

CARBON

Agenda 2023-03-30

Subsection 4A

Minutes

{ Two Meetings }

Markup Review Versions
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Subsection 4Ai

**Workshop Meeting Minutes
February 07, 2023**

1 **MINUTES OF WORKSHOP**
2 **HARMONY COMMUNITY DEVELOPMENT DISTRICT**
3

4 The workshop of the Board of Supervisors of the Harmony Community Development
5 District was held Tuesday, February 7, 2023, at 6:00 p.m. at the Jones Model Home, 3285
6 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
14 Also present, either in person or via Zoom Video Communications, were:

15 Angel Montagna	District Manager: Inframark
16 David Hamstra	District Engineer: Pegasus Engineering
17 Brett Perez	Area Field Director
18 Residents and Members of the Public	

19
20 *This is not a certified or verbatim transcript but rather represents the context of the*
21 *meeting. The full meeting recording is available in audio format upon request. Contact the*
22 *District Office for any related costs for an audio copy.*
23

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

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

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

27 Ms. Kramer stated we do have four members, our other seat is currently open, and we
28 do have a request out for people to send in information if they would like to be considered
29 for appointment to that seat, we would love to have you.

30 Ms. Kassel stated I posted on Facebook, several pages on Facebook. I posted on
31 Nextdoor, and also had Association Solutions send emails out to their email list.

32 Ms. Kramer stated it will be in the magazine, so it is already written up and submitted.

33 Mr. Leet stated it is on the front page of the website as well.

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

36 There being none, the next item of business followed.

37
38 **THIRD ORDER OF BUSINESS** **Discussion Items**

39 **A. CDD Meetings**

40 **i. Agenda Structure**

41 Ms. Kramer stated ok, I am not sure what the agenda item Discussion Items means
42 maybe that is items to bring up later but.

43

44 *Audio outage*

45

46 Ms. Kramer stated but you see the major categories, different organizations do it
47 differently.

48 Ms. Kassel asked did you have a specific concern about the structure of the agenda?

49 Ms. Kramer stated I just wanted to put it out there in case there are additional items
50 you want included in the consent agenda to streamline the process. That might be an item-
51 by-item basis. Or if, again, our way of doing it is we had contractors reports typically first
52 so those contractors could get in and out quickly and they do not have to sit through our
53 whole meeting. And the question would be do you want the old and new business matters
54 still on there or do you want to put most of that under the different staff reports?

55 Ms. Kassel stated no I think anything that pertains to a staff report should go under staff
56 report but anything that is not can go under new business matters or old business matters
57 depending on whether it is new or old. I think the idea for having the contractors reports
58 and the audience comments early on, then the staff reports of the District Manager's report
59 at the end is good. I think it is fine.

60 Ms. Kramer stated ok the only other thing was the audience comments. And I just
61 wanted to run it by you because I have seen different as some of the County Commissions
62 I worked with or dealt with do it a little differently. They have a general audience comment
63 period where if something is not on the agenda, and this is typically at the beginning of the
64 meeting like we do, but they also have, when they audience member fills out a form and
65 says I want to speak on such and such an item, they wait until you get to that item to have
66 them speak so that the information is fresh and you do not forget to deal with it when you
67 finally get down there.

68 Ms. Kassel stated I have no qualms about doing that, it is just that we are going to have
69 to announce at the beginning, at the first audience comments, to say if you want to speak.

70 Ms. Kramer stated on a specific agenda item.

71 Ms. Kassel stated wait until then instead of speaking now and speaking later so we can
72 streamline the meeting.

73 Ms. Montagna can I just interrupt for one second. So again, if you are going to allow
74 audience comments to go back and forth during, that is going to obviously prolong your
75 meeting. You can do that at the beginning of your meeting. You can do audience comments

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76 on anything, it can be agenda items or whatever you feel that is an option, as well. Or as
77 Ms. Kramer just stated you can do agenda items at the beginning and then anything they
78 want to talk about at the end and have two comment periods. Or if you want to have
79 comment periods on every item that is on the agenda, that can get pretty lengthy.

80 Ms. Kramer stated right, and there it still would not be a back and forth because, again,
81 that can really run your meetings long and we need to be very careful with that. You have
82 seen that our meetings it adds up quickly.

83 Ms. Kassel but this, as you said, they would have to put in a speaker request form to
84 discuss a particular agenda item at the start of the meeting, not put it in mid-meeting or ask
85 to speak on the agenda item while we are on that agenda item. We need to announce that
86 up front immediately, like when we say we will accept audience comments, but you have
87 to fill out a form immediately, now, about any particular agenda item otherwise we cannot
88 take your comments at that later time which is a time saver.

89 Ms. Kramer stated right, and Ms. Montagna, what I do not want to have us do is that
90 when we get to a particular item or each item we have to stop and ask for audience
91 comments. We are not going to do that.

92 Ms. Phillips do they fill out the speaker request form when they get here?

93 Ms. Kassel answered yes.

94 Ms. Phillips stated oh. They cannot put an asterisk on the agenda if there was a speaker
95 request that we do not have time.

96 Ms. Kassel stated we can actually, on the agenda form, Ms. Montagna, I wonder if we
97 could just put something for people who are reviewing it. If you are an audience member
98 and would like to speak at the meeting about a particular agenda item please submit an
99 agenda Speaking Request form and a link for that form.

100 Mr. Leet stated yes, so. Right, yeah that is a good idea. Right now, there is this footer
101 on the front page that has table of contents, but it also has the District office it has the phone
102 number and the zoom link. We can make the footer a little bigger but we can also there
103 have for anyone viewing online click here to be taken to the form and when it is in person
104 we could just have a few that were printed out and provide pens, or whatever, and just do
105 whatever you can to ease the process but still try and enforce using these forms to try and
106 keep moving things along with structure.

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107 Ms. Kramer stated what I do not want to have us do is that when we get to a each item
108 we have to stop and ask for audience comments. We are not going to do that.

109 Ms. Montagna stated I think that is what you are going to get into because people are
110 not going to understand about the form and fill out the form and all this, but we can try it
111 and see, but we will just have to really keep a close eye on that and shut it down if it gets
112 to that because I think if you open that up people are going to anticipate that they can, well
113 hey I want to talk about that particular comment and that it is going to keep going
114 throughout the meeting.

