there are 73 spaces. Maybe that could wiggle more or fewer  
1161 depending on the layout if it got paved. To raise that \$500,000, it would be \$6,850 per  
1162 rental space. Some are bigger than others, but I am using straight calculations. If people  
1163 really want this RV storage and are willing to pay \$600 per month, why not? As long as it  
1164 is not costing the other 1,500 residents of Harmony for them to have that lot, which is what  
1165 we were trying to avoid. If they are willing to shell out the money, I do not see any reason  
1166 not to do it, but it will be \$600 per month to store their vehicles.

1167 Ms. Kramer stated it will be something more than that with the additional paving.

1168 Ms. Phillips stated yes, but still, I guess maybe we should have given that as an option.  
1169 Some people may say they want to keep their RV there and are willing to pay it. But we  
1170 need all 73 to say that.

1171 Mr. Leet stated it does not work to piecemeal it. What if only eight people are willing  
1172 to do that?

1173 Ms. Phillips stated that is why I just said, 73 of them should do it. This was an idea I  
1174 came up with. We all felt bad about closing it, but we do not have a lot of options. Of  
1175 course, we could just wait until we can bring it in from the other direction.

1176 Ms. Kramer stated if we can get it to that point, it makes it much easier.

1177 Ms. Phillips asked does anyone have an idea how much it costs to rent an RV storage  
1178 lot at one of the storage facilities?

1179 A Resident stated \$200 for an RV.

1180 A Resident stated \$180.

1181 Ms. Phillips stated so you would not want to pay \$600 to keep it here.

1182 The Resident stated it would not be a good amenity.

1183 Mr. Leet stated we have mentioned the other approaches. The Harmony Golf Preserve  
1184 owns that entire property to the northwest of the parcel. Have we approached them? I want  
1185 to say this happened in the past, but have we at least approached them to see if there is any  
1186 interest? I do not even know looking on a map where the road would be without affecting  
1187 their operations.

1188 Ms. Kramer stated we went all over that. We walked it and tried to see. The problem  
1189 is, the traffic through there would conflict with their operations. We can try. I have a feeler  
1190 out right now to talk with them about another issue we will discuss in a minute. I can broach  
1191 that with them also.

# CARBON

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1192 Ms. Kassel stated even so, even if they were to allow us access to this road, it would  
1193 still not be an allowed use without paving the lot, which is going to be expensive. Does  
1194 anyone know what the price per square foot?

1195 Ms. Kramer stated for a brand new road, not repaving.

1196 Ms. Kassel stated I am not talking about a road; I am talking about a lot.

1197 Ms. Kramer stated like our alleys, it would not be repaving. It would be a new road  
1198 because you have to do a road bed and everything associated with a new road.

1199 Mr. Leet stated yes, that is not a magic bullet, but at least it would give us the best-case  
1200 scenario. Yes, we still have other paving to do, but we could take the access road repaving  
1201 out of the picture. I do not know if the price will be close enough that we could swallow it.

1202

Mr. Leet made a MOTION to postpone the closure of the  
RV lot to March 31, 2023, with digital notification and other  
possible follow-ups.

Ms. Phillips seconded the motion.

1207

1208 Ms. Phillips stated I would say March 31, 2023, or the end of their lease, whichever  
1209 comes first. Some of them might end December, January, or February. We can phase it out  
1210 that way.

1211 Ms. Kramer stated we have quite a few like that.

1212

Mr. Leet AMENDED the motion to postpone the closure  
of the RV lot to March 31, 2023, or at the end of the lease  
term, whichever comes first, with digital notification and  
other possible follow-ups.

Ms. Phillips seconded the amendment.

1218

1219 Ms. Phillips stated otherwise, we have to write new leases for these people. Let us keep  
1220 it simple.

1221 Ms. Kramer stated I appreciate that.

1222

Upon VOICE VOTE, with all in favor, unanimous approval  
was given to postpone the closure of the RV lot to March 31,  
2023, or at the end of the lease term, whichever comes first,  
with digital notification and other possible follow-ups.

1227

1228 Ms. Phillips stated we still need to decide how we are going to notify people.

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1229 Ms. Kramer stated I think we should email it. I think there are only 25 who live in the  
1230 neighborhood. We might be able to have field services drop off the letter at their house.

1231 Ms. Phillips stated send it certified.

1232 Ms. Kramer stated I do not know; certified mail gets very expensive.

1233 Ms. Phillips stated it is only \$2.00 each.

1234 Mr. Israel stated we can email the letter.

1235 Ms. Kramer stated in my discussion with Mr. Daniel Evans from Harmony Central, I  
1236 would like to know what the feeling is. It dawned on me that we will be chatting when I  
1237 return in a couple weeks because we have that interconnect the County is requiring of us  
1238 in that location.

1239 Ms. Kassel asked what location?

1240 Ms. Kramer stated at the location where the dirt road is now on the pipeline easement.  
1241 That pipeline easement area is supposed to have an interconnect.

1242 Mr. Leet asked is it in the planned development (“PD”)?

1243 Ms. Kramer stated yes, the PD requires us to have an interconnect with Harmony  
1244 Central there. It says equestrian, pedestrian, bicycle, and I guess we could consider golf  
1245 carts, but they said absolutely no automobile traffic.

1246 Mr. Leet stated we have an interconnect between us and Harmony West.

1247 Ms. Kramer stated yes, we have two interconnects with Harmony West. I wanted to let  
1248 everyone know we will be talking, and I will bring back any information to the Board. He  
1249 indicated that they may be willing to improve that pathway to make it a lot nicer, even our  
1250 side of it. We will keep our fingers crossed that they will be able to do that for us.

1251 **ii. Discussion of Deed of Dedication**

1252 Mr. Israel stated we have been looking at new options for the field services office. I  
1253 would like to get some clarity of what the Board would like for that office, in terms of  
1254 construction material, potential square footage, permanent or semi-permanent building  
1255 based on what we have heard in terms of that easement. Ms. Kramer sent us a picture, as  
1256 well, of a potential option or an idea of what that would look like.

1257 Ms. Kramer stated this is a modular building that then the community that has it can  
1258 dress it up with a pergola out front, which made it look so much nicer than our field services  
1259 trailer currently does. I wanted to let you know it does not have to be a big, ugly trailer  
1260 sitting out there, nor would we want it to be. We also have a trailer rental currently, which  
1261 is \$490 per month. If we are going to do this, we may want to buy a trailer or even a portable

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1262 classroom and fix it up like this. I cannot see us doing something that would cost us  
1263 hundreds of thousands of dollars. It just does not make sense at all for what this use is. Mr.  
1264 Israel brought for each of you a handout that basically shows our PD approval for our  
1265 Harmony. It also shows what the different categories are. Up above, it shows community  
1266 maintenance facilities. If you run across, it shows where they are permitted. Basically, they  
1267 are permitted in every category except conservation area. If we did not want to look at the  
1268 location we are currently discussing, we would have to find something we owned  
1269 somewhere else in the community. This is just for you to look at and get familiar with to  
1270 see if there is some other location. The deed of dedication, as we mentioned, does have that  
1271 easement over it. When I spoke with our legal counsel, he said that there is a possibility, if  
1272 we do not get it cleared, that if we put something there, they could come in and say they  
1273 want to use the whole area for parking and have an easement to do it. He also indicated it  
1274 may be very hard for them to get us to move. It would be a back-and-forth. We have already  
1275 seen that the finance people, based on what we went through with Harmony Cove, are not  
1276 comfortable with easement language and feel it could be broken or something else. Again,  
1277 it might behoove us to use a modular or easily moved structure, just in that case. I would  
1278 not want to jeopardize a lot of the District's monies putting something permanent in and  
1279 then having to move it.

1280 Mr. Israel stated you could do something semi-permanent, where you would actually  
1281 have pillars versus a foundation, so it would have a crawl space. Then that building could  
1282 potentially be relocated, versus having a slab. That is where you would fall in the semi-  
1283 permanent. It just depends on the budget and what you are looking for in terms of use, as  
1284 well. Do we want to have a garage door so we can store some of our supplies in there, like  
1285 the Umax? Or are we looking to keep it similar to where we are at, which is probably what  
1286 you will get with a trailer, more of an office space.

1287 Ms. Kassel stated we have no idea what the cost of these things are.

1288 Mr. Israel stated I think you also need to provide a budget. If we are not 100% sure  
1289 what we want, whether building material or permanent versus semi-permanent modular, if  
1290 we can get a budget and an idea of the use we want, I go back and can look at providing  
1291 the Board with some options, maybe across the whole board, as long as I have a budget  
1292 that I can use.



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1293 Ms. Kassel stated we have no idea what a reasonable budget would be. I would like to  
1294 keep it low, like \$60,000 or less, but I do not know what we will get for \$60,000.

1295 Ms. Phillips stated if it had a meeting room, we would save a monthly meeting fee.

1296 Ms. Kassel stated we are not paying anything for this meeting room.

1297 Ms. Phillips stated some day, we might have to.

1298 Ms. Kassel stated you will not get that in a trailer.

1299 Ms. Phillips stated we could get a modular.

1300 Ms. Kramer stated a portable classroom or something like that.

1301 Ms. Phillips stated you can also do a concrete block.

1302 Mr. Israel stated you also have options of steel-style workshops that are a lot nicer than  
1303 they used to be. Those can run anywhere from \$15,000 to \$30,000 for the structure, and  
1304 then the foundation. Concrete can be expensive.

1305 Mr. Hamstra stated it is anywhere from \$150 to \$175 per square foot if you were to  
1306 build a house, if you want to scale that back and want x number of square feet for Mr.  
1307 Morrell's new area.

1308 Mr. Israel stated that is another thing to take into consideration, where a shop like that  
1309 is the internal build-out, but that can potentially be something over time, however you want  
1310 to look at that.

1311 Ms. Kramer stated these are some things we want you to think about, and we can bring  
1312 it back to the December meeting for further discussion. Inframark will continue to reach  
1313 out and look at different options and bring this back.

1314 Mr. Israel stated I will start with \$60,000 as a baseline.

1315 Ms. Kassel stated I just threw that out. I do not know how the rest of the Board feels  
1316 about it. I also do not know what kind of site development costs we would have, either  
1317 within that or on top of it.

1318 Ms. Kramer stated luckily, I pulled up the Harmony code. They did extensive work in  
1319 that area, and sewer is right there. In fact, that is the lift station that is fenced in that area.  
1320 It looks like site development requirement is one parking space for every 500 square feet  
1321 in the building. That will not be a big deal. I think we can, right now just on that little street  
1322 apron that comes in there, probably park three cars, at least.

1323 Ms. Kassel stated it would be great to have a garage that could fit our vehicles.

# CARBON

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1324 Ms. Phillips stated also when they are working on something and it starts raining, they  
1325 are indoors and can keep working.

1326 Ms. Kramer stated or under cover.

1327 Ms. Phillips stated yes, under cover is what I meant.

1328 Ms. Kassel stated back in early 2019, I paid about \$20,000 for an 18-foot by 22-foot  
1329 garage, but it is just metal framing and corrugated metal sides with corrugated metal roof.  
1330 I imagine costs have gone up.

1331 Mr. Israel stated they are actually fairly reasonably priced for those.

1332 Ms. Phillips asked are any of the high schools or colleges around here training people?  
1333 Do they ever get involved in projects like this?

1334 Ms. Kassel stated typically when you buy one of those kinds of buildings, you buy a  
1335 kit and they come and install it. That is included in the price.

1336 Ms. Phillips stated for the other things we are looking at, we can see if there is a shop  
1337 teacher at the high school who would like to take that on.

1338 Ms. Kramer stated I have been in areas where they have done that, where the high  
1339 school actually builds the structure to your specifications as a project, and then it is  
1340 transported and set up on your lot.

1341 Ms. Kassel stated at the very least, maybe a pergola instead of a building.

1342 Ms. Kramer stated so those are all considerations for everyone to think about. In not  
1343 knowing where it might go and knowing it is important that we move with all haste in this,  
1344 I did reach out to the golf course folks because we did have field management, and that  
1345 area is perfect. Field management blends with golf course management. They will reach  
1346 out to the owners. The owners were confused as to why we moved out of there in the first  
1347 place. It seems Mr. Fusilier never owned that property. They thought we moved out  
1348 because Mr. Fusilier owned the trailer, and that is why we were ejected. He did not own  
1349 the trailer at all, so that seems to be why we are here. He said that he would check to see if  
1350 the owner would be amenable to us moving back there for a short period of time during the  
1351 transition period, or if we could work something out long term. That would be an ideal  
1352 location. The water and sewer, electric, everything is right there ready to just hook up.

1353 Ms. Kassel stated the only problem is, if we move the trailer there, we still do not have  
1354 a garage for the vehicles.

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1355 Ms. Kramer stated yes, we would still have the containers we are keeping them in.  
1356 Again, we can look at something there. I will see if they are amenable at all and what can  
1357 be worked out.

1358 Ms. Kassel stated that would be easier and quicker.

1359 Ms. Kramer stated yes, it would. Regarding the discussion of the deed of dedication,  
1360 that was not just here, but I did want to report that I found another deed in the mystery of  
1361 missing deeds. It is quite a long roadway easement that cuts down. It is the back 30 feet of  
1362 what used to be Central Bark. Then it cuts down all the way through to U.S. Hwy 192. We  
1363 are working with the County to get that enshrined in the property appraiser's database and  
1364 working with them on that. This does have the same restrictions as all the others, so if we  
1365 can get Birchwood to release those, this would be released also. I wanted to bring it to your  
1366 attention and answer any questions if you have them on that parcel.

1367 Mr. Israel stated I will work with the property appraiser's office. I had reached out to  
1368 them once, and they initially told me it has been replatted and is part of our property. After  
1369 further discussions with Ms. Kramer, we recognize that it is not. I will go back to the  
1370 property appraiser's office and start working with them again to make sure that is rectified.