115 Ms. Kassel stated but that is why we require, we announce at the beginning of the
116 meeting, that if there is something they want to speak on, they submit a speaker request
117 form now and not later.

118 Ms. Montagna stated no, I understand.

119 Ms. Kassel stated when we get past audience comments, the opportunity to submit a
120 speaker request form for a particular agenda item goes away.

121 Ms. Montagna stated ok that is fine. I just, until that gets down pat, you just might have
122 some rogue warriors here a little bit.

123 Mr. Leet stated the other thought is that we will still trying to have all the comments
124 take place at the beginning be it just general they have something they want to bring to the
125 Board or is relevant to a specific agenda item. And still try to have those fill out the form
126 to speak and then do those comments at the beginning, and this does not sound like a firm
127 policy but once we actually get to that discussion point, it might not merit anymore
128 audience input, the audience might not have any more input, but yes, see this is really does
129 not sound like a firm policy that we can follow. I am trying to keep it limited to the
130 beginning but still have some opportunity for interaction when merited.

131 Ms. Kramer stated right, but what I found and what I have seen in other County
132 Commissions and City Councils is that it helps because sometimes the comments made at
133 the beginning of the meeting, then by the time you get down there or the person has to, we
134 forget about it and they are sitting there in the audience squirming because we have
135 forgotten yet we do not allow them to participate at that point in time. So, this just might
136 be a way, now it may take a little more for Ms. Montagna or someone on the staff to collect
137 the forms and then what they do is they put it in order of the agenda items then they hand
138 it to the chair and then you guys remind me to check, because I will forget. But as it goes

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139 forward we can try it out see how it works. If it does not we can always pull back to the
140 beginning or we could do as Ms. Montagna suggested a beginning and an end. But if it is
141 at the end, the problem is.

142 Ms. Kassel stated no, it will go on forever. It will go on forever.

143 Ms. Phillips stated when we get close to the end of the meeting, we are like.

144 Ms. Kramer stated we are drained.

145 Ms. Phillips right, we just are hurrying to get it done.

146 Ms. Kassel stated like I said at the last meeting, it is often after my bedtime.

147 Ms. Kramer stated my brains are fried.

148 Ms. Kassel stated my brain melts, and you will need a bucket.

149 Ms. Kramer stated so we will give that a try.

150 Ms. Phillips stated it has worked well though. I am not sure you can make a change
151 because recently we have had the gentleman, I cannot remember his name, he came forward
152 with the Billy's Trail proposal.

153 Ms. Kassel stated Mr. Dwyer.

154 Ms. Phillips stated oh, is that Mr. Dwyer that did that too? Ok. So, and then he is also
155 doing the little library but he had presented all of that by email well ahead of time and we
156 all knew what he was presenting and then it is all been taken care of. We did not have to
157 take up an hour of the Board meeting to discuss all that, if that makes sense. So, if someone
158 has something major to bring to the Board a suggestion or even a grand idea, that can be
159 done ahead of time and be on the agenda as an agenda item all in itself.

160 Ms. Kramer and that would be nice if people would be prepared like that and provide
161 that information if they have something they are feeling very strong about.

162 Mr. Leet stated I have done that in the past as a resident, put together a picture or even
163 getting estimates for some project or what something might cost. We should, that kind of
164 participation from residents would be great but, so I am trying to think how you can
165 encourage that but it will still be: you want to do this work, put information together in
166 advance of the meeting that would need to be, I guess a week before the meeting or
167 whatever it is to get on the agenda. Make sure it gets sent to Ms. Montagna, sent to whatever
168 Board member that resident is talking to, to make sure it gets into the agenda on time.

169 Ms. Phillips stated yes, although they could introduce that for the first time during the
170 meeting.

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171 Ms. Kramer stated I would rather have it on the agenda for the next meeting.

172 Ms. Phillips stated and then for the next month, right.

173 Ms. Kramer stated yes that might be better that way the Board could either say yay or
174 nay because sometimes, as we have all experienced, some residents may bring up things
175 that are totally inappropriate.

176 Ms. Phillips stated well, or just things we cannot do as projects. As much as I wanted
177 a Facebook page for the CDD, it is not legal, we cannot do it, so not within the framework
178 that we want to use it. And I know we have the website, and the website is a godsend, but
179 a lot of people do not want to click on two things. They want everything at their fingertips.

180 Ms. Kramer stated we understand that but.

181 Mr. Leet stated I think we will discuss that later.

182 Ms. Phillips stated yes ok. So, I am not sure we need to make a change on this but if
183 the Board feels that, because you are all more experienced than me, so obviously I/

184 Ms. Kramer stated ok, we do not take any action tonight.

185 Ms. Kassel stated we are not going.

186 Ms. Kramer stated nothing at all. So, this is just discussion for us all get ideas and
187 information out. Is there anything else?

188 Ms. Kassel stated under structure, no.

189 Ms. Phillips stated no, under the structure, I think the structure that has been, for a
190 newbie, this has been very clear to me how things were going go.

191 Ms. Kramer asked and consent agendas working well for everybody?

192 Ms. Kassel stated except for General Ledger Detail is something that is new and has
193 been added. We actually did not approve the financial statements either, really, until this
194 Board. We approved the check run summary and check register that is what we approved
195 but now we are approving financial statements and now the general ledger detail, as well.

196 Ms. Kramer stated well we can take it off of the consent agenda and just have it in the
197 agenda package for information. Does that work better?

198 Ms. Kassel stated yes, that works fine.

199 Ms. Montagna asked what was that? I am sorry you want to take what out of the consent
200 agenda?

201 Ms. Kassel stated general ledger detail. I do not know that we need to approve that.

202 Ms. Montagna stated ok.

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203 Ms. Kramer stated and financial statements or?

204 Ms. Kassel stated we can approve the financial statements. That is a typical thing to
205 approve. I mean now that we did it before, but.

206 Ms. Kramer stated ok, the one thing I do want to bring to everybody's attention if you
207 have questions particularly on something in the consent agenda, please reach out to Ms.
208 Montagna ahead of time because she may be able to get a quick answer, I know my list of
209 questions on where money is going and why it is being spent and why there is sales tax on
210 this and we do not pay sales tax, all those questions. I get it to her in advance and if she
211 can get the answers to me before the meeting then we do not have to go through a lengthy
212 discussion.

213 Ms. Kassel stated you know the only thing is that often, the agenda gets to us on
214 Thursday or Friday and depending on what we have planned during that time it may be
215 hard to get to it until Monday or Tuesday or even Wednesday and so there is a limited
216 amount of time to be able to put together a set of questions and get them to Ms. Montagna
217 and get the answers before the meetings.

218 Ms. Kramer stated well if time permitting if you guys can try that. What I do is I set
219 aside, since I know I am getting it Thursday evening then I just set time I know to set that
220 day aside, because it takes me a full day plus to go through this.

221 Ms. Kassel stated yes, yes.

222 Ms. Kramer stated so if you can, over time, work your schedule.

223 Ms. Kassel stated I know there was a former member who said that he spent a half hour
224 on the agenda, and I just do not understand how that is possible. Minutes alone are like up
225 to 80 pages, usually at least 40 to 60.

226 Ms. Phillips stated I do want to make an admission here I do not read the minutes
227 because it is too overwhelming, too long.

228 Ms. Kramer stated it is a lot. And let me just let everybody know what I do. I know Ms.
229 Kassel goes over them also, but I sit down and again it would be nice if we can see instead
230 of getting them Monday when the packages, information is ready. If we can get it the Friday
231 before because what I sit down with the minutes put my headphones on and I listen to the
232 whole tape and I check word for word and go through the whole thing. And just make sure
233 it is accurate because I am anal retentive. And I know how important correct minutes are
234 because once, legally, once the minutes are approved then they are what happened at the

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235 meeting regardless of what is on the tape or what actually happened. So, we do not want
236 anything in those minutes that would misrepresent what happened.

237 Ms. Phillips stated well it is so overwhelming to me still, but I do go through them, but
238 I do not listen to it and read.

239 Ms. Kramer I understand I do not think there is a reason for all of us to do that.

240 Ms. Phillips stated I was just going to say, because I know that both of you do it. And
241 so, as time goes on if we want it we could split the minutes up and you take the first ten
242 pages, you take the second, or something like that.

243 Ms. Kramer stated well, I do not think Kerul goes, you do not go through item by item
244 with the recording, do you?

245 Ms. Kassel stated no, I do not listen to it.

246 Ms. Kramer stated she catches some of the things that for whatever reason I do not,
247 because sometimes your eyes glaze over, right?

248 Ms. Kassel stated I have a hard time very hard time listening. Speech is slow and
249 reading is fast, and I have a hard time staying with listening and following along with the
250 written text. So, I just I go through the written text word for word every single line, every
251 single word, and so sometimes you catch things I do not and sometimes I catch things you
252 do not.

253 Ms. Kramer stated so I think between the two of us we can.

254 Ms. Phillips stated but i feel guilty that I do not help.

255 Ms. Kramer stated do not feel guilty. We are going to make you work your tail off.

256 Ms. Phillips when I am more familiar with more of these things.

257 Ms. Kassel stated yes, we should move on because we are already twenty-four minutes,
258 and we are only on the first item.

259 Ms. Kramer stated right, well some of these will go fairly quickly.

260 **ii. Preparation**

261 Ms. Kramer stated preparation for meetings. Does anybody have any questions about
262 how to go through the agenda packet and what to look for and not look for, or anything
263 like that?

264 Ms. Phillips stated well my son gave me a new, his old laptop, which has got a nice big
265 screen. I am going be able to do that a lot better because it gets, I start and then I fizzle
266 before I get to the end.

267 Ms. Kramer stated yes.

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268 Ms. Phillips stated but going through the bills is very interesting and because there is
269 so much information there, but it is a lot to take in. So, what I need to do is start doing it
270 over a period of days and not try to do it all at the same time.

271 Ms. Kassel stated exactly, I do not do it. I generally divide up into four or five days.

272 Ms. Phillips so you would say we get it on Monday, for the meeting on Thursday?

273 Ms. Kramer stated no, you get the package the Thursday before.

274 Ms. Kassel stated the Thursday or Friday before.

275 Ms. Phillips stated ok, yes.

276 Ms. Kramer stated yes, late Thursday afternoon. And then, for the following Thursday
277 night.

278 Ms. Phillips stated ok.

279 Ms. Kramer stated yes.

280 Ms. Montagna stated the biggest question I know that Mr. Short had, Ms. Phillips I am
281 not sure if you have the same question, but he did not understand really, by looking at the
282 agenda, what needed action by the Board. What did you need to review to be able to come
283 to the meeting and take action on. So, I think I do not know if that may help you, but it is
284 typically anything that is in new business, you are going to be asked to take action on or
285 table it, any sort of proposals, contracts which would typically all fall under new business.
286 Ms. Kramer is there anything else I am missing besides new business?

287 Ms. Kassel stated yes, no under CDD roles too.

288 Ms. Kramer stated there is a lot under the staff reports and right now proposals are
289 under field managers. Sometimes they are under District Engineer's report.

290 Ms. Kassel stated or Legal Counsel.

291 Ms. Kramer stated or Legal Counsel or the District Manager's report so it may be good
292 for us to on the agenda put an asterisk next to things and again I am trying to get Field
293 Services to put the proposals that are alternatives to each other under separate items so we
294 know we are not going to vote on each one of those, we are going to pick one of those
295 three. So, if you can work with us, Ms. Montagna, on that on getting that cleaned up so that
296 it makes it easier to understand.

297 Ms. Phillips because I did not understand the whole thing about the new landscape
298 company, what I was supposed to do before I came to the meeting and so I felt guilty
299 afterwards because I had to fill out that form and place a vote that night and I really was

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300 not prepared. So, I am very happy that the two of them merged together, that takes the
301 burden off me feeling bad. If that that makes sense.

302 Ms. Kramer stated oh, it does.

303 Ms. Kassel stated my sense is if you review everything in the agenda you will be
304 knowledgeable enough to make a decision.

305 Mr. Leet stated in that case it might have been that we had these big landscape proposals
306 so then. Yes.

307 Ms. Phillips oh.

308 Ms. Kassel yes.

309 Ms. Kramer and that is why it is important to try and get everything in the agenda
310 package and not have add-ons or things sent out later. It all needs to be in that agenda
311 package because if it is sent out later, one it is hard to figure out where it goes and what it
312 does, and also the public does not see that stuff that gets sent to us later and we want to be
313 as transparent as possible with the public so that they can see the same things we are
314 looking at.