1371 Ms. Kramer stated yes, a very small piece of the section that intersects Five Oaks Drive  
1372 is contained in the Phase 3 plat. The remainder of it is in unplatted land, but it is sectioned  
1373 off and if sectioned off would have been considered metes and bounds, and it runs all the  
1374 way down through that area.

1375 Ms. Phillips stated this is mind boggling to me about all this.

1376 Ms. Kramer stated that this is all floating out around there and we did not even know  
1377 we had it.

1378 Ms. Phillips stated yes.

1379 Ms. Kassel stated I have been pushing about the dog park for some time, for Central  
1380 Bark.

1381 Ms. Kramer stated I told you I would look for it.

1382 Ms. Kassel stated thank you.

1383

1384 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

1385 **A. Minutes for the October 27, 2022, Regular Meeting**

1386 **B. October 2022 Financial Statements**

1387 **C. October 2022 General Ledger Detail**

1388 **D. #270 Invoices and Check Register**

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Ms. Kassel made a MOTION to approve the consent agenda, minutes as amended by Ms. Kassel and Ms. Kramer. Mr. Leet seconded the motion.

Ms. Kramer stated I want to mention one thing on the invoices. I was concerned that Servello’s entire invoice, which is invoiced a month ahead of time and the invoice is in the agenda package, but I understand there will be some monies withheld from that invoice. if we can also amend the motion to include any reduction in Servello’s invoices that the District manager has deemed appropriate for withholding for that and the changes in two inches or less of the irrigation lines as appropriate to our contract.

Ms. Kassel AMENDED the motion to approve the consent agenda, minutes as amended by Ms. Kassel and Ms. Kramer, the invoice from Servello to be reduced as the District manager deems appropriate to be withheld, and the Servello invoice amended for two inches or less of the irrigation lines pursuant to the agreement. Mr. Leet seconded the amendment.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, minutes as amended by Ms. Kassel and Ms. Kramer, the invoice from Servello to be reduced as the District manager deems appropriate to be withheld, and the Servello invoice amended for two inches or less of the irrigation lines pursuant to the agreement.

**SEVENTH ORDER OF BUSINESS                      New Business Matters**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS                      Old Business**

**A. Informational Signs**

Ms. Kramer stated we discussed this earlier in the meeting and will be tabled to the next meeting to get appropriate dollar amounts. I would encourage everyone if you can put together a little description of what you think might be best to put on those signs, that would be great.

**B. Discussion of Donation of Royal Poinciana Tree (Nancy Snyder)**

Ms. Kramer stated Ms. Kassel was going to look for possible locations.

Ms. Kassel stated yes. Before the previous meeting, I had sent out a list of suggested locations. Some are along Lakeshore Park where it was not going to be close to any sidewalks or any facilities, so it could be messy and not in an area where dogs are passing

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1430 by or children who could pick up its leaves that could potentially be poisonous. There is  
1431 the area by the pavilion between the pavilion and the entry into the parking lot for  
1432 Lakeshore. There is an area sort of by the bat house, which is behind the pond. There are  
1433 other large strips of land in front of the pond where there is a pretty big margin between  
1434 the sidewalk and the pond where it could go. Any of those locations would have a lot of  
1435 community visibility.

1436 Ms. Kramer stated without endangerment.

1437 Ms. Kassel stated exactly.

1438 Ms. Kramer stated the area you mentioned between the pavilion and the entrance to  
1439 Lakeshore Park, those trees in that area that are going down toward the docks are kind of  
1440 waning. I guess they are elms and others and are not looking very healthy. Maybe that  
1441 would be a good place.

1442 Ms. Kassel stated the only thing is, a bunch of trees are there.

1443 Ms. Kramer asked this could be on the other side?

1444 Ms. Kassel stated yes. I do not know enough about the particular requirements if it does  
1445 not like wet feet or if it does not like to be kept dry or if it does not like a lot of moisture. I  
1446 do not know who can give me the answer to that.

1447 Ms. Kramer stated I am a native Floridian who knows native landscaping, but I do not  
1448 know about this species. Would Ms. Kassel be willing to take this on? I would be  
1449 comfortable turning it over to you to locate it and follow up on it, if you are willing to do  
1450 that.

1451 Ms. Kassel stated yes. It grows in a variety of soils. Once established is highly tolerant  
1452 of drought and salt. It does not say anything about moisture. My suggestion is between the  
1453 pavilion and the entrance where everyone passing by would see it, and they do not have to  
1454 go into the park to see it. That is what I propose if we accept the tree.

1455

1456 Ms. Kassel made a MOTION to accept the donation of the  
1457 Royal Poinciana tree from Ms. Nancy Snyder with gratitude,  
1458 to be planted between the pavilion and the entrance to the  
1459 parking lot.

1460

1461 Ms. Phillips asked is that at Buck Lake?

1462 Ms. Kassel stated yes.

1463 Ms. Phillips stated I did not know that was called Lakeshore Park.

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1464 Ms. Kassel stated it is the right side of the entrance to the parking lot to Buck Lake.

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Ms. Montagna asked who will plant the tree?

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Ms. Kassel asked can field services help plant the tree?

1475

Ms. Kramer stated it will be very easy to plant. It is maybe six feet tall in a pot. It is not

1476

heavy.

1477

Ms. Kassel asked is it a five-gallon pot?

1478

Ms. Kramer stated it might be a little larger. It is maybe 10 or 12 gallons.

1479

Ms. Phillips asked it is already in a pot?

1480

Ms. Kramer stated I have been babysitting it.

1481

Ms. Kassel asked do we have a tractor?

1482

Mr. Morrell stated yes.

1483

Ms. Kramer stated I do not think it would even take a tractor, just a couple shovels and

1484

strong backs.

1485

Ms. Montagna stated I just wanted to be sure who you wanted to plant it.

1486

Ms. Kassel stated it is a District thing, so we do not want to have Servello charge us

1487

\$300.

1488

Ms. Montagna stated yes, that is where I was going with the question.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to accept the donation of the Royal Poinciana tree from Ms. Nancy Snyder with gratitude, to be planted between the pavilion east of the entrance to the Buck Lake parking lot and the entrance to the parking lot.

1496

**C. Proposal for Removal of Concrete Pads Around Oak Tree** (*Pocket Park in Primrose Willow-Beargrass-Schoolhouse Alley Triangle*)

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Ms. Kramer stated we have five panels that are upheaved and are very much trip-and-

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fall hazards. If we remove those five panels, the remaining panels which is the bottom of

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the semi-circle, would allow for a walk-through from one side of the park to the other. The

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proposal originally was \$1,080, but that was for all nine panels. They said they would

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1502 prorate it down for the number of panels we choose. If we accept that, we can get the  
1503 proposal corrected immediately.

1504 Ms. Kassel stated I want to make sure it is just those five panels.

1505 Ms. Kramer stated it is the top five panels.

1506 Ms. Kassel stated you just said the bottom panels. Now you are saying the top.

1507 Ms. Kramer stated I am sorry; the ones that are not in the connecting portions.

1508 Ms. Kassel stated they are on the far side of the tree.

1509 Ms. Kramer stated yes.

1510 Ms. Kassel stated the path that goes from one side to the other.

1511 Ms. Kramer stated from the bench.

1512 Ms. Phillips stated the sidewalk will still go through.

1513 Ms. Kassel stated yes.

1514 Ms. Phillips stated you can just take out the ones that make it a circle.

1515 Ms. Kassel stated yes.

1516 Ms. Philips stated I went and looked at it.

1517 Ms. Kassel stated I use it frequently. I do not run on the other side of the circle.

1518

1519 Ms. Kassel made a MOTION to remove the five panels on  
1520 the west side of the circle around the oak tree in the pocket  
1521 park between Primrose Willow, Beargrass, and Schoolhouse  
1522 Road, the cost to be prorated at \$120 per panel, or \$600.  
1523 Mr. Leet seconded the motion.

1524

1525 Ms. Phillips stated I want to point out that if we do not do this, it will just get worse.

1526 Ms. Kramer stated yes.

1527 Ms. Phillips stated it is a big oak tree.

1528 Ms. Kramer stated and it is dangerous.

1529

1530 Upon VOICE VOTE, with all in favor, unanimous approval  
1531 was given to remove the five panels on the west side of the  
1532 circle around the oak tree in the pocket park between  
1533 Primrose Willow, Beargrass, and Schoolhouse Road, the  
1534 cost to be prorated at \$120 per panel, or \$600.

1535

1536 **NINTH ORDER OF BUSINESS** **Supervisors' Requests**

1537 Ms. Phillips stated we received a report for resident issues when they call in with  
1538 problems.

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1539 Ms. Kassel stated it just came in today.

1540 Ms. Phillips stated yes. Several said trash was overflowing at the dog park. Are people  
1541 sabotaging it? What trash? I take my dog to the dog park and play with my dog. I have  
1542 waste bags, and I put my waste in the receptable because it is not trash. How can these  
1543 trash cans be getting that full that quickly?

1544 Ms. Kassel stated I will tell you that I pass by those trash cans twice a day, seven days  
1545 a week, rain or shine or hurricane. I have not really seen that the trash cans or even the  
1546 doggie pots are overflowing. I am not sure what that is about.

1547 Ms. Phillips stated I wonder if someone is taking trash over and dumping it.

1548 Ms. Kassel stated maybe.

1549 Ms. Phillips stated several other reports said the doggie bags were gone. I know we  
1550 have 83 stations with doggie bags, and they fill them every week. Is someone stealing  
1551 them?

1552 Ms. Kramer stated we have some problems in some locations. We can ask field services  
1553 to come back and give a full report. Sometimes kids will get carried away and take one and  
1554 run it out. This happens. Some people take more than one, which is typical because they  
1555 are walking, not staying at the stations.

1556 Ms. Phillips stated if this happens, then it is not something new.

1557 Ms. Kramer stated they are monitoring it, and they keep it in good shape. They are very  
1558 responsive when they get complaints. We had a rash of complaints because Tuesday is the  
1559 normal day to empty them, and we had a hurricane on Tuesday. Would you like a formal  
1560 report at the next meeting on that?

1561 Ms. Phillips stated no, this is the first time I saw this. It sounds like this happens  
1562 periodically. If we were starting to get sabotaged, then I was worried.

1563 Ms. Kassel stated I pass those doggie pots and there is no trash can by the dog park on  
1564 Five Oaks Drive. There is one trash can inside the small dog park and one right outside the  
1565 big dog park. There is another one as you are coming from Primrose Willow to the dog  
1566 park, so three trash cans are right there. As I said, I am typically there twice a day. I have  
1567 not seen an issue with overflowing trash.

1568 Ms. Kramer stated sometimes we have a situation where a report is called in or sent in,  
1569 and it may not be founded. They still go out and check it to make sure.

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1572 **TENTH ORDER OF BUSINESS** **Audience Comments**

1573 Mr. Leet stated I apologize for all the connection issues. I think we figured it out and  
1574 have stayed away from it the past hour. We have wifi that is provided by Jones Homes for  
1575 us to use the model here. Usually it is sufficient, but I will look at ways we can make it a  
1576 little more secure in the future. With the rest of the Board's permission, some residents  
1577 have been waiting very patiently if we can permit them to take three minutes to address the  
1578 Board.

1579 Ms. Phillips stated one gentleman started to speak and then got cut off.

1580 Mr. Leet stated yes, Mr. Sarlo.

1581 Ms. Phillips stated his three minutes can start over.

1582 Mr. Sarlo stated I have been in the community for two years. I fell in love with the  
1583 community when we first drove through. We moved here from Seattle. It was an absolutely  
1584 beautiful community when we first moved in. A lot of concerns right now from my part. I  
1585 will go on record that I am an active critic of the way the community is currently being run  
1586 from multiple points of view. We run a multimillion-dollar budget. I am quite familiar with  
1587 budgets. I have procured an organization and spent a lot of money. I understand what goes  
1588 into it and what it takes. I am fully qualified to understand what goes into profit margins  
1589 and understand procurement costs and going out to source stuff. When I see things that  
1590 have gone into the budget, I spend close to \$4,000 per year in assessments and maintenance  
1591 assessments to live here in Harmony. I see a lot of money right now, quite frankly, going  
1592 up in smoke. I understand a lot of things need to be rectified and supported in the  
1593 community. I do not think the excuse should be, which I have heard multiple times, about  
1594 the sins of the past of what may or may not have been done by previous Boards, but we  
1595 can control what we have now. The one thing I have concerns with is the amount of expense  
1596 that is being spent right now, especially in a time when people are hurting for money. I  
1597 have participated in a number of these meetings. My three main items that I think the Board  
1598 needs to take a look at, I heard Ms. Phillips make a comment that it is not fair for  
1599 community members whether it is the RV lot or easements being maintained. Quite frankly,  
1600 life is not fair. I pay a lot more money to live on a perimeter road. Those who live on  
1601 interior streets do not pay as much as I do in assessments. There are benefits to living on a  
1602 perimeter road rather than an interior road. Let us just put that out there for what it is. I do  
1603 pay more money. I have a lot of concerns. Another item that was addressed in the meeting,  
1604 as well, was it can go in the HROA and they can govern what can be done. You can put

# CARBON

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1605 down mulch or turf or rock. What is it going to look like, Board members, coming into the  
1606 neighborhood when I put in turf or rock, and my neighbor has a different material, and the  
1607 next neighbor has another material? My family has owned multiple trailer parks. This is  
1608 not a trailer park. This is a multimillion dollar, tens of millions, community. The  
1609 appearance means a lot to me because of the value of my home. If we are going to neglect  
1610 the streets, especially the perimeter streets, the quote was for \$17,000 or \$20,000, it is not  
1611 fair that only certain people get the benefit. My quote of the night is, life is not fair. It is  
1612 not protecting the investment of the community. I think we need to ensure we are keeping  
1613 that all in line. I sit here. I work from home. I have a window right in front of me. Servello  
1614 has now started blowing all the debris from the golf course side over onto our side. This is  
1615 not appropriate. I have told them multiple times to knock it off. It needs to be addressed. I  
1616 have not seen anything that has been addressed.