315 Mr. Leet stated and I would say, for Ms. Montagna, when that does happen if it is
316 something that is just for us to review versus if it is something that is supposed to be public
317 facing this would have gone into the agenda but now it is something that we are going to
318 reference under separate cover but it needs to be published, just make sure that that that is
319 communicated directly and called out so we can add to the website. There is room under
320 each agenda to put if there is an extra data information package or something. That is
321 something that has been done in the past I just need to make sure whether it is something
322 for us to have as a Board for the meeting versus if it is something that needs to go out on
323 the website just please make that clear to me.

324 Ms. Montagna stated yes, understood. And also, for the Board's knowledge moving
325 forward, if you do have like landscape proposals that is really the bulk of it that will if that
326 gets put in your agenda they are so large that they the agenda will not go out. We are having
327 problems with it failing which is why we typically put those under separate cover but, Dan,
328 as far as making those available to you to post on the website as additional add-ons but that
329 should be the only thing that is ever added on, it should be. Unless there is something legal.
330 Outside of that, I really do not see we should not be accepting anything late to the agenda.

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331 Ms. Kassel stated well sometimes there is engineering stuff like there were the
332 proposals engineering wise that came in because they did not make it into the agenda
333 package on time because they came in late to the engineer so he could not get it to us in
334 time or to you in time to include in the agenda. So, I think stuff happens and try as we
335 might to make sure everything is in the agenda package sometimes it is just not possible so
336 if you can send it to Dan to post online at least people will be able to reference it during
337 the meeting or before the meeting so that we are not doing things in dark.

338 Ms. Montagna stated understood.

339 Ms. Kramer stated and again that is the importance of the different reports from our
340 different staff the Field Manager, District Engineer, Counsel and Manager's Report, that
341 can save us a lot of time in our meetings if they are detailed. If you guys want to get
342 something across to the Board, go ahead and put it in that report and then we do not have
343 to discuss it or have a presentation by that individual, unless there are questions from the
344 Board members. So again, that could really streamline our meetings if you guys will stick
345 with us. I miss Mr. Hamstra's really good engineering reports, and I am hoping he will
346 start those back again because they were easy to read, they were a lot of information, and
347 we did not have to spend long presentations before the Board to deal with them. Any other
348 questions about the agenda?

349 Ms. Kassel stated no, we were on preparation.

350 Ms. Kramer stated oh, preparation, sorry.

351 **iii. Participation**

352 Ms. Kramer stated ok, participation. This is, again, we have already dealt with the
353 audience comments question, but participation again is giving the public, our residents, as
354 much information ahead of time so they can, if they choose, many people do not, and I
355 understand busy lives and everything but for those who do want to be knowledgeable and
356 ask questions we need to have that information out there for them to see. It is just the
357 transparency thing. Anything else about participation?

358 Ms. Kassel stated I am not sure what you meant by participation.

359 Ms. Kramer stated well I was not exactly sure, but I guess it would be Board member
360 participation. What I want to do as chair, is to make sure that everybody has an opportunity,
361 all the Board members have an opportunity, to give their input and then I typically lay low
362 until last so everybody can get into the discussion. Have you guys got any input of how I
363 can improve that?

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364 Ms. Kassel stated I think it is good.

365 Ms. Kramer asked is it working well?

366 Ms. Kassel stated yes I know there are sometimes where you are passionate about a
367 particular subject and you cannot help it but go first, but that happens to me too.

368 Mr. Leet stated yes. My only comment is related to what we talked about earlier with
369 the audience comments and I am guilty of this myself just as much as a quick little reply
370 or anything just let them have 3 minutes and try to keep everything moving to try and as
371 much as we can hold ourselves to that and then at the proper discussion time bring that up
372 address whatever it needs to.

373 Ms. Kramer stated yes because that can get pretty lengthy. So, Ms. Phillips,
374 improvements or recommendations?

375 Ms. Phillips stated no, I had made a vow to myself that I was not going to speak when
376 people did their 3 minutes because that is something we should not do, and I actually wore
377 a bracelet for one meeting and that was my reminder. I mean you want to because you want
378 to help, but it also is not proper procedure.

379 Ms. Kramer stated yes it is frustrating. I know that I like to go back and forth but again
380 there would be six-hour meetings if we did that.

381 **iv. Follow Up**

382 Ms. Kramer stated follow up to the meetings. Ms. Montagna puts together a summary,
383 she gets it out to all of us, and then identifies what staff member, in either Inframark or the
384 District Engineer, or whatever. So is there any improvements or changes anybody would
385 like to see in that?

386 Ms. Phillips stated no I think that is well done.

387 Ms. Kassel stated I and as I think you all know I post that on the various Harmony
388 Facebook pages and Nextdoor so that people that cannot attend the meeting, or are not
389 available to stream the meeting either during or after they can just see it the summary at
390 the end and then that frees me up during the meetings to pay closer attention instead of
391 trying to take notes while listening.

392 Ms. Kramer stated yes, it frees you up much more to participate at the meeting.

393 Ms. Kramer stated in the past, I think it was Mr. Farnsworth used to post those on the
394 website, but Ms. Suite was uncomfortable with that. Ms. Montagna do you have any
395 thoughts?

396 Ms. Kassel asked post what on the website?

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397 Ms. Kramer stated those follow-ups.

398 Ms. Montagna stated I do not have any issues if that is what the Board wants, I do not
399 have any issue with that at all. I have other Districts that will take my meeting summary
400 and even Mr. Perez's field recap and send it out in an eblast to all their residents. That is
401 totally a Board decision. I personally do not have a problem with it, but I would ask, if that
402 is what you are doing to make sure the Board reviews it first and sends me any revisions
403 or things that I could have missed or anything before it goes public. That is my only request.

404 Ms. Kramer stated that is a good idea. So, Ms. Montagna if when you send it out the
405 first time if you will make sure you note "draft", so none of us forgets and posts it, or
406 publishes it or anything. Then you can put final out after you have gotten comments. Does
407 that work?

408 Ms. Montagna stated ok.

409 Ms. Kramer stated ok that way we can distinguish so we do not misstep and put the
410 wrong thing out.

411 Ms. Montagna stated yes.

412 Ms. Kramer stated the next item was a discussion of CDD roles.

413 **B. CDD Roles**

414 **i. Field Services**

415 Ms. Kramer stated I do not know, Ms. Montagna, do you want to go through each one
416 of these, or Mr. Perez if he wants to deal with field services. Or do you want to just take
417 questions from us, I do not know. Some of us may not know what we do not know.