1617 Ms. Kramer stated thank you for your input and your time is up.

1618 Mr. Sarlo stated I agree this is a thankless job. I appreciate you sitting in your seats. It  
1619 is a hot seat. But there is some amount of responsibility that comes with running a multi-  
1620 million dollar community and lack of control.

1621 Mr. Shirley asked how many certified pool operators do we currently have on staff at  
1622 Harmony? The previous years, we had at least two, and I think we have zero now.

1623 Ms. Kramer stated we have a certified pool operator under contract with Inframark,  
1624 who is paying their fee. We have only had one in the past, although we were led to believe  
1625 we had two. When we verified, that individual did not have their certified pool operators  
1626 license.

1627 Mr. Shirley asked so we have had a certified pool operator who has been unable to fix  
1628 the splash pad, diagnose the main pool, or anything else?

1629 Ms. Kramer stated if you want to provide more comments, you are welcome to for  
1630 another two minutes, but this is not a back-and-forth.

1631 Ms. Kassel stated of course, we are happy to meet with you individually, or you can  
1632 contact the District manager about that issue.

1633 Mr. Leet stated I apologize but when we were disconnected, those issues were updated  
1634 by field services. We understand the heater is up and running. We are working on the splash  
1635 pad. We are fixing things as fast as we are able.

# CARBON

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1636 Ms. Jacqueline Meek stated I was listening to the part about the tree donation. Was it  
1637 mentioned that this tree can be poisonous to dogs and other animals? And why is it  
1638 acceptable to plant it in a community that is very animal forward and friendly, and we have  
1639 many dogs living in the community?

1640 Ms. Kassel stated this is not a back-and-forth, but I will say the tree was originally  
1641 proposed to be planted in a much more accessible area, and now we are looking to accept  
1642 this tree and plant it in a much less trafficked area.

1643 Ms. Meek asked has it been looked into whether it is an invasive species of a tree?

1644 Ms. Kassel stated yes, it has been looked into.

1645

1646 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

1647

1648 On MOTION by Ms. Phillips, seconded by Mr. Leet, with  
1649 all in favor, the meeting was adjourned at 8:45 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**CARBON**

**Supervisor  
Kassel's  
Revisions**

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567 \$15,318.32. Both of those have a two-year warranty or 1,500 hours. The bigger question  
568 we need answered, other than price, is availability. I did not see anything in the agenda  
569 package as to which, if any of these, are currently available. I presume the two used ones  
570 are available immediately. I presume they are on the lot. Do you know or did Mr. Perez  
571 give you any information about this?

572 Mr. Morrell stated the only thing I know is the golf carts have beds for tools.

573 Ms. Kramer asked would the Board consider tabling this until Mr. Perez is able to  
574 regain the connection? This is an odd day for our meetings, and Mr. Perez and Ms.  
575 Montagna are at other previously committed meetings today.

576 Ms. Kassel stated we need to understand all of this, the pros and cons of each option  
577 and what is recommended as giving us the best price and service.

578 Ms. Kramer stated if Mr. Perez joins before the end of the meeting, we will consider  
579 these items. If not, we will table this until next month.

580 Mr. Jonathan Sarlo stated this is a thankless job. I understand the frustration of the  
581 community members. I understand the frustration probably of the Board members, in terms  
582 of seeing a lot of things out there. It should not fall on deaf ears, and there are a number of  
583 issues.

584 Mr. Israel stated I would leave it for the end so we can get through the meeting.

585 Ms. Kramer stated yes, if we do resume connectivity with Zoom, we need to leave the  
586 rest of audience comments for the end of the meeting so we can get through our business  
587 items. We need to wait for our Board member and attorney at a minimum.

588 Mr. Israel stated going back to the parts, they were actively available when these quotes  
589 were given, but that was about 60 days ago, so we are not 100% sure if those parts are still  
590 available. They were at the time.

591 Ms. Phillips stated we are asking for these quotes, and they are provided for the  
592 meeting. Can we just give a list of specifications to Inframark and have them pick out the  
593 best one for your duties, not to exceed a certain price? If they bring it to us and there is ai  
594 shortage, especially with the hurricane in southwest Florida, they will be needing that type  
595 of program for all the work that will be going on down there.

596 Mr. Leet stated we will reopen audience comments at the end of the meeting. We have  
597 had unexpected connectivity issues. We are moving on to the District engineer's report and  
598 through the agenda. We will open the floor for comments at the end of the meeting.

Commented [KK1]: "a" not "ai"

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632 Ms. Kassel asked to what degree will these repairs help reduce some of the flooding  
633 that has been going on in the Estates?

634 Mr. Hamstra stated the only flooding that is taking place is at the Gables, and that is  
635 not even flooding. It is a nuisance, but their particular property backs up against the lowest  
636 area in the community. The inlet that drains that area is affected by high stages in the pond,  
637 which gets affected by the lake it is discharging into. Unfortunately, none of this goes  
638 toward alleviating that. This is just to repair a compromised infrastructure. I wish I had a  
639 simple solution for them. If we fill in that area, then we are compromising the vegetation  
640 and the whole reason we had an open space back there. We cannot install a pump and keep  
641 pumping into the lake because it will come back at us since the lake will be high. I wish I  
642 had a silver bowl for that to help them out.

Commented [KK2]: "bullet" (probably)

643 Ms. Kramer asked those low areas that are common space or District-owned land, were  
644 they designed as dry retention? Can you tell?

645 Mr. Hamstra stated I do not think they were designed from the stormwater management  
646 system because the ponds were designed to handle quality and quantity. I think it was just  
647 the intent not to disturb the vegetation and maybe not looking carefully at the topography  
648 versus the ponds. Maybe it should have been caught.

649 Ms. Kramer stated it is not going to correct that problem, but that problem is not a  
650 flooding problem that will endanger anyone's home. It is not really flooding.

651 Mr. Hamstra stated it is not structural flooding; it is nuisance flooding.

652 Ms. Kassel stated we only had this problem since we have had a lot of rain. When the  
653 lake was low and the ponds were lower, it was not an issue. But because we have had a lot  
654 of rain—this spring, last year, a hurricane with twelve inches of rain in September—I think  
655 that has added to the problem the Gables are experiencing. There is just a high water table  
656 right now. The ponds and the lake are high.

657 Mr. Hamstra stated we had problems in other areas, but we found out the County has  
658 some plugged pipes. They came out and unplugged them, so that solved that issue. That  
659 has gone away, so that has been fixed by the County. During dry periods, it should be  
660 perfectly normal. During above-average wet seasons, like we had this year, it will be  
661 problematic for them, unfortunately. Mosquitoes are quite out of control sometimes.

662 Ms. Kramer stated these repairs are going to fix and prevent the problems that we saw,  
663 maybe before Mr. Hamstra's time, near the tavern where we had a break in the pipe and

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664 the soil went down the pipe, which resulted in further pipe clogging and deposition in the  
665 stormwater ponds.

666 Mr. Hamstra stated the pipe joints being separated too far causes the earth above it to  
667 eventually create a little sinkhole. It dumps the dirt in the pipe. The pipe gets clogged again.  
668 Then people are concerned if they have a sinkhole in their yard. It is to remedy those  
669 situations.

670 Ms. Kramer asked that is this proposal?

671 Mr. Hamstra stated that is the eleven repairs.

672 Ms. Kramer stated the remainder of the repairs will be done after they build out the  
673 Estates because the construction process could affect those pipes.

674 Mr. Hamstra stated the two locations where the pipes need to be slip lined, once those  
675 adjacent lots are done, then we can do them. We do not need to wait for the whole  
676 subdivision. It is two distinct areas where the pipes will be slip lined. If they ever finish the  
677 houses in the Gables which are taking forever, we will look into that. I know you wanted  
678 to separate this and delay some of the costs to the Estates, but this first one is the eleven  
679 repairs specifically to the pipes and inlets.

Commented [KK3]: should probably be "Estates"

680  
681 Ms. Phillips made a MOTION to approve the proposal  
682 from Atlantic Pipe Services for eleven pipe and inlet repairs,  
683 in the amount of \$27,715.  
684 Ms. Kramer seconded the motion.

685  
686 Ms. Phillips stated we do not want to do it.

687 Ms. Kassel stated we do not want to spend the money.

688 Ms. Kramer stated we do not, but this is the core of what the District does, which is to  
689 maintain the infrastructure to make sure our houses do not flood. This is the core mission  
690 of the District.

691 Ms. Kassel stated especially when it comes to water issues.

692 Ms. Kramer stated yes, especially in Florida. Does Mr. Short have any questions? I  
693 know you do not have a copy in front of you.

694 Mr. Short stated I do not have any questions. It seems like a logical path. It seems  
695 overdue.

696 Ms. Kramer stated yes.

697 Mr. Leet stated it will not get any cheaper.

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765 Ms. Kramer stated that will be great because the golf course has contacted us. We are  
766 also having cattail growth. As you know, it was pretty bad already, and it has gotten  
767 exponentially bad. As I think we were advised by either Katherine or you that when the  
768 biomass gets that big, then it is no longer a spray treatment but is a harvesting. It looks like  
769 we are there.

770 Mr. Hamstra asked is that a District responsibility or the golf course?

771 Ms. Kramer stated it is our responsibility.

772 Mr. Hamstra stated I know the control structures are yours. I did not know if the ponds  
773 on the golf course were yours.

774 Ms. Kramer stated we have an easement and agreement.

775 Ms. Kassel stated to maintain the stormwater drainage system.

776 Ms. Kramer stated yes. The golf course folks were a little upset that we were  
777 erroneously told or informed that they wanted us to keep our hands off the ponds. I think  
778 that was three or four years ago.

779 Ms. Kassel stated I was told as a Board member that the golf course did not want us  
780 managing their ponds.

781 Ms. Kramer stated that was erroneous. That was not right.

782 Mr. Hamstra stated that is why the map shows blue outside the golf course for District-  
783 maintained ponds, and inside the golf course we did not do the ponds but the control  
784 structures. If you are telling me that we also maintain the ponds, I will update the map.

785 Ms. Kassel stated they do not belong to the District, I do not think, but we are obligated  
786 to maintain them because they are part of the stormwater management system.

787 Mr. Hamstra stated I will give them a different color to distinguish that.

788 Ms. Kassel stated it is interesting because up north, we have problems with the common  
789 reef and are always looking for cattails, but they are a problem here.

Commented [KK4]: "reed" not "reef"

#### **D. District Counsel Report**

##### **i. Memorandum to District Regarding Surplus Property**

792 Ms. Kramer stated this memorandum on surplus property is how to deal with disposing  
793 of surplus property in the District. It is my understanding that this was provided for  
794 guidance only, in that, we should follow this but not necessarily for any Board action. Is  
795 that correct?

796 Mr. Brown stated yes, that is correct. Depending on the Board's evaluation and the  
797 property in question, the memorandum lays out pretty basic paths for you to consider for



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932 Ms. Kramer stated that is what we have discussed because they are very shaded.

933 Ms. Phillips stated for people who park in front of their house instead of the garage,  
934 they are walking over it many times a day.

935 Ms. Kassel stated there is a particular house on Cat Brier Trail that we were requested  
936 to look at over a year ago, actually a number of areas. The problem was, the leaf litter had  
937 not been picked up, the irrigation had been turned off, it had not been fertilized, and it was  
938 just being ignored. As I mentioned at the last meeting, I did not feel good about turning  
939 over these easements to homeowners to maintain when the District had not maintained  
940 them very well. Please look into it.

941 Mr. Short stated this follows under the residents' responsibility due to the HOA. Does  
942 the HOA also dictate what kind of groundcover can be there and what kind of grass and  
943 things can be put there?

944 An HROA board member stated yes.

945 Ms. Kramer stated Inframark will be looking into doing a survey of what might be  
946 needed and what the cost would be to do some preliminary work to get those areas up to  
947 par at this time. We will bring it back for the December meeting.

948 **iv. Consideration of Resolution 2023-02, Use of Private Emails**

949 Mr. Brown stated you have a resolution in the agenda package, which establishes a  
950 policy reflected in Exhibit A thereto for use of District email addresses by Supervisors. The  
951 policy, in short, requires Supervisors to use those email addresses. In the event you receive  
952 an email that would be a public record concerning District business at your private email  
953 address, it would require a Supervisor to forward that to their District email address for  
954 purposes of maintaining public records and ensuring those records are preserved.

955 Ms. Kramer stated a little background behind this is, when we were looking into the  
956 legality of the RV parking area and storage area, it came to our attention that a previous  
957 Board member had been using his personal email address, and so very little, almost none  
958 of the items that are supposed to be in our public record repository dealing with that issue  
959 are in them. We wanted to immediately clean that up and get all the Board members now  
960 and in the future to use District email addresses. I think it was an insipid policy in the past  
961 that we all use our District email addresses, to be sure we maintain the public records. It  
962 was not complied with, and it may end up costing the District money to regain those public  
963 records. That is also being looked into, to basically close the barn door.

964

Commented [KK5]: "incipient"?

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1464 Ms. Kassel stated it is the right side of the entrance to the parking lot to Buck Lake.

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Ms. Montagna asked who will plant the tree?

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Ms. Kassel asked can field services help plant the tree?

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Ms. Kramer stated it will be very easy to plant. It is maybe six feet tall in a pot. It is not

1476

heavy.

1477

Ms. Kassel asked is it a five-gallon pot?

1478

Ms. Kramer stated it might be a little larger. It is maybe 10 or 12 gallons.

1479

Ms. Phillips asked it is already in a pot?

1480

Ms. Kramer stated I have been babysitting it.

1481

Ms. Kassel asked do we have a tractor?

1482

Mr. Morrell stated yes.

1483

Ms. Kramer stated I do not think it would even take a tractor, just a couple shovels and

1484

strong backs.

1485

Ms. Montagna stated I just wanted to be sure who you wanted to plant it.

1486

Ms. Kassel stated it is a District thing, so we do not want to have Servello charge us

1487

\$300.

1488

Ms. Montagna stated yes, that is where I was going with the question.

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**C. Proposal for Removal of Concrete Pads Around Oak Tree** (*Pocket Park in Primrose Willow-Beargrass-Schoolhouse Alley Triangle*)

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Ms. Kramer stated we have five panels that are upheaved and are very much trip-and-

1498

1499

fall hazards. If we remove those five panels, the remaining panels which is the bottom of

1500

the semi-circle, would allow for a walk-through from one side of the park to the other. The proposal originally was \$1,080, but that was for all nine panels. They said they would

1501

Ms. Kassel clarified the MOTION to accept the donation of the Royal Poinciana tree from Ms. Nancy Snyder with gratitude, to be planted between the pavilion east of the entrance to the Buck Lake parking lot and the entrance to the parking lot.

Ms. Kramer seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to accept the donation of the Royal Poinciana tree from Ms. Nancy Snyder with gratitude, to be planted between the pavilion east of the entrance to the Buck Lake parking lot and the entrance to the parking lot.

Commented [KK6]: "remaining"

**CARBON**

**Supervisor  
Kramer's  
Revisions**

1                                   **MINUTES OF MEETING**  
2                                   **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

3  
4     The regular meeting of the Board of Supervisors of the Harmony Community Development  
5     District was held Thursday, November 17, 2022, at 6:00 p.m. at the Jones Model Home,  
6     3285 Songbird Circle, Saint Cloud, FL 34773.

7  
8     Present and constituting a quorum were:

9       Teresa Kramer	Chair
10      Daniel Leet	Vice Chair
11      Kerul Kassel	Assistant Secretary
12      Joellyn Phillips	Supervisor
13      Dane Short ( <i>via Zoom</i> )	Supervisor

14  
15     Also present, either in person or via Zoom Video Communications, were:

16      Angel Montagna ( <i>via Zoom</i> )	District Manager: Inframark
17      Sean Israel	District Manager: Inframark
18      Joe Brown ( <i>via Zoom</i> )	District Attorney: Kutak Rock
19      David Hamstra	District Engineer: Pegasus Engineering
20      Alfredo Alvarez	Servello & Sons
21      Pete Betancourt	Servello & Sons
22      Scott Feliciano	Servello & Sons
23      Vincent Morrell	Field Services Supervisor: <a href="#">Inframark</a>
24      Brett Perez ( <i>via Zoom</i> )	Area Field Director: <a href="#">Inframark</a>
25      Residents and Members of the Public	

26  
27     *This is not a certified or verbatim transcript but rather represents the context of the*  
28     *meeting. The full meeting recording is available in audio format upon request. Contact the*  
29     *District Office for any related costs for an audio copy.*

30  
31     **FIRST ORDER OF BUSINESS                    Call to Order and Roll Call**

32       Ms. Kramer called the meeting to order at 6:00 p.m.

33       Ms. Kramer called the roll and indicated a quorum was present for the meeting.

34  
35     **SECOND ORDER OF BUSINESS                Audience Comments**

36       Ms. Kramer stated this is a time where anyone from the audience can join in and  
37     provide three minutes' worth of comments or concerns to let the Board know what you are  
38     interested in and what your feelings on those subjects are. This is not for back-and-forth or  
39     discussion; this is a time for you to share your concerns with the Board.

40       Mr. Joe Janeczek stated I have a couple quick items. Watering: if we want to save  
41     money, stop watering in the middle of the day when it is 90 degrees. Stop watering the  
42     streets, and stop watering when it is raining. Signs: do we really need eleven signs? Can  
43     we not just have one big sign or medium-sized sign with a quick-response code ("QR

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44 code”) that you can scan on your phone and then go wherever you want to go? I am still  
45 curious about a question I asked two meetings ago. About three years ago, we had \$600,000  
46 in reserves. Where did it all go? The Estates flooding does not affect me, but they are  
47 starting to build houses there. Your contractor will come back with change orders because  
48 it will be harder to get in to make any of those fixes. RV parking: I think you are short  
49 sighted on that. If you are going to move that trailer, it will cost you \$200,000 to \$300,000.  
50 When you factor that in, you are down to a couple hundred thousand dollars to put the road  
51 in with a permanent fix. That is only a two- to four-year payback, not ten years. I have a  
52 RV there. I have not received my letter, and I have a lease I just signed in October. I do not  
53 know where the letter went, but it did not come to me. One of the Board members made a  
54 comment that we are in competition with free enterprise. The Board members should be  
55 looking out for the residents, not whoever works or has a business downtown. That is not  
56 your responsibility. I would hope you would keep it that way. I think the RV lot was  
57 something that was sold to me when we purchased here that we had it in our community.  
58 Insurance rates and everything else change if you move your RV out of your community.  
59 A comment was made that the responsibility for a few should not be placed on the many,  
60 I am paraphrasing, and yet you are going to redo all the alleys. I think the majority of  
61 homeowners now do not have alleys. Should the alleys be burdened on the others who do  
62 not have alleys? I keep shaking my head about this, but when it all started with the RV  
63 expansion and other projects, it was \$125,000 or thereabouts for projects; three years goes  
64 by, and now it is \$500,000. I do not think all the options were looked at. We have a golf  
65 course access road. Did anyone talk with them? That would shorten the road substantially.  
66 Maybe you did, and maybe you did not. I have a lot more details, but those are the  
67 highlights.

68 Ms. Kassel stated you can reach out to any of the Board members and talk with us  
69 individually.

70 Ms. Kramer stated yes, please feel free to do so.

71 Ms. Jeanine Grau, stated I own a home on Oak Glen Trail and am renting a home on  
72 Bayflower Avenue because the house is not complete yet. We bought property in  
73 November 2020 when I drove through the community and fell in love with it, but it was  
74 the most amazing thing. We moved here from New Jersey. Frankly, now when I drive  
75 through the community, I am embarrassed. The grounds look horrendous. Honestly if I

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Harmony CDD  
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78 were driving through today looking to purchase land in Harmony, I would not. It is very  
79 disappointing. I just paid my tax bill, and seeing what our community looks like now, it is  
80 really disheartening that we pay what we pay, and we get less. I do not know what Servello  
81 is doing, but branches are still down from over a week ago. I get that this is a big place and  
82 they need to clean up everywhere, but it is now a week, and branches are everywhere, such  
83 as along Dark Sky Drive and along that pond area. Also coming down the west entrance  
84 on Five Oaks Drive, it kind of looks like all the conservation area has had weed killer added  
85 because now I can see through onto Schoolhouse Road into their backyards. You are  
86 coming into the community, driving on Five Oaks Drive, and it is supposed to look pretty,  
87 but it does not. I do not really know how a community development district works because  
88 we are new here. I am trying to figure it out and come to meetings and try to help Harmony.  
89 From what I read on Facebook, I feel like a lot of people are unheard, and it seems very  
90 clique-y here. I am not sure if what I am reading on Facebook is really completely accurate  
91 because obviously not everyone comments. As a newcomer coming in and reading what is  
92 on the Harmony forum, it seems very clique-y. The other thing I noticed with the agenda  
93 today, the lawyer we are paying so much money for, in his findings, he wrote “pubic”  
94 streets instead of “public” streets. It does not take very much to proofread a letter before  
95 you send it out. Spellcheck does not cover everything.

96 Ms. Phillips stated especially that one.

97 Ms. Grau stated that is kind of embarrassing that we are paying somebody. Someone  
98 should check.

Deleted: Corcoran

99 Ms. Kramer stated feel free to reach out to any of us, and we will be more than happy  
100 to sit down and talk with you.

101 Ms. Grau asked what does reaching out actually mean?

Deleted: Corcoran

102 Ms. Kramer stated we are not going to get into a back and forth.

103 Ms. Grau stated I understand, but how can I reach out?

Deleted: Corcoran

104 Ms. Kassel stated I will give you my card.

105 Mr. Leet stated on the District’s website, all five Board members’ email addresses are  
106 listed.

107 Ms. Grau asked we just express our concerns with you?

Deleted: Corcoran

108 Ms. Kramer stated email us.

109 Ms. Phillips stated I would sit down and talk with you any time.

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114 Ms. Kassel stated yes, let us go have coffee.  
115 A Resident asked why do you not do that with the public?  
116 Ms. Kramer stated I would be more than happy to meet with residents.  
117 Ms. Kassel stated we can do it, but we cannot do it with more than one Board member  
118 at a time.  
119 Ms. Kramer stated we can have only one Board member present.  
120 Ms. Phillips stated Sunshine Law.  
121 Ms. Kramer stated I went to the Lakes, and we had a huge group and a fabulous  
122 discussion.

123

124 **THIRD ORDER OF BUSINESS** **Contractors' Reports**

125 **A. Servello & Sons ("Servello")**

126 Mr. Feliciano stated I am the vice president of operations with Servello. First and  
127 foremost, I would like to apologize to you for the way the grounds look. It is quite  
128 embarrassing when we fall off on details. As to the spraying of the conservation area, that  
129 is not Servello. We do not do anything like that. I would like to announce a couple changes  
130 to the Board today. Mr. Alvarez will assume all maintenance responsibilities moving  
131 forward. Mr. Betancourt will no longer be responsible for any maintenance responsibilities.  
132 Mr. Betancourt's main focus will be with Jason, our irrigation technician, and those two  
133 will handle irrigation for Harmony. Everything involving maintenance, such as reports and  
134 responsibilities of the crews, will now go through Mr. Alvarez. He was foreman out here.  
135 I want to be able to let him focus on nothing but maintenance. Mr. Betancourt was focusing  
136 on maintenance and irrigation, which in return, was unfair to Mr. Betancourt in a sense,  
137 but he could not focus on one thing 100% of the time. Getting the property and some of  
138 the areas where we need them to be I think is Mr. Alvarez's responsibility. One other thing  
139 I want to bring up is, I was brought into the loop on Clay Brick Road regarding the sod.

140 Ms. Kramer stated yes, and the irrigation problems.

141 Mr. Feliciano stated I spoke with Mr. Perez about it and with Mr. Betancourt about the  
142 irrigation. One of the things I explained to our crews is, the reason why the responsibility  
143 does fall back on Servello is, regardless where the clock was located at the time, which was  
144 on Mr. Fusilier's property, once we were allowed to get on parcel 1 and locate some valves  
145 there to know those valves control that area, we should have provided options to the Board.  
146 We did not provide options for those areas; therefore, the onus of losing turf is the  
147 responsibility of Servello. We will replace those areas.

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212 Mr. Feliciano stated I think it was two meetings ago. The last meeting I attended, Board  
213 pulled the proposal and you decided to table it until images were provided. I think the  
214 mishap probably happened when we did not resubmit the proposal because we assumed  
215 you still had the proposal.

216 Ms. Kassel stated we will ask Inframark to include it in the next agenda package. Sorry  
217 for the delay.

218 ii. **Servello #7312, Sod at 3308 Cat Brier Trail**  
219 Ms. Kassel asked do we have an explanation for this proposal?

220 Ms. Kramer asked did we dig this up?

221 Mr. Betancourt stated Mr. Morrell can explain this. It was a request from Mr. Morrell  
222 in front of that house.

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223 Ms. Kramer stated it is in front a home. It looks like a gasline may have been put in  
224 there or something. I saw a marker, but I do not know what it was from. Did the District  
225 need to do some work out there?

226 Mr. Morrell stated this is in the easement in front of the home. Basically, the sod was  
227 in bad condition in all the space, so the resident is asking for new sod. This is why we  
228 requested a new proposal for sod installation in that easement.

229 Ms. Kassel asked was work recently done there by the District that we damaged the  
230 sod?

231 Ms. Kramer asked is it just a resident's request?

232 Mr. Morrell stated yes, it was a long time ago, before the letter was sent regarding the  
233 easement.

234 Ms. Kramer stated I do not know what the Board feels. I do not see a significant  
235 difference from other areas. There are leaf litter issues.

236 Ms. Kassel stated I saw this and wondered why it was in the agenda package because  
237 it had no explanation. Maybe we table it. Now that we know it is a resident request, we can  
238 look at it. Essentially, other residents have wanted us to replace their sod. Now, that  
239 property is the responsibility of the homeowner, so I am guessing we will end up not  
240 approving this, but it is worth a look.

241 A Resident stated 75% of those sections along there do not have grass.

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242 Ms. Kassel stated I would not say that. I have grass in front of my house. All my  
243 neighbors have grass in front of theirs.



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280 it so we could not get to it. They found a work around, and this is the work around that will  
281 correct it and get that area on Clay Brick Road irrigated.

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Ms. Phillips seconded the motion.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #7311 from Servello to track and locate the valve for Zone 14 and install a node for watering of new sod at the Clay Brick area, in the amount of \$722.

290 Mr. Leet asked are there expected changes in staffing for the Harmony contract?

291 Mr. Alvarez stated absolutely.

292 Ms. Kramer stated we look forward to that. I noticed on our invoices for the billings,  
293 for irrigation, the new billing is only for irrigation work on lines greater than two inches,  
294 but I saw some billings for irrigation less than two inches. I do not know if there needs to  
295 be an adjustment in your billing department or what is being submitted to them. If you can  
296 take care of that, we need to do that. Also, hopefully you can get up and running quickly  
297 with new additional staff until the point where everything is being done on a regular basis.

298 ~~Because we cannot substitute for missed work, we will still be withholding some of the~~  
299 payment for work that is not done so that we are not paying for work that is not done.