418 Ms. Montagna stated do you want to start with field services? Does anyone have a
419 question on what field services does for you, the roles, any of that?

420 Ms. Kassel stated my only question is how is the search going? Which does not have
421 to do with roles really it just has to do with how that is going.

422 Ms. Montagna stated Mr. Perez.

423 Mr. Perez stated yes, I can give you an update. So currently, good evening, sorry I
424 should say that. We do have an employee out there Mr. Jeison Castillo he is bilingual, very,
425 very well trained, comes from our Celebration staff, and we are really high on him. He is
426 currently shadowing Mr. Morrell, and the goal is he is going to stay shadowing Mr. Morrell.
427 It is only his second week, second full week, and he will shadow Mr. Morrell probably for
428 another four weeks before any transition is made. Mr. Castillo will be attending the next
429 CDD meeting in person and so you will get to meet him and say hello and again he is going

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430 over all the SOPs all of the card access information, the boat registrations how that works,
431 any pavilion rentals, scheduling, getting to know the guys, the tasks they do the tasks we
432 are responsible for, working with the new landscape vendor Benchmark, so we are going
433 to make this a smooth transition and that is currently where we are at with it and I can take
434 any questions you may have.

435 Ms. Kassel stated thank you Mr. Perez.

436 Ms. Montagna stated talk about new hires, Mr. Perez.

437 Mr. Perez stated yes so we do have a new hire starting next week. She comes with
438 experience; she has got some janitorial experience and pressure washing so we are excited
439 to have her on board. We still have the two labor staffers so currently right now on staff
440 you have six employees right now. Which obviously is a little bit heavier than what it has
441 been in the past, but obviously the training piece is not going to change, or Mr. Castillo's
442 role is not necessarily fully out in the field doing stuff so, you have got five full time
443 employees right now. Mr. Santiago, unfortunately, is leaving. He has got some health
444 issues that he is going to deal with, and I think he is going back to Puerto Rico for that. We
445 have had some applicants; one was from Melbourne. Unfortunately, that one did not pan
446 out. He wanted a job offer before an interview to drive out to Harmony for the interview,
447 so we said that is not going to happen.

448 Ms. Kramer stated I appreciate that we do not need any of those, but my understanding
449 of permanent staff right now, we have Mr. Castillo who is going to be replacing Mr.
450 Morrell is that correct?

451 Mr. Perez stated correct.

452 Ms. Kramer asked then we have Brad?

453 Mr. Perez stated correct.

454 Ms. Kramer stated and then we have our Mr. Santiago, but he is leaving.

455 Ms. Kassel stated we also have Mr. Morrell as well as Mr. Castillo currently because.

456 Mr. Perez stated correct.

457 Ms. Kramer stated what I am looking for is what is going to be on the other side. And
458 then we have a new hire coming on.

459 Mr. Perez stated correct.

460 Mr. Kramer stated so to get up to full staff, you still need to hire one more. Well,
461 actually two more, the replacement for Mr. Santiago and the open position.

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462 Mr. Perez stated which we have staffed right now with labor staffers, correct.

463 Ms. Kramer right you have day laborers coming in. Are we keeping consistent day
464 laborers so that when they?

465 Mr. Perez stated yes, it has been the same, one has been the same labor staffer for the
466 last three or four weeks. We have kicked a few out, if they do not show up we tell them we
467 do not want them back, so we are we are pretty picky with it. It is not like we are picking
468 them up from Home Depot on the back of the truck so.

469 Ms. Kramer stated I do not know, you can find some good ones there, let me tell you.
470 Now is it a situation where they can turn into permanents later, or?

471 Mr. Perez stated correct yes. If our contract with them is that they have to work a set
472 number of hours with us and then once they hit that number of hours then we can move to
473 proceed to hire them as full-time employees and we have done that with we have done that
474 with quite a few staffers to be honest with you.

475 Ms. Kramer stated ok. Any other question and CDD services, if you go to the contract,
476 I think I sent it out to everybody previously, with Inframark it has the scope and it has very
477 specifically the five positions and what is expected of each position. And again, some of
478 these could cross but, again, it can give the Board members and the residents and the public
479 if they want to copy of it we can put that out there but exactly what because our field
480 services staff does a lot. I mean they do a lot. But I want to remind all the Board members
481 that again our role, which we will get to in a minute, our role is strictly policy making and
482 making the high-level decisions. We are not allowed to go up to Mr. Santiago or Mr.
483 Vinson and say hey I need you to do this. The contract is very specific that our expectation
484 is to go through Mr. Perez and not mess around with the field staff.

485 Mr. Leet stated Inframark is the employer.

486 Ms. Kramer stated yes, Inframark is the employer. there are all sorts of situations where
487 that has gotten, not necessarily in Harmony but in a lot of other public services, and that is
488 why again you see the City Managers in many of the cities or the County Manager gives
489 that protection for the employees from the politicians or the elected officials. So, we want
490 to keep that separation so just as a reminder there. And that brings us to our District
491 Manager unless anybody has another question about field service.

492

493

494 **ii. District Manager**

495 Ms. Kramer stated ok, tell us what you do Ms. Montagna and give us a quick rundown
496 or that is in the contract too if you really wanted detail without having to spend the time
497 here but just generally she runs us.

498 Ms. Montagna that is essentially it, and yes my scope is in the contract but if anyone
499 has any additional questions I am happy to help and answer those. Your point of contact
500 via the contract, or not really the contract per se but in in all Districts, we have one point
501 of contact. It typically is the Chairman and so there is a lot of stuff behind the scenes, in
502 between meetings, that Ms. Kramer and I do, meet, accounting, financials, all that kind of
503 stuff behind the scenes. So, but if you have any other questions I can answer them, if not
504 we can move on.

505 Ms. Kramer asked ok, any questions about the District Manager?

506 Ms. Kramer stated ok, District Engineer.

507 **iii. District Engineer**

508 Ms. Kramer stated our District Engineer role is to advise us on our infrastructure and
509 again I do not know if he is still here or listening, but the District Engineer's job, and think
510 of it as horizontal versus vertical. Our District Engineer does everything horizontal so the
511 stormwater ponds, pipes, the alleyways, anything that needs engineering input. Typically,
512 the District Engineer does not do things that go up, so your structures, and that is why when
513 we look to move the storage area out from near the garden out to another area that has more
514 permanent access or reliable roadway we are going to have to bring in probably an
515 additional planner and builder. We may not need our engineer for that since at least one of
516 the possible locations already has a roadbed and everything there so we would not have to
517 look for that. So, does anybody have any questions about our District Engineer what he
518 does? Ok.