300 Mr. Feliciano stated that is fine, but I want to also address something. We offered a  
301 hurricane cleanup authorization, and you have refused it every year. We take care of  
302 Victoria Park, Vista Lakes, and other very large CDDs in Orlando. They put on their  
303 hurricane authorization, some just \$5,000 NTE where anything that comes in under \$5,000,  
304 you move it off the property. You have refused to do that. We will pick up minor branches;  
305 we will do that under contract, but when you are talking about excessive debris, as in trailer  
306 loads that have to be taken out of here, the service has to come from somewhere. I have to  
307 pay for that somewhere. What we have done with other communities where they cannot  
308 afford an additional expense like that, they will say because a lot of hurricane debris is  
309 down, do not worry about mowing this week but go ahead and pick up debris. Can we trade  
310 services that way? Absolutely. With this last hurricane, it was not a significant hurricane  
311 to Harmony, but it had debris everywhere. When the staff came in on Friday, they were  
312 supposed to do regular mowing. Friday and Monday, there were seven trailer loads of  
313 debris. That should have been an additional expense. I understand the Board wants to hold  
314 back money for stuff we are not doing as contracted, but we are actually being asked to

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320 remove debris that is not included in the contract, and we are not being supplemented for  
321 it. That does not even include the additional dumping expense that we have to pay for to  
322 remove this debris. I want the Board to take into consideration when you are asking us to  
323 do things like this, it is one of the reasons why we recommend a hurricane authorization  
324 for whatever it costs so we can send an entirely different crew here just to remove that  
325 debris, and it does not stop the regular crews from doing what they are doing. They are  
326 getting yelled at by homeowners for picking up debris, and the homeowner is under the  
327 impression that it is supposed to be Servello, not knowing that it is not part of your contract.  
328 I want the Board to take things like that into consideration.

329 Ms. Kassel stated thank you for explaining.

330 Ms. Kramer stated yes, and our field services in the past has always taken care of the  
331 bulk of that. I am not sure why they did not do it.

332 Ms. Kassel stated maybe there was a misunderstanding.

333 Ms. Kramer stated we will look into that and make sure the appropriate folks are  
334 compensated appropriately. I had another question. I think it was about three or four  
335 months ago we had a question about branches that were rubbing on the shade structure that  
336 you were going to take care of as soon as the arbor crew came in. They have come and  
337 gone, and that has not been handled. Also, this was tree trimming from our last fiscal year  
338 contract. Has that been finished?

339 Mr. Feliciano stated you have some areas that still need it. They will be back out here.  
340 I pulled them off for hurricane cleanup in Victoria Park. We had probably 40+ trees down  
341 in Victoria Park, which is a large community, and the trees were blocking roadways,  
342 driveways, and other on structural buildings. So we have been using them there. We just  
343 finished that project, so they will be back out here to look at some of them. I know on  
344 Butterfly Drive, they will start with hand sawing the smaller oaks. They will not use chain  
345 saws but hand saws to make sure we do not harm the oak trees on that road. They will be  
346 back out here. For anything on structural, we have to be notified because I do not know. It  
347 has to go through Mr. Alvarez and Mr. Morrell to identify those areas.

348 Ms. Kramer stated this is in the Lakeshore playground area. We have the actual shade  
349 structures with fabric awnings, and the branches are rubbing against those. They got  
350 stressed during the two hurricanes.

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357 **FOURTH ORDER OF BUSINESS** **Audience Comments (Continued)**

358 Ms. Kramer stated we understand some participants on the Zoom call were unable to  
359 get through during the earlier audience comments. Hearing no objection from the rest of  
360 the Board, we will reopen audience comments.

361 Mr. Steve Hornak asked will you open this for audience members who came to the  
362 meeting late?

363 Mr. Leet stated yes, it is only fair.

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364 Mr. Hornak stated I wanted to understand. I know some Facebook messaging went out  
365 about the RV lot that is potentially closing. I want to ask if it is the intention of the District  
366 to close that lot and if you are going to take away an amenity that we have had for years,  
367 or if you intend to do something to replace it with another location.

368 Ms. Kassel stated if you read the minutes from the last Board meeting, you will see  
369 what the discussion was. Feel free to contact any of us. Audience comments is just for  
370 comments by the audience.

371 Mr. Hornak asked are the minutes out?

372 Ms. Kassel stated yes, they are online. For anyone who wants to know, the website is  
373 HarmonyCDD.org. Go to District Meetings, then Meeting Agendas, and that is where you  
374 will find the minutes.

375 Ms. Kramer stated last month's minutes are in draft form in the agenda package, so  
376 they are not totally cleaned up yet, but it will give you the gist of the discussion. You can  
377 always get the recording from Inframark.

378 Ms. Kassel stated you can reach out to us.

379 Mr. Hornak stated I will.

380 Ms. Phillips stated we just cannot do it here.

381 Ms. Kramer stated hearing no further comments, we will close audience comments.

382 Mr. Feliciano stated I have one more thing. The annuals are not in the new contract.  
383 Right now, we are installing annuals in a lot of our communities and putting in holiday  
384 flowers. Mostly we are doing red geraniums with white petunias around them. It is my  
385 understanding that proposal has been tabled and not approved. If you want annuals, I will  
386 ask the Board to reconsider that because we can get them in from our supplier next week  
387 going into Thanksgiving. I know a lot of homeowners will have family members coming  
388 into town. Your focal point area are the front entrances and medians.

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390 Ms. Kramer stated the last annuals that went in, were ~~so~~ so ~~rely~~ rely ~~disappointing~~. They did not  
391 look good at all. I do not know if you are upping your game on annuals now.

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392 Mr. Feliciano stated yes, we will have the annual supplier install the annuals  
393 themselves. We are not going to do them. Please keep in mind, the annuals we do in a lot  
394 of communities we have, they do not have the issues that you have. You have major deer  
395 issues here. We try to go deer resistant with certain annuals. A lot of deer love anything  
396 that blooms, and they will eat it. We are going to put down some deer repellent. In fact, we  
397 have been finding out that using rabbit repellent has been helping with keeping deer off  
398 annuals. We have been experimenting with that at Victoria Park because obviously they  
399 have deer and bears out there. We have been pretty successful out there with it. I just  
400 wanted to point that out. Geraniums and petunias can handle hot and cold weather, and  
401 they will bloom so you will get a lot of life expectancy out of them.

402 Ms. Kassel stated I will say that I am in and out of the community twice a day during  
403 daylight, so I notice the annuals. I have the same problem with a bunch of coleus where  
404 they suddenly got leggy. If they are pruned back, they flush out full again.

405 Mr. Feliciano stated I agree.

406 Ms. Kassel stated what I have noticed is, some of the plants fail because they either  
407 have a disease or pest, or they are not watered properly, or something digs them out of the  
408 soil such as an armadillo, and they are not put back in fast enough. What I really have not  
409 seen is deer eating them. I have not seen that with the annuals. Is it my understanding the  
410 contract does not include annuals at this point?

411 Mr. Feliciano stated no, annuals and mulch are not included in the contract anymore.  
412 You took them out.

413 Ms. Kassel asked does that mean if we want annuals, we need a proposal?

414 Mr. Feliciano stated we would provide a proposal. It would be an additional expense.

415 Ms. Kassel asked can you submit that for next month?

416 Mr. Feliciano stated absolutely.

417 Ms. Kramer stated fire ant mounds are all around the Long Pond. We need a fire ant  
418 treatment. We have copious numbers of fire ants right now. If you can handle that, we  
419 would appreciate it.

420 Mr. Feliciano stated the horticultural team will be back out here. I will double check.  
421 It might be next week or the week after. Typically, when they are out here and they see ant

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426 mounds, they are supposed to down rod them. The only thing he can do is apply ant bait  
427 around the ant mound. If you down rod them, it is much better; it kills all the ants.

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428 Ms. Kramer stated we also have crabgrass. It was pointed out we have a lot of crabgrass  
429 in Harmony Square.

430 Ms. Kassel stated I had a question for the District Manager because now that we are in  
431 November and we have Board members who have just been elected by default because  
432 they qualified and ran unopposed. Do we need to do a reorganization?

433 Mr. Israel stated we will reseal. We cannot do it before November 22, so that will be  
434 part of the December agenda.

435 Ms. Kramer stated the election was very late this year, and we have to wait until the  
436 second Tuesday after the election. That will be on next month's agenda.

437 **FIFTH ORDER OF BUSINESS** **Staff Reports**

438 **A. Field Manager Report**

439 The field manager's report is included in the agenda package and available for review  
440 on the website or in the District office during normal business hours.

442 Mr. Morrell stated respectfully, I would like to take a minute to respond about Servello  
443 and what Mr. Feliciano said about the tree branches. Actually, we picked up all the  
444 branches throughout Harmony. I have pictures that will show what we were doing. I  
445 requested some assistance because we were short staffed, and that was for Cupseed Lane  
446 and Beargrass Road. Basically, they picked up tree branches at my request. If they picked  
447 up eight loads, that was not by my request.

448 Mr. Sarlo (via Zoom) stated that Servello is blowing leaves from golf course side,  
449 blowing the leaves over to the owners' side of Five Oaks Drive and Cat Brier Trail, and  
450 not picking them up. (Zoom feed suffered technical difficulties, so further comments were  
451 inaudible)

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Deleted: (conversation in progress on Zoom due to technical difficulties)...

452 Mr. Morrell stated they picked up some tree branches but that was not at my request.  
453 If they had eight loads, that was not by ours. Basically, we picked up tree branches the day  
454 after the hurricane. I requested they pick up two tree branches. None of the rest they did  
455 was ours.

456 Ms. Kassel asked so I understand, they did or did not pick up seven loads of debris?

457 Mr. Leet stated maybe they did, but we did not ask them to. Is that what you are saying?

458 Mr. Morrell stated no, they never asked me about it, so basically they did it but not at  
459 my request. They already did it because that was part of the duties but not part of the

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594 lithium for \$19,589.94 and a Toro Workman electric, which is just batteries, for  
595 \$15,318.32. Both of those have a two-year warranty or 1,500 hours. The bigger question  
596 we need answered, other than price, is availability. I did not see anything in the agenda  
597 package as to which, if any of these, are currently available. I presume the two used ones  
598 are available immediately. I presume they are on the lot. Do you know or did Mr. Perez  
599 give you any information about this?

600 Mr. Morrell stated the only thing I know is the golf carts have beds for tools.

601 Ms. Kramer asked would the Board consider tabling this until Mr. Perez is able to  
602 regain the connection? This is an odd day for our meetings, so Mr. Perez and Ms. Montagna  
603 are at other previously committed meetings today.

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604 Ms. Kassel stated we need to understand all of this, the pros and cons of each option  
605 and what is recommended as giving us the best price and service.

606 Ms. Kramer stated if Mr. Perez joins before the end of the meeting, we will consider  
607 these items. If not, we will table this until next month.

608 Mr. Jonathan Sarlo stated this is a thankless job. I understand the frustration of the  
609 community members. I understand the frustration probably of the Board members, in terms  
610 of seeing a lot of the feed back from out there. It should not fall on deaf ears, and there are  
611 a number of issues. (Zoom again had technical difficulties)

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612 Mr. Israel stated I would leave it for the end so we can get through the meeting.

613 Ms. Kramer stated yes, if we do resume connectivity with Zoom, we need to leave the  
614 rest of audience comments for the end of the meeting so we can get through our business  
615 items. We need to wait for our Board member and attorney at a minimum.

616 Mr. Israel stated going back to the parts, they were actively available when these quotes  
617 were given, but that was about 60 days ago, so we are not 100% sure if those carts are still  
618 available. They were at the time.

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619 Ms. Phillips stated we are asking for these quotes, and they are provided for the  
620 meeting. Can we just give a list of specifications to Inframark and have them pick out the  
621 best one for your duties, not to exceed a certain price? If they bring it to us and there is a  
622 shortage, especially with the hurricane in southwest Florida, they will be needing that type  
623 of program for all the work that will be going on down there.

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628 Mr. Leet stated we will reopen audience comments at the end of the meeting. We have  
629 had unexpected connectivity issues. We are moving on to the District engineer's report and  
630 through the agenda. We will open the floor for comments at the end of the meeting.

631 **C. District Engineer Report**  
632 **i. Updates**

633 Mr. Hamstra stated I have two updates and two questions. First, you approved the  
634 milling and resurfacing for neighborhoods C-1 and C-2. The agreement has gone back and  
635 forth between Mr. Wes Haber, Greg in my office, and CCI the contractor. He has signed  
636 the agreement. I think it has gone back to Mr. Haber to review because he made some  
637 changes. If Mr. Haber accepts those changes, then it will go to Ms. Kramer for signature,  
638 and they will be good to go. That is in progress.

639 **ii. Estates Drainage**

640 Mr. Hamstra stated at the last meeting regarding the Estates, we had grouped together  
641 all the recommended improvements. The Board asked me to break those up into pieces so  
642 we can phase it. If you recall, we had three distinct repairs. One was two pipes that need to  
643 be slip lined because the entire pipe has been compromised. The one pipe was  
644 compromised because of fence posts, and all the pipes connect to inlets that had all the  
645 leaks and poorly constructed connections. I am recommending, and I brought a proposal  
646 from Atlantic Pipe Services, to delay the slip lining of the pipes until the houses continue  
647 to be completed so that we do not have any equipment going out there and potentially  
648 compromising them. The proposal I will distribute is for the eleven specific repairs: seven  
649 where the pipes touch the inlets, and four places where the pipe joints are separated but the  
650 pipes are too small to get slip lined. It is eleven repairs in total, in the amount of \$27,715.  
651 This will not require any permitting. It is all considered 100% maintenance. I will provide  
652 this to Mr. Israel and the Board for your files. I received it just today from the vendor. I  
653 told them we were going to put on hold the slip lining for now. This proposal is for the  
654 eleven specific repairs that were identified during the closed-circuit televised inspection  
655 that was done several months ago before the hurricanes came.