519 **iv. District Legal Counsel**

520 Ms. Kramer stated District Legal counsel again, pretty self-explanatory, he advises us
521 on legalities and keeps us out of trouble, hopefully, if we listen to him or her, whichever
522 the case may be. Any questions about District Legal Counsel?

523 **v. CDD Supervisors**

524 Ms. Kramer stated and the Supervisor's role. Ms. Montagna do you want to go over
525 that, what we can and cannot do or should or should not do?

526 Ms. Montagna stated yes, so your role as a Supervisor is policy driven. You are an
527 elected official and you are, your essential job is to make the policies and decisions for the

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528 District. It is our job as management and staff, meaning counsel, engineer, and all of that,
529 to bring you as much information as we possibly can on whatever the topics are for you to
530 be able to make an intelligent decision on those topics. It is not to get into the weeds and
531 go out and do stuff. There is no policy against Board members meeting with vendors or
532 what have you, but it really can get chaotic if you get into the habit of doing that because
533 then the vendors are being pulled in different directions. So, but the essential job that you
534 have as I stated is policy driven it is administrative. Ms. Phillips, I know Mr. Leet, Ms.
535 Kassel and Ms. Kramer have an idea is there any specific questions from you that you may
536 be confused about or in the gray about that I can help clarify? I do not want to go into the
537 weeds with everybody else being that they understand.

538 Ms. Phillips stated no I am starting to understand that with each passing month. For
539 instance, with the RV lot I was laying awake the other night and I started thinking, what
540 was it I was thinking? It was some little minutia that I should leave in your hands is what I
541 was trying to say so I am starting to finally get it, about the policy making and not getting
542 into the details. You bring us the information we make a decision and then you carry it out.

543 Ms. Montagna stated right and if there are things that you are seeing out there or that
544 you do not necessarily think should be going on then, obviously, the time to bring that up
545 is at a Board meeting, under supervisor comments. Or if you ask for something to be added
546 to the agenda because you are noticing something out there that is not quite the way it
547 should be that the Board needs to look into it possibly make a decision on. The other big
548 part that I will say is this, and I stress this in every District, Board members you do have
549 access to your legal counsel and your engineer, however they are billable, and you can rack
550 up billable expenses very quickly. So, what we typically, and most Boards will do, if it is
551 an out of hand problem the Board sometimes will make a motion or a policy or something
552 stating that you need to run everything through your District Manager. Either I can get you
553 the answer and if I cannot then I will go to counsel or engineering to get that answer for
554 you. If you start reaching out directly, again, just keep in mind they are billable, that can
555 get your expenses out of whack. So outside of that, that is pretty much it.

556 Mr. Leet stated that was item 7.

557 Ms. Kassel stated yes I was going to say that.

558

559

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560 **vi. Chair**

561 Ms. Kramer stated as Ms. Montagna said as far as the chair is concerned basically acts
562 kind of like a Mayor or a coordinator so that you do not have to worry about everything I
563 coordinate with our District Manager and together we make sure the wheels do not fall off.
564 So, that is pretty much what I do.

565 **vii. Supervisors' Interaction with District Professionals and Staff**

566 Ms. Kassel stated I do have a question. Under this item B7, 3B7, in regard to contact
567 with field services for example right behind my house the drain partly collapsed yesterday
568 and so I texted Mr. Perez directly to say this is going on, apparently somebody had already
569 reported to him, and he let me know that they were addressing it. But sometimes it feels
570 like it is a little, I mean Mr. Perez is not going to be sending billable hours, so I just thought
571 it would be much more direct to go right to him since it was a relatively dangerous situation
572 potentially.

573 Ms. Kramer stated, and you can, that is not a problem. That would be for District Legal
574 Counsel and District Engineer.

575 Ms. Kassel stated and not on staff.

576 Ms. Kramer stated yes, in fact for all of us, one, we are still residents, and I constantly
577 am sending things into CDD maintenance and letting them know but, again, if it is a health
578 and safety issue that needs to be addressed, our contract says that the Supervisor's point of
579 contact is Mr. Perez. Yes, so that would be appropriate.

580 Ms. Kassel stated, and I just want to say, Mr. Perez, thank you for being so quickly
581 responsive. So, a neighbor sent me a photo of that drain problem yesterday and I reached
582 out to him, and he got right back to me and later on that day somebody, another neighbor,
583 reached out to me about the sycamores on Beargrass Road and what was happening with
584 them, and he responded like this. Thank you, Mr. Perez. I so appreciate your responsiveness
585 and your clarity, thank you.

586 Mr. Perez stated no problem.

587 Mr. Leet stated and along those lines, if we acting as residents are sending something
588 in to CDD maintenance, I know a lot of times Mr. Morrell might be the one that replies but
589 we are still, we have made that communication through Inframark and everything so that
590 is not the same as us hey you know.

591 Ms. Kramer stated yes and the reason for that separation is that the case law is replete
592 with Supervisors or County Commissioners or County Councilmen who have been

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593 misusing, and just blurring the line between what, so it is good to have that extra thing.
594 When we send things into CDD maintenance, it goes to Ms. Montagna and Mr. Perez, in
595 addition. Is that right?

596 Ms. Montagna, yes, it goes to Mr. Perez, myself, and six other people.

597 Ms. Kramer stated so, Inframark is fully informed. Ok, now on 7, as far as information
598 so we check with the District Manager first. Ms. Montagna you are our District Manager
599 right now?

600 Ms. Montagna stated forever.

601 Ms. Kramer stated and so we will touch base with Ms. Montagna first. She may have
602 the information you need right off the top of her head, or she may be able to get it but it
603 streamlines it in that we all may have the same question and if all four of us go to the
604 District Engineer, or go to the District Attorney, again those billable hours rack up real
605 quick.