656 Ms. Kassel stated this is asking for a local dump site.

657 Mr. Hamstra stated I am not sure what they have that needs to be disposed. If you  
658 approve this, I can talk with Brandon about what he is disposing of. We are not asking  
659 them to pull out any products. We are asking them to remove the inlets. I am not sure if it

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661 is just the canisters or the products that get delivered when they do the work. I will ask  
662 him.

663 Ms. Kramer stated the canisters and stuff would pretty much be our current waste  
664 hauler. If you could check on that, it would be appreciated.

665 Ms. Kassel asked to what degree will these repairs help reduce some of the flooding  
666 that has been going on in the Estates?

667 Mr. Hamstra stated the only flooding that is taking place is at the Gables, and that is  
668 not even flooding. It is a nuisance, but their particular property backs up against the lowest  
669 area in the community. The inlet that drains that area is affected by high stages in the pond,  
670 which gets affected by the lake it is discharging into. Unfortunately, none of this goes  
671 toward alleviating that. This is just to repair a compromised infrastructure. I wish I had a  
672 simple solution for them. If we fill in that area, then we are compromising the vegetation  
673 and the whole reason we had an open space back there. We cannot install a pump and keep  
674 pumping into the lake because it will come back at us since the lake will be high. I wish I  
675 had a silver ~~bullet~~ for that to help them out.

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676 Ms. Kramer asked those low areas that are common space or District-owned land, were  
677 they designed as dry retention? Can you tell?

678 Mr. Hamstra stated I do not think they were designed from the stormwater management  
679 system because the ponds were designed to handle quality and quantity. I think it was just  
680 the intent not to disturb the vegetation and maybe not looking carefully at the topography  
681 versus the ponds. Maybe it should have been caught.

682 Ms. Kramer stated it is not going to correct that problem, but that problem is not a  
683 flooding problem that will endanger anyone's home. It is not really flooding.

684 Mr. Hamstra stated it is not structural flooding; it is nuisance flooding.

685 Ms. Kassel stated we only had this problem since we have had a lot of rain. When the  
686 lake was low and the ponds were lower, it was not an issue. But because we have had a lot  
687 of rain—this spring, last year, a hurricane with twelve inches of rain in September—I think  
688 that has added to the problem the Gables are experiencing. There is just a high water table  
689 right now. The ponds and the lake are high.

690 Mr. Hamstra stated we had problems in other areas, but we found out the County has  
691 some plugged pipes. They came out and unplugged them, so that solved that issue. That  
692 has gone away, so that has been fixed by the County. During dry periods, it should be



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694 perfectly normal. During above-average wet seasons, like we had this year, it will be  
695 problematic for them, unfortunately. Mosquitoes are quite out of control sometimes.

696 Ms. Kramer stated these repairs are going to fix and prevent the problems that we saw,  
697 maybe before Mr. Hamstra's time, near the tavern where we had a break in the pipe and  
698 the soil went down the pipe, which resulted in further pipe clogging and deposition in the  
699 stormwater ponds.

700 Mr. Hamstra stated the pipe joints being separated too far causes the earth above it to  
701 eventually create a little sinkhole. It dumps the dirt in the pipe. The pipe gets clogged again.  
702 Then people are concerned if they have a sinkhole in their yard. It is to remedy those  
703 situations.

704 Ms. Kramer asked that is this proposal?

705 Mr. Hamstra stated that is the eleven repairs.

706 Ms. Kramer stated the remainder of the repairs will be done after they build out the  
707 Estates because the construction process could affect those pipes.

708 Mr. Hamstra stated the two locations where the pipes need to be slip lined, once those  
709 adjacent lots are done, then we can do them. We do not need to wait for the whole  
710 subdivision. It is two distinct areas where the pipes will be slip lined. If they ever finish the  
711 houses near the Gables which are taking forever, we will look into that. I know you wanted  
712 to separate this and delay some of the costs to the Estates, but this first one is the eleven  
713 repairs specifically to the pipes and inlets.

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714  
715 Ms. Phillips made a MOTION to approve the proposal  
716 from Atlantic Pipe Services for eleven pipe and inlet repairs,  
717 in the amount of \$27,715.  
718 Ms. Kramer seconded the motion.

719  
720 Ms. Phillips stated we do not want to do it.

721 Ms. Kassel stated we do not want to spend the money.

722 Ms. Kramer stated we do not, but this is the core of what the District does, which is to  
723 maintain the infrastructure to make sure our houses do not flood. This is the core mission  
724 of the District.

725 Ms. Kassel stated especially when it comes to water issues.

726 Ms. Kramer stated yes, especially in Florida. Does Mr. Short have any questions? I  
727 know you do not have a copy in front of you.

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794 Ms. Kramer stated that sounds great. One other thing we discussed when you first were  
795 engaged were the cattails in our stormwater ponds that we are responsible for maintaining  
796 on the golf course. Have you been out there to assess those golf course ponds yet?

797 Mr. Hamstra stated I have not been yet. Mr. Morrell and Mr. Perez let me know that  
798 Mr. Morrell and his staff have finished my first round of cleanups on ponds outside the  
799 golf course. Now that the weather is getting nice, I will get the interior as well.

800 Ms. Kramer stated that will be great because the golf course has contacted us. We are  
801 also having cattail growth. As you know, it was pretty bad already, and it has gotten  
802 exponentially worse. As I think we were advised by either Catherine or you that when the  
803 biomass gets that big, then it is no longer a spray treatment but is a harvesting. It looks like  
804 we are there.

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805 Mr. Hamstra asked is that a District responsibility or the golf course?

806 Ms. Kramer stated it is our responsibility.

807 Mr. Hamstra stated I know the control structures are yours. I did not know if the ponds  
808 on the golf course were yours.

809 Ms. Kramer stated we have an easement and agreement.

810 Ms. Kassel stated to maintain the stormwater drainage system.

811 Ms. Kramer stated yes. The golf course folks were a little upset that we were  
812 erroneously told or informed that they wanted us to keep our hands off the ponds. I think  
813 that was three or four years ago.

814 Ms. Kassel stated I was told as a Board member that the golf course did not want us  
815 managing their ponds.

816 Ms. Kramer stated that was erroneous. That was not right.

817 Mr. Hamstra stated that is why the map shows blue outside the golf course for District-  
818 maintained ponds, and inside the golf course we did not do the ponds but the control  
819 structures. If you are telling me that we also maintain the ponds, I will update the map.

820 Ms. Kassel stated they do not belong to the District, I do not think, but we are obligated  
821 to maintain them because they are part of the stormwater management system.

822 Mr. Hamstra stated I will give them a different color to distinguish that.

823 Ms. Kassel stated it is interesting because up north, we have problems with the common  
824 reed, *Phragmites*, and are always looking for cattails, but they are a problem here.

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#### 825 **D. District Counsel Report**

##### 826 **i. Memorandum to District Regarding Surplus Property**

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830 Ms. Kramer stated this memorandum on surplus property is how to deal with disposing  
831 of surplus property in the District. It is my understanding that this was provided for  
832 guidance only, in that, we should follow this but not necessarily for any Board action. Is  
833 that correct?

834 Mr. Brown stated yes, that is correct. Depending on the Board's evaluation and the  
835 property in question, the memorandum lays out three basic paths for you to consider for  
836 whenever you are prepared to make a decision about the sale or donation of any surplus  
837 property the District owns. I will give you my 10,000-foot thoughts on it. The first option  
838 is just to limit the sale or donation to non-profit or other public entities, first within the  
839 County and then outside the County. The process is a little less involved from a procedural  
840 standpoint, but of course you are talking about a more limited pool of potential purchasers.  
841 That might be a good option if the Board is inclined for policy reasons or because you had  
842 particular entities or non-profits in mind. If you want to go that route, it is a little less  
843 cumbersome but procedurally a little more constrained with respect to the parties that you  
844 would be negotiating with. The other option is under Section 274.06, Florida Statutes, and  
845 there are two paths under that Statute, depending on the value of the property. If it is less  
846 than \$5,000, there is less procedure involved, and you have a broader scope of potential  
847 buyers, including private properties in addition to public entities and non-profits. If it is  
848 greater than \$5,000 in value, there is more process involved: a public auction and the  
849 requirement to make the sale to the highest possible bidder, and a published notice, for  
850 example. You have a couple different options for the Board to weigh from a policy  
851 perspective, depending on the facts, the value of materials, and what the Board envisions.

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852 Ms. Kramer stated they provided the different resolutions that would be used for each  
853 of the different categories. My understanding is we may have some surplus property in the  
854 vehicles that we will be scrapping once the insurance is finalized. At this time, we will take  
855 that under consideration and select the proper resolution at the time.

## 856 **ii. Meeting Videos on a Third-Party Website**

857 Ms. Kramer stated this is a question we had previously about being able to post our  
858 meeting videos on a third-party website, such as YouTube.

859 Ms. Kassel stated there was nothing in the agenda package regarding this, no  
860 memorandum.

861 Mr. Brown stated no, there is no memorandum. It is my understanding that you can  
862 post the meetings on YouTube. In particular, I think there may have been a question about

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864 the requirements to include closed captioning for the videos. There is no requirement to  
865 include closed captioning for those videos posted on a private, third-party site, like  
866 YouTube.

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867 Ms. Kramer stated at this point, it seems we are allowed to do that. If the Board is  
868 interested in doing that, I think we should just go ahead and entertain a motion to permit  
869 that to be done.

870 Ms. Kassel stated I do not know who is going to do it, but I will make that motion.

871  
872 Ms. Kassel made a MOTION to approve Mr. Leet posting  
873 meeting videos on YouTube for public consumption.  
874 Ms. Kramer seconded the motion.

875  
876 A Resident stated if you put Mr. Leet's name in the motion, you will have to amend it  
877 later when he leaves the Board.

878 Ms. Kramer stated we can just say "the Board."

879  
880 Ms. Kassel AMENDED the motion to approve the Board  
881 posting meeting videos on YouTube for public consumption.  
882 Ms. Kramer seconded the amendment.

883  
884 Upon VOICE VOTE, with all in favor, unanimous approval  
885 was given to the Board posting meeting videos on YouTube  
886 for public consumption.

887  
888 Ms. Kassel stated when Mr. Leet is no longer on the Board and is no longer posting  
889 these, just because he is not on the Board does not mean he cannot record them via Zoom  
890 and post them on YouTube. But my question is, what happens that we have now approved  
891 this, and Mr. Leet moves or is no longer able to post them.

892 Ms. Kramer stated the Board will have to readdress it at that time.

### 893 **iii. Right-of-Way Mowing Responsibility**

894 Mr. Brown stated I believe we provided an email in your agenda package that Mr.  
895 Michael Eckert prepared, laying out the summary of his findings regarding this issue, in  
896 particular focused on the grass in between lots and the street, the landscaping within the  
897 rights-of-way in that area. The bottom line is reflected in the materials in the agenda  
898 package, that the District has the ability to maintain that area if it would like to because it  
899 owns that area, but there is a clear requirement in the covenants and restrictions for the  
900 community that imposes an obligation on the adjacent property owner to maintain that strip

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903 of grass and the landscaping. In terms of obligations of the District as opposed to rights,  
904 the District has a minimum obligation to maintain it at the level required by County code.  
905 I believe the covenants and restrictions impose a higher standard on the property owners  
906 to maintain it to the standard in the community, which would exceed the bare minimum  
907 required by County code. Beyond that, if there is a life or safety immediate issue, the  
908 District should address it and not try to address through, for example, working with the  
909 HOA for the home owners to maintain that area. I think that is a basic summary of what  
910 Mr. Eckert provided for the agenda package. I can address any questions if there are any.

911 Ms. Kassel stated I will just say that the memorandum in the agenda package is the  
912 result of some residents coming to the meeting last time and asking about the legal authority  
913 to require residents to maintain their easements: the area between the sidewalk and the  
914 curb. The developer had decided it would be included in landscaping on the boulevards,  
915 namely Five Oaks Drive, Cat Brier Trail, and Schoolhouse Road, because those are the  
916 boulevards that everyone passes when they come to look at a house to buy. The developer  
917 included that. In an attempt to save money, partly, and also in an attempt to make things  
918 more equal because the people who lived in those homes for 20 years have the benefit of  
919 not having to pay or deal with the maintenance for those areas, we thought it was time to  
920 return the responsibility over to the people who own those lots for maintenance of those  
921 particular areas and also save the District—and all the residents—money at the same time.  
922 That was the thinking behind returning, or turning over, the maintenance, which includes  
923 fertilization and weeding. We will continue to water because the irrigation system runs  
924 under there. The District will continue to water and maintain the irrigation for those areas,  
925 but residents are required to fertilize, mow, weed, et cetera in those areas. At the last  
926 meeting, several people asked how we can require them to do that. So we asked our attorney  
927 to look into the legality of the District turning this area over to owners to maintain and now  
928 it is your obligation to maintain it. This memorandum in the agenda package explains why  
929 it is legal.

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930 Ms. Kramer stated excellent summary.

931 Ms. Phillips stated I believe it was \$17,000 the District will save.

932 Ms. Kassel stated through Servello. Another vendor was \$120,000.

933 Ms. Phillips stated I just figured out how much if we did all of Harmony, so everyone  
934 is treated the same, because they do not take care of my verge. For mowing, there are 1,580

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937 homes, and at \$17,000 for approximately 100 homes, it is \$170 per year for each home.  
938 For 1,580 homes, it would be \$268,600.

939 Ms. Kramer stated that is considerable.

940 Ms. Phillips stated that is if we want it to be fair. We all have verges. Why are some  
941 people getting theirs taken care of? I understand why the original developer did it, but we  
942 are not him.

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943 Ms. Kramer stated thank you for that analysis.

944 Ms. Phillips stated I drove Mr. Perez and Ms. Montagna crazy. They just wanted to  
945 understand what I was asking, and I got it finally. I suspect we do not want to take a motion  
946 to maintain everyone's verge, to the tune of \$268,600.

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947 Ms. Kramer stated that was at \$17,000.

948 Ms. Phillips stated yes, that was at the low estimate.

949 Mr. Leet stated while we are discussing this, I guess this goes to one of the proposals  
950 we discussed earlier, I agree we definitely have the legal standing to make this change and  
951 treat all the property owners the same way, where they are required to maintain that area  
952 in front of the sidewalk. In this particular case, though, in the past where the District had  
953 been responsible for the maintenance there and that maintenance was lapsing, and now we  
954 are throwing the switch and saying it is the owners' responsibility, I think we should at  
955 least look at that. There may not be a perfect solution to this, and maybe this blows away  
956 how much we save in that first year and then it is a savings going forward, but I think we  
957 should at least consider making sure that when we turn over this responsibility that we are  
958 at least leaving it in decent shape, and if it had lapsed, we address it.

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959 Ms. Kramer stated I understand what you are saying. We had several proposals for the  
960 frontage on just one home or a number of them. One proposal was \$1,000 per home to do  
961 the grass in front. This latest one was \$1,600 for one home, and then multiply that times  
962 100 homes.

963 Mr. Leet stated I am just bringing it up for consideration. I do not think all 100 homes  
964 have lapsed.

965 Ms. Phillips stated we can make decisions on an individual basis.

966 Mr. Leet stated that is something maybe Inframark can look at.

967 Ms. Kassel stated I would like to see, at least minimally, leaf removal, fertilization, and  
968 checking that the irrigation is working correctly.

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974 Ms. Kramer asked as a one-time event?

975 Ms. Kassel stated yes.

976 Ms. Kramer stated we can ask Inframark for a proposal to do that.

977 Ms. Phillips stated there is also an option of putting down groundcover if you do not  
978 want grass. I am in the process of fixing up my yard, and I see some really nice groundcover  
979 on some of them.

980 Ms. Kramer stated that is what we have discussed because they are very shaded.

981 Ms. Phillips stated for people who park in front of their house instead of the garage,  
982 they are walking over it many times a day.

983 Ms. Kassel stated there is a particular house on Cat Brier Trail that we were requested  
984 to look at over a year ago, actually a number of areas. The problem was, the leaf litter had  
985 not been picked up, the irrigation had been turned off, it had not been fertilized, and it was  
986 just being ignored. As I mentioned at the last meeting, I did not feel good about turning  
987 over these easements to homeowners to maintain when the District had not maintained  
988 them very well. Please look into it.

989 Mr. Short stated this falls under the residents' responsibility due to the HOA. Does the  
990 HOA also dictate what kind of groundcover can be there and what kind of grass and things  
991 can be put there?

992 An HROA board member stated yes.

993 Ms. Kramer stated Inframark will be looking into doing a survey of what might be  
994 needed and what the cost would be to do some preliminary work to get those areas up to  
995 par at this time. We will bring it back for the December meeting.

996 **iv. Consideration of Resolution 2023-02, Use of Private Emails**

997 Mr. Brown stated you have a resolution in the agenda package, which establishes a  
998 policy reflected in Exhibit A thereto for use of District email addresses by Supervisors. The  
999 policy, in short, requires Supervisors to use those email addresses. In the event you receive  
1000 an email that would be a public record concerning District business at your private email  
1001 address, it would require a Supervisor to forward that to their District email address for  
1002 purposes of maintaining public records and ensuring those records are preserved.

1003 Ms. Kramer stated a little background behind this is, when we were looking into the  
1004 legality of the RV parking area and storage area, it came to our attention that a previous  
1005 Board member had been using his personal email address, and so very little, almost none  
1006 of the items that are supposed to be in our public record repository dealing with that issue

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1009 are in them. We wanted to immediately clean that up and get all the Board members now  
1010 and in the future to use District email addresses. I think it was an incipient policy in the  
1011 past that we all use our District email addresses, to be sure we maintain the public records.  
1012 It was not complied with, and it may end up costing the District money to regain those  
1013 public records. That is also being looked into, to basically close the barn door.

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1014  
1015 Ms. Kassel made a MOTION to approve Resolution 2023-  
1016 02, regarding use of private email addresses.  
1017 Ms. Phillips seconded the motion.  
1018

1019 Mr. Leet stated I want to make sure this resolution is strictly talking about email  
1020 communication. If communication is taking place by, say, text messages, does that need to  
1021 be included in this or handled separately? I want to make sure we all understand.

1022 Ms. Montagna stated you should not be communicating District business via text. We  
1023 try to stay away from that. In the case where you do, yes, that is subject to a public record,  
1024 as well. I can let legal opine on that, but you should try to stay away from that.

1025 Mr. Brown stated the resolution itself does not speak to text messages or other forms  
1026 of communication. It is specific to emails. That is correct, whatever the form of  
1027 communication, if you are creating a record regarding communication of District business,  
1028 that would constitute a public record, whether it is on Facebook or through a text message.  
1029 All those things could potentially end up being public records, and there would be an  
1030 obligation on the part of the District to maintain. Sometimes, those things are unavoidable.  
1031 As to the comment that was just made, if there are instances where communication of  
1032 District business or back-and-forth between a resident and a Supervisor, for example, by  
1033 text message, I will ask you to take a screenshot of that and email it to your District email  
1034 address. We try to avoid those things unless it is something the District has a plan in place  
1035 to ensure that its records are being maintained.

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1036 Ms. Kramer stated a question for Ms. Montagna, for yourself, and Mr. Perez, are your  
1037 text messages with Supervisors maintained as public records at this time? Being that you  
1038 have Inframark phones and are the public records custodian, if we are texting you or Mr.  
1039 Perez or another Inframark employee, do those then get catalogued? Or should we be taking  
1040 screenshots and saving them to our emails?

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1045 Ms. Montagna stated anytime that I send texts to a Supervisor, if I am traveling or  
1046 something and cannot get to my email, I usually follow it up with an email, but we will  
1047 make sure those are screenshot and deposited in the District files.

1048  
1049 Upon VOICE VOTE, with all in favor, unanimous approval  
1050 was given to Resolution 2023-02, regarding use of private  
1051 email addresses.

1052 **v. Basketball Court**

1053 Ms. Kramer asked does Mr. Brown know about this issue, as far as the letter of request?

1054 Mr. Brown stated yes, I do. I am familiar with the background on this issue and that  
1055 there is an issue with the leveling of the basketball court and pooling or puddling issues  
1056 because there are some deviations in the surface of the basketball court. I also understand  
1057 there were some preliminary representations by a representative of the contractor who did  
1058 that work and they were going to work with the District to make repairs. That did not  
1059 happen, and I believe we received some correspondence from an attorney retained by the  
1060 contractor demanding payment of the remaining amount under the contract to be paid. Our  
1061 recommended course of action would be to prepare a response to that demand letter,  
1062 explaining the contractor's failure to perform and stating payment will not be made until  
1063 the defects are addressed. We cannot make any promises at this point about what the  
1064 outcome would be from this point going forward. In my experience in the service industry,  
1065 you end up with some sort of what I call settlement posture, where maybe you do not get  
1066 everything you might want out of this, but it is some sort of resolution for the District, and  
1067 certainly not just turning over what remains to be paid on the contract given the failure to  
1068 perform. We will evaluate how things proceed from here, but as an initial first step, our  
1069 recommendation is to prepare a response to that letter.  
1070

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1071 Ms. Kramer asked do you need any direction from us?

1072 Mr. Brown stated no, I do not believe we need any direction. If the Board has any  
1073 questions or if there is a desire to consider alternatives, the Board has them, but this is our  
1074 recommended next step.

1075 Mr. Leet asked do you have the information we collected about the performance not  
1076 being to the contract?

1077 Mr. Brown stated I believe we do. I think Mr. Haber has all that. I would ask if there is  
1078 anyone in particular we should be coordinating or interfacing with on preparing that letter,

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1083 or if the Board would like to appoint a particular Supervisor—the Chair or Vice Chair, for  
1084 example—to provide final review and approval of the response.

1085 Ms. Kassel stated I am happy to let the Chair review and approve if she wants to.

1086 Ms. Phillips stated I am, too, since she is the one who measured all the depths and is so  
1087 familiar with it.

1088 Ms. Kramer stated that, I am. Yes, I will go ahead and do that if you will let Mr. Haber  
1089 know I will be his contact on this. Hopefully we can resolve this to everyone’s satisfaction.

1090 Ms. Phillips stated they sounded agreeable on the phone that night when we brought it  
1091 up. It does not appear they made any attempt to rectify it, other than to go straight to their  
1092 attorney.

1093 Ms. Kramer stated in fact, they did not even invoice us for the final payment. They just  
1094 sent a letter from the attorney. That speaks volumes. I looked back through the minutes,  
1095 and the key statement is, “Mr. Leet stated we are clear there will be some water. I think we  
1096 are talking about one-eighth inch versus three-quarters inch.” The representative from  
1097 AAA Court Services, Ms. Leonard, stated, “yes and that is a very large difference. We  
1098 definitely need to correct that issue.”

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1099 Ms. Kassel stated then she said she was going to check with the owner of the company.  
1100 Apparently, he must not have agreed.

1101 Ms. Kramer stated yes, this is where we stand right now. We will work to have it  
1102 resolved. I would love for them to come back in and fix that ponding issue. We will do our  
1103 best to do what is best for the District on this.

1104 **vi. Miscellaneous**

1105 Mr. Brown stated I will relay these issues to Mr. Haber and Mr. Eckert.

1106 Ms. Kassel stated I have a question about the public records from our previous legal  
1107 counsel, whether or not they have been received, and what the status is.

1108 Mr. Brown stated they have not been received. It is my understanding that our office is  
1109 working on a sternly worded letter to your former counsel and some others with regard to  
1110 production of those records.

1111 Ms. Montagna stated I am not sure if Mr. Haber or Mr. Eckert had updated you  
1112 regarding Mr. Leet’s question about placing videos on YouTube. I do not know if you have  
1113 that information, but it came down to yes, we can place them on YouTube as a resident, as  
1114 opposed to as a representative of the District.

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1183 Ms. Phillips stated we have been talking about the RV lot, but at the meeting last month,  
1184 we finally made the decision to close it because of the County codes and the expense. It  
1185 was difficult. But then, all of a sudden, we discussed when we are going to close it, and we  
1186 jumped on it. This has been eating at me since last month because they were not going to  
1187 get their letters until November, and now we are in the busiest time of the year with the  
1188 holidays and Christmas coming. I really do not think the County would do anything to us  
1189 if we gave them even until March 31, 2023. The ones with huge vehicles will take some  
1190 doing. We could do the end of their lease or March 31, 2023, whichever comes first. If  
1191 someone's lease ends at the end of December, then they have to move it.

**Deleted:** Ms. Kramer stated Ms. Phillips can proceed with what she planned to say.¶

1192 Ms. Kramer stated I want to provide it because I think it is important. We are in this  
1193 situation because a Board member withheld a lot of information from the entire Board.

1194 Ms. Phillips stated yes.

1195 Ms. Kramer stated I did inquire of our legal counsel and of our District manager as to  
1196 the liability because someone posted that we have insurance to cover any liability. They  
1197 investigated, and just like any homeowner's insurance, our insurance has the same out, that  
1198 if we are operating any kind of facility or amenity that is not in compliance with County  
1199 codes, they do not cover us.

1200 Ms. Kassel stated but we have been operating it for all these years.

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1201 Ms. Kramer stated I want you to be aware that we are hanging out on a limb. That being  
1202 said and you now having all the facts before you, I would entertain a motion if the Board  
1203 so desires to change the final date of closing.

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1204 Ms. Phillips stated I had one other idea, too. Can I bring that up now?

1205 Ms. Kramer stated you certainly may.

1206 Ms. Phillips stated we have 73 spaces, and it will cost approximately \$500,000 to do  
1207 the whole road going back there.

1208 Ms. Kassel stated it was less than that. It was the road, fencing, landscaping, and  
1209 lighting.

1210 Ms. Phillips stated I heard only \$500,000.

1211 Ms. Kramer stated let me add this, though. The one thing we never got to was the cost  
1212 of actually improving the lot itself. The County is requiring us to actually pave the area  
1213 road in there. They gave us a waiver on paving; they let us work a deal with Florida Gas  
1214 Transmission, which ended being enormously expensive anyway. But they did not waive

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1219 or negotiate the requirement to pave into and all the driving lanes throughout. That will be  
1220 additional funds. It will be \$500,000+.

1221 Ms. Phillips stated just to present my idea, I will use my estimates. I found out there  
1222 are 73 spaces. I already did the calculations, so I will use my numbers.

1223 Ms. Kramer stated I understand.

1224 Ms. Phillips stated there are 73 spaces. Maybe that could be more or fewer depending  
1225 on the layout if it got paved. To raise that \$500,000, it would be \$6,850 per rental space.  
1226 Some are bigger than others, but I am using straight calculations. If people really want this  
1227 RV storage and are willing to pay \$600 per month, why not? As long as it is not costing  
1228 the other 1,500 residents of Harmony for them to have that lot, which is what we were  
1229 trying to avoid. If they are willing to shell out the money, I do not see any reason not to do  
1230 it, but it will be \$600 per month to store their vehicles.

1231 Ms. Kramer stated it will be something more than that with the additional paving.

1232 Ms. Phillips stated yes, but still, I guess maybe we should have given that as an option.  
1233 Some people may say they want to keep their RV there and are willing to pay it. But we  
1234 need all 73 to say that.

1235 Mr. Leet stated it does not work to piecemeal it. What if only eight people are willing  
1236 to do that?

1237 Ms. Phillips stated that is why I just said, 73 of them should do it. This was an idea I  
1238 came up with. We all felt bad about closing it, but we do not have a lot of options. Of  
1239 course, we could just wait until we can bring it in from the other direction.

1240 Ms. Kramer stated if we can get it to that point, it makes it much easier.

1241 Ms. Phillips asked does anyone have an idea how much it costs to rent an RV storage  
1242 lot at one of the storage facilities?