606 Ms. Kassel stated we understand, you got it.

607 **C. Supervisors Serving as Liaisons**
608 **i. Buck Lake Committee with Harmony West**

609 Ms. Kramer stated our next item are supervisor serving as liaisons. We only have one
610 formal area that we have a liaison to a specific entity and that is the Buck Lake Committee.
611 We share Buck Lake with Harmony West. They actually own it, and we have an agreement
612 that provides us with full access to it. We share costs in maintaining it and there is a Buck
613 Lake Committee. Right now we have been able to work out most of the concerns with it
614 and get to a point where we are just on an annual basis of meetings. The next meeting is in
615 March. I am currently the liaison to that but if anyone else wants to take that on, I would
616 be more than happy to turn it over. So, just let Ms. Montagna know if you are interested
617 and then we can bring it back to the Board to get that change made.

618 Ms. Phillips asked you mean the lake where the boats are?

619 Ms. Kramer stated yes ma'am.

620 Ms. Phillips asked that is owned by Harmony West?

621 Ms. Kramer answered yes.

622 Ms. Phillips asked does it border Harmony West?

623 Ms. Kramer stated yes. The canals and everything that come off the lake.

624 Ms. Phillips stated oh, right.

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625 Ms. Kramer stated the original intent was to have it owned by a conservation
626 management entity, a nonprofit, but I do not know all the history of it. It was going to be
627 donated to us but then it was turned over to them, but we do have an agreement that locks
628 it in, and it would be very difficult for them to block us out is almost impossible.

629 Ms. Phillips asked but they do not use our boats?

630 Ms. Kramer stated no.

631 Ms. Phillips asked so are they ever going to put in their own?

632 Ms. Kramer stated they are not going to put in their own boat area. They do have two
633 launching areas controlled by homeowner's associations that are behind gates but there
634 they are specifically or basically for hand launching of canoes and kayaks.

635 Ms. Phillips stated oh, ok.

636 Mr. Leet stated now, when the North gets developed they will probably have their own
637 dock. Is it the understanding, is that correct?

638 Ms. Kramer stated I do not know they were not included in the agreement.

639 Mr. Leet stated ok, yes, and so.

640 Ms. Kramer stated being that it is a private lake.

641 Mr. Leet stated right, yes.

642 Ms. Phillips stated that is your backyard right?

643 Mr. Leet stated oh, a lot of people's backyard.

644 Ms. Phillips stated I know, but I mean, yes. Make sure you have the right.

645 Ms. Leet stated I guess at different times, I mean, they carved out Harmony West has
646 its own CDD. Is it going to be yet another separate CDD for the North, do we know?

647 Ms. Kassel stated not sure, I thought it was part of Harmony West.

648 Ms. Kramer stated it wraps around. I have seen the full plans. It wraps around.

649 Ms. Kassel stated yes, so it is all Harmony West.

650 Ms. Kramer stated I think it tags into.

651 Ms. Kassel stated yes, yes. It is, it borders on The Ranch.

652 Mr. Leet stated yes.

653 Ms. Kramer stated ok.

654 Mr. Leet stated so my question was how often and when are those Buck Lake
655 Committee meetings?

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656 Ms. Kramer stated again we have gotten them down, we did, I brought all the
657 information back to the Board about the agreed upon plan and policies and everything with
658 the with the lake. And we adopted all those so now it is strictly a once a year in order to
659 have a contract with an entity to maintain the lake.

660 Ms. Kassel stated which has been Biotech.

661 Ms. Kramer stated Biotech, yes. Unfortunately, the difficult part of all this is that it is
662 a two-person committee, so you end up with a stalemate.

663 Ms. Kassel stated yes.

664 Mr. Leet stated and when they do have these meetings? Is that like weekdays during
665 business hours?

666 Ms. Kramer stated yes because they are still developer controlled. Now once they are
667 no longer a developer controlled CDD then that may change.

668 Mr. Leet stated right.

669 Ms. Kramer stated, and the meetings may be in a different location. Right now, they
670 are up in Kissimmee at Johnston Surveying, and it is kind of a pain in the rear to get there.

671 Mr. Leet stated yes. Would their threshold for going over to resident control, is that
672 contingent on that entire developable area because that is going to be awhile.

673 Ms. Kramer stated so, we will see. But anyway, so think about it. If I know both of you.

674 **ii. Landscaping with IFAS and Benchmark**

675 Ms. Kassel stated well, I am willing to consider taking on item C2, landscaping with
676 IFAS and Benchmark.

677 Ms. Kramer stated ok.

678 Ms. Kassel stated but I think we need somebody with a firm, how do I articulate this?
679 Somebody who is not a pushover with the Buck Lake Committee and Harmony West.

680 Ms. Kramer stated you have read some of the minutes. Ok so.

681 Ms. Kassel stated yes, so tell me more about liaison between IFAS and Benchmark.
682 What that role looks like.

683 Ms. Kramer stated Ms. Montagna, I do not know, again. A lot of our landscaping is
684 aging and needs to be replaced.

685 Ms. Kassel stated believe me, I look at it every day.

686 Ms. Kramer stated yes, Ms. Sullivan said hey you guys need to rip out a lot of this stuff
687 it is because the trees have grown up there is too much shade and change out the type of
688 vegetation.

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689 Ms. Kassel stated plus I think we have a lot of shrubbery and other plant material that
690 has aged out. In other words, just like a tree has a life, just like a human has a life, plants
691 and shrubs have a life, and it is not indefinite, it is not forever. So, I think a number of these
692 shrubs have not been taken care of and they are also reaching the end of their life cycle.
693 But, there is a lot of it, and it is going to be an expensive replacement. But we need to focus
694 on plants that are more native and that are appropriate for the particular location, the
695 amount of light, the kind of soil, the amount of moisture, all of that. So that there is less
696 maintenance required, less upkeep, and so that is my thinking about it.

697 Ms. Kramer asked ok, so are you willing to run with that?

698 Ms. Kassel stated ok, so I just need to know a little more about what the role is.

699 Ms. Kramer stated I would envision it as working with Benchmark to identify areas
700 that need to be reworked, in an order of priority. And we need to watch our budget while
701 that is happening. But, say you select one pocket park and say ok, we are going to that is
702 going to be a project and then work with IFAS. Now it will not be just Ms. Sullivan, she
703 gave me someone else's name there, but you could ask her.