1243 A Resident stated \$200 for an RV.

1244 A Resident stated \$180.

1245 Ms. Phillips stated so you would not want to pay \$600 to keep it here.

1246 The Resident stated it would not be a good amenity.

1247 Mr. Leet stated we have mentioned the other approaches. The Harmony Golf Preserve  
1248 owns that entire property to the northwest of the parcel. Have we approached them? I want  
1249 to say this happened in the past, but have we at least approached them to see if there is any

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1322 Ms. Kramer stated this is a modular building that then the community that has it ~~dress~~  
1323 it up with a pergola out front, which made it look so much nicer than our field services  
1324 trailer currently does. I wanted to let you know it does not have to be a big, ugly trailer  
1325 sitting out there, nor would we want it to be. We also have a trailer rental currently, which  
1326 is \$490 per month. If we are going to do this, we may want to buy a trailer or even a portable  
1327 classroom and fix it up like this. I cannot see us doing something that would cost us  
1328 hundreds of thousands of dollars. It just does not make sense at all for what this use is. Mr.  
1329 Israel brought for each of you a handout that basically shows our PD approval for ~~Harmony~~.  
1330 It also shows what the different categories are. Up above, it shows community maintenance  
1331 facilities. If you run across, it shows where they are permitted. Basically, they are permitted  
1332 in every category except conservation area. If we did not want to look at the location we  
1333 are currently discussing, we would have to find something we owned somewhere else in  
1334 the community. This is just for you to look at and get familiar with to see if there is some  
1335 other location. The deed of dedication, as we mentioned, does have that easement over it.  
1336 When I spoke with our legal counsel, he said that there is a possibility, if we do not get it  
1337 cleared, that if we put something there, they could come in and say they want to use the  
1338 whole area for parking and have an easement to do it. He also indicated it may be very hard  
1339 for them to get us to move. It would be a back-and-forth. We have already seen that the  
1340 finance people, based on what we went through with Harmony Cove, are not comfortable  
1341 with ~~the~~ easement language and feel it could be broken. ~~Again, it might behoove us to use~~  
1342 a modular or easily moved structure, just in that case. I would not want to jeopardize a lot  
1343 of the District's monies putting something permanent in and then having to move it.

1344 Mr. Israel stated you could do something semi-permanent, where you would actually  
1345 have pillars versus a foundation, so it would have a crawl space. Then that building could  
1346 potentially be relocated, versus having a slab. That is where you would fall in the semi-  
1347 permanent. It just depends on the budget and what you are looking for in terms of use, as  
1348 well. Do we want to have a garage door so we can store some of our supplies in there, like  
1349 the Umax? Or are we looking to keep it similar to where we are at, which is probably what  
1350 you will get with a trailer, more of an office space.

1351 Ms. Kassel stated we have no idea what the cost of these things are.

1352 Mr. Israel stated I think you also need to provide a budget. If we are not 100% sure  
1353 what we want, whether building material or permanent versus semi-permanent modular, if

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1357 we can get a budget and an idea of the use we want, I go back and can look at providing  
1358 the Board with some options, maybe across the whole board, as long as I have a budget  
1359 that I can use.

1360 Ms. Kassel stated we have no idea what a reasonable budget would be. I would like to  
1361 keep it low, like \$60,000 or less, but I do not know what we will get for \$60,000.

1362 Ms. Phillips stated if it had a meeting room, we would save a monthly meeting fee.

1363 Ms. Kassel stated we are not paying anything for this meeting room.

1364 Ms. Phillips stated some day, we might have to.

1365 Ms. Kassel stated you will not get that in a trailer.

1366 Ms. Phillips stated we could get a modular.

1367 Ms. Kramer stated a portable classroom or something like that.

1368 Ms. Phillips stated you can also do a concrete block.

1369 Mr. Israel stated you also have options of steel-style workshops that are a lot nicer than  
1370 they used to be. Those can run anywhere from \$15,000 to \$30,000 for the structure, and  
1371 then the foundation. Concrete can be expensive.

1372 Mr. Hamstra stated it is anywhere from \$150 to \$175 per square foot if you were to  
1373 build a house, if you want to scale that back and want x number of square feet for Mr.  
1374 Morrell's new area.

1375 Mr. Israel stated that is another thing to take into consideration, where a shop like that  
1376 is the internal build-out, but that can potentially be something over time, however you want  
1377 to look at that.

1378 Ms. Kramer stated these are some things we want you to think about, and we can bring  
1379 it back to the December meeting for further discussion. Inframark will continue to reach  
1380 out and look at different options and bring this back.

1381 Mr. Israel stated I will start with \$60,000 as a baseline.

1382 Ms. Kassel stated I just threw that out. I do not know how the rest of the Board feels  
1383 about it. I also do not know what kind of site development costs we would have, either  
1384 within that or on top of it.

1385 Ms. Kramer stated luckily, I pulled up the Harmony Cove. They did extensive work in  
1386 that area, and sewer is right there. In fact, that is the lift station that is fenced in that area.  
1387 It looks like site development requirement is one parking space for every 500 square feet

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1389 in the building. That will not be a big deal. I think we can, right now just on that little street  
1390 apron that comes in there, probably park three cars, at least.

1391 Ms. Kassel stated it would be great to have a garage that could fit our vehicles.

1392 Ms. Phillips stated also when they are working on something and it starts raining, they  
1393 are indoors and can keep working.

1394 Ms. Kramer stated or under cover.

1395 Ms. Phillips stated yes, under cover is what I meant.

1396 Ms. Kassel stated back in early 2019, I paid about \$20,000 for an 18-foot by 22-foot  
1397 garage, but it is just metal framing and corrugated metal sides with corrugated metal roof.  
1398 I imagine costs have gone up.

1399 Mr. Israel stated they are actually fairly reasonably priced for those.

1400 Ms. Phillips asked are any of the high schools or colleges around here training people?  
1401 Do they ever get involved in projects like this?

1402 Ms. Kassel stated typically when you buy one of those kinds of buildings, you buy a  
1403 kit and they come and install it. That is included in the price.

1404 Ms. Phillips stated for the other things we are looking at, we can see if there is a shop  
1405 teacher at the high school who would like to take that on.

1406 Ms. Kramer stated I have been in areas where they have done that, where the high  
1407 school actually builds the structure to your specifications as a project, and then it is  
1408 transported and set up on your lot.

1409 Ms. Kassel stated at the very least, maybe a pergola ~~if not the~~ building.

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1410 Ms. Kramer stated so those are all considerations for everyone to think about. In not  
1411 knowing where it might go and knowing it is important that we move with all haste in this,  
1412 I did reach out to the golf course folks because we did have field management, and that  
1413 area is perfect. Field management blends with golf course management. They will reach  
1414 out to the owners. The owners were confused as to why we moved out of there in the first  
1415 place. It seems Mr. Fusilier never owned that property. They thought we moved out  
1416 because Mr. Fusilier owned the trailer, and that is why we were ejected. He did not own  
1417 the trailer at all, so that seems to be why we are here. He said that he would check to see if  
1418 the owner would be amenable to us moving back there for a short period of time during the  
1419 transition period, or if we could work something out long term. That would be an ideal  
1420 location. The water and sewer, electric, everything is right there ready to just hook up.

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1496 Ms. Kassel stated yes. Before the previous meeting, I had sent out a list of suggested  
1497 locations. Some are along Lakeshore Park where it was not going to be close to any  
1498 sidewalks or any facilities, so it could be messy and not in an area where dogs are passing  
1499 by or children who could pick up seeds, that could potentially be poisonous. There is the  
1500 area by the pavilion between the pavilion and the entry into the parking lot for Lakeshore  
1501 Park. There is an area sort of by the bat house, which is behind the pond. There are other  
1502 large strips of land in front of the pond where there is a pretty big margin between the  
1503 sidewalk and the pond where it could go. Any of those locations would have a lot of  
1504 community visibility.

1505 Ms. Kramer stated without endangerment.

1506 Ms. Kassel stated exactly.

1507 Ms. Kramer stated the area you mentioned between the pavilion and the entrance to  
1508 Lakeshore Park, those trees in that area that are going down toward the docks are kind of  
1509 waning. I guess they are elms and others and are not looking very healthy. Maybe that  
1510 would be a good place.

1511 Ms. Kassel stated the only thing is, a bunch of trees are there.

1512 Ms. Kramer asked this could be on the other side?

1513 Ms. Kassel stated yes. I do not know enough about the particular requirements if it does  
1514 not like wet feet or if it does not like to be kept dry or if it does not like a lot of moisture. I  
1515 do not know who can give me the answer to that.

1516 Ms. Kramer stated I am a native Floridian who knows native landscaping, but I do not  
1517 know about this species. Would Ms. Kassel be willing to take this on? I would be  
1518 comfortable turning it over to you to locate it and follow up on it, if you are willing to do  
1519 that.

1520 Ms. Kassel stated yes. It grows in a variety of soils. Once established is highly tolerant  
1521 of drought and salt. It does not say anything about moisture. My suggestion is between the  
1522 pavilion and the entrance where everyone passing by would see it, and they do not have to  
1523 go into the park to see it. That is what I propose if we accept the tree.

1524  
1525  
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Ms. Kassel made a MOTION to accept the donation of the Royal Poinciana tree from Ms. Nancy Snyder with gratitude, to be planted between the pavilion and the entrance to the parking lot.

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1642 **TENTH ORDER OF BUSINESS** **Audience Comments**

1643 Mr. Leet stated I apologize for all the connection issues. I think we figured it out and  
1644 have stayed away from it the past hour. We have wifi that is provided by Jones Homes for  
1645 us to use the model here. Usually it is sufficient, but I will look at ways we can make it a  
1646 little more secure in the future. With the rest of the Board's permission, some residents  
1647 have been waiting very patiently if we can permit them to take three minutes to address the  
1648 Board.

1649 Ms. Phillips stated one gentleman started to speak and then got cut off.

1650 Mr. Leet stated yes, Mr. Sarlo.

1651 Ms. Phillips stated his three minutes can start over.

1652 Mr. Sarlo stated I have been in the community for two years. I fell in love with the  
1653 community when we first drove through. We moved here from Seattle. It was an absolutely  
1654 beautiful community when we first moved in. A lot of concerns right now from my part. I  
1655 will go on record that I am an active critic of the way the community is currently being run  
1656 from multiple points of view. I run a multimillion-dollar budget. I am quite familiar with  
1657 budgets. I have a procurement organization and have spent a lot of money. I understand  
1658 what goes into it and what it takes. I am fully qualified to understand what goes into profit  
1659 margins and understand procurement costs and going out to source stuff. When I see things  
1660 that have gone into the budget, I spend close to \$4,000 per year in District assessments  
1661 and maintenance assessments to live here in Harmony. I see a lot of money right now, quite  
1662 frankly, going up in smoke. I understand a lot of things need to be rectified and supported  
1663 in the community. I do not think the excuse should be, which I have heard multiple times,  
1664 about the sins of the past of what may or may not have been done by previous Boards, but  
1665 we can control what we have now. The one thing I have concerns with is the amount of  
1666 expense that is being spent right now, especially in a time when people are hurting for  
1667 money. I have participated in a number of these meetings. My three main items that I think  
1668 the Board needs to take a look at, I heard Ms. Phillips make a comment that it is not fair  
1669 for community members whether it is the RV lot or easements being maintained. Quite  
1670 frankly, life is not fair. I pay a lot more money to live on a perimeter road. Those who live  
1671 on interior streets do not pay as much as I do in assessments. There are benefits to living  
1672 on a perimeter road rather than an interior road. Let us just put that out there for what it is.  
1673 I do pay more money. I have a lot of concerns. Another item that was addressed in the  
1674 meeting, as well, was it can go in the HROA and they can govern what can be done. You

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1677 can put down mulch or turf or rock. What is it going to look like, Board members, coming  
1678 into the neighborhood when I put in turf or rock, and my neighbor has a different material,  
1679 and the next neighbor has another material? My family has owned multiple trailer parks.  
1680 This is not a trailer park. This is a multimillion dollar, tens of millions of dollars,  
1681 community. The appearance means a lot to me because of the value of my home. If we are  
1682 going to neglect the streets, especially the perimeter streets, the quote was for \$17,000 or  
1683 \$20,000, it is not fair that only certain people get the benefit. My quote of the night is, life  
1684 is not fair. It is not protecting the investment of the community. I think we need to ensure  
1685 we are keeping that all in line. I sit here. I work from home. I have a window right in front  
1686 of me. Servello has now started blowing all the debris from the golf course side over onto  
1687 our side. This is not appropriate. I have told them multiple times to knock it off. It needs to  
1688 be addressed. I have not seen anything that has been addressed.

1689 Ms. Kramer stated thank you for your input and your time is up.

1690 Mr. Sarlo stated I agree this is a thankless job. I appreciate you sitting in your seats. It  
1691 is a hot seat. But there is some amount of responsibility that comes with running a multi-  
1692 million dollar community and lack of control.

1693 Mr. Shirley asked how many certified pool operators do we currently have on staff at  
1694 Harmony? The previous years, we had at least two, and I think we have zero now.

1695 Ms. Kramer stated we have a certified pool operator under contract with Inframark,  
1696 who is paying their fee. We have only had one in the past, although we were led to believe  
1697 we had two. When we verified, that individual did not have their certified pool operators  
1698 license.

1699 Mr. Shirley asked so we have had a certified pool operator who has been unable to fix  
1700 the splash pad, diagnose the main pool, or anything else?

1701 Ms. Kramer stated if you want to provide more comments, you are welcome to for  
1702 another two minutes, but this is not a back-and-forth.

1703 Ms. Kassel stated of course, we are happy to meet with you individually, or you can  
1704 contact the District manager about that issue.

1705 Mr. Leet stated I apologize but when we were disconnected, those issues were updated  
1706 by field services. We understand the heater is up and running. We are working on the splash  
1707 pad. We are fixing things as fast as we are able.