704 Ms. Kassel stated so then the bigger question.

705 Ms. Kramer stated and then.

706 Ms. Kassel stated I am sorry, go ahead.

707 Ms. Kramer stated then come back to the Board and say hey this is what we worked
708 with IFAS and with Benchmark and here is what we would recommend and maybe
709 Benchmark can do a little graphic of it so that we, the Board members can see it, I am not
710 a good visual person with just names of plants.

711 Ms. Kassel stated right.

712 Ms. Kramer stated but a little graphic then we could take a look at it, it will have a
713 budget because Benchmark will be working with you on that.

714 Ms. Kassel stated so I have a question, and this question is probably for Ms. Montagna.
715 Because we are replacing landscaping will that fall under reserves, or will it fall under
716 maintenance?

717 Ms. Montagna stated you have a line in the budget for you, let me pull it up make sure
718 I say it the right way, but I believe it is other landscaping.

719 Ms. Kassel stated but that is very minimal it is a small amount it is not going to cover
720 much at all.

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721 Ms. Montagna stated if it is rework needed, it would need to come from reserves.

722 Ms. Kramer stated or replacements which would be the reserves.

723 Ms. Kassel stated well that is why I am asking Ms. Montagna if that is like legal, if that
724 is allowable. Can we use renewal, and can we use what can we use reserve monies for
725 renewal and replacement of landscaping.

726 Ms. Montagna stated yes.

727 Ms. Kassel stated ok.

728 Ms. Montagna stated you can use reserves for whatever the Board would like them to.
729 We did away with your earmarking reserves. Now it is just in in an account, a reserve
730 account, to be earmarked as you see fit.

731 Ms. Kassel stated however, we are going to need to discuss this in more detail regarding
732 the amount within the reserves that we are willing to set aside for landscape refurbishment.
733 Because we are already spending a lot of those, we are probably going to end up having to
734 pull money from reserves to, or from somewhere, to cover the extra cost of the landscaping
735 services that is not in our budget.

736 Ms. Kramer stated yes, I think we have found that, not touching reserves. So, we will
737 hopefully bring that back to you next.

738 Ms. Kassel stated but we also have a lot of other things that we that we need.

739 Ms. Kramer stated yes, that have to be prudent.

740 Ms. Kassel stated exactly.

741 Ms. Kramer stated the front fence.

742 Ms. Kassel stated yes.

743 Ms. Kramer stated I mean our list from our reserve study is pretty major and pretty
744 expensive. We are just at that age in our community that it is that time.

745 Ms. Kassel stated so I am going to need input from the Board before I meet with IFAS.
746 When I am when I am looking, with Benchmark, and I assume Mr. Perez is going to be
747 part of those conversations. Do I have that right Mr. Perez, or not so much?

748 Ms. Montagna stated yes.

749 Ms. Kassel stated ok, well I heard from Ms. Montagna, but not Mr. Perez, ok.

750 Ms. Kramer stated she is his boss, so she can do that.

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751 Ms. Kassel stated so I am going to need some guidance from the Board about how
752 much we want to set aside for that and before I start meeting with Benchmark and talking
753 with Mr. Perez.

754 Ms. Kramer stated and if you guys could just get a feel for how much, how many of
755 these areas we need to do so we can figure out how much of a priority this is. So that would
756 be the landscape. There is the budget, and the ponds were listed. I do not know where these
757 came from.

758 Ms. Kramer stated Management Liaison which I think I am pretty much that with you
759 Ms. Montagna, is that right?

760 Ms. Montagna yes, so typically if you want to develop them usually you will have a
761 landscape pond you typically, you do not really have much going on with your ponds.
762 Management is typically your Chair. Every now and then on the Board we will have
763 someone that is an accountant or that has finance background and that is who the Board
764 would like to appoint as a budget/finance person.

765 Ms. Kramer stated well let us put out that is the one thing I think we are lacking in
766 expertise on the Board.

767 Ms. Kassel stated hopefully somebody, there will be people who will be applying. Have
768 you gotten any applications yet Ms. Montagna for the CDD Board position?

769 Ms. Montagna stated yes, we have two one from a Mr. Meek and then one from Ms.
770 Meek, those are the only two we have so far.

771 Ms. Kassel stated well at any rate, probably one of the things that we will hope to look
772 for is a substantial financial understanding.

773 Ms. Kramer stated that is that is our gap right now, because I know math, but
774 accounting makes my eyes glaze over so that would be great to have.

775 **iii. Budget**
776 This item was not discussed in the meeting.

777 **iv. Ponds**
778 Ms. Kramer stated the ponds, we do have the Lakes. A bunch from the Lakes have
779 approached us to do a little more on the ponds, but they said that at this point time since
780 we have a new landscaper coming in they will wait and see how their maintenance of the
781 ponds goes before. So, think about it if you guys want to do that.

782 Ms. Kassel stated are we talking because the landscaper does not deal with interior of
783 the pond.

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784 Ms. Kramer stated they just mow.
785 Ms. Kassel stated they just mow around the pond and that is only quarterly right?
786 Ms. Kramer stated no, now they do within a foot of the water's edge.
787 Ms. Kassel stated how often, every week? No?
788 Ms. Kramer stated regularly.
789 Ms. Kassel stated ok.
790 Ms. Kramer stated yes we still want to keep that buffer in there to protect from shoreline
791 erosion.
792 Ms. Kassel stated and to catch trash before it gets to the pond.
793 Ms. Kramer stated before for it hits the pond.
794 Ms. Kassel stated and also to catch fertilizer runoff.
795 Ms. Kramer stated now the other thing we already have, which I do not know if it is a
796 liaison or volunteer, but we have Mr. Leet who does the website and the recording of the
797 meetings. That is what keeps him busy.
798 Ms. Kramer stated think about it, Ms. Phillips, what you might want to do or get
799 involved with and again there are a lot of other areas that we can come up with. If you want
800 to be the one looking and keeping an eye on. Again, I like to go you take the most expensive
801 areas and work down. You are going to get the biggest bang for the buck looking at the
802 most expensive stuff. So, our water bills, our electric bills, if you are willing to keep an eye
803 on those.
804 Ms. Phillips stated and actually I was, on the water bills I do not know there is probably
805 somewhere I would like to make a chart of which meter goes where they are.
806 Ms. Kramer stated I provided that to Mr. Perez. There is an interactive map that you
807 can actually walk around Harmony and touch it and see.
808 Ms. Phillips stated ok.
809 Ms. Kramer stated where the meters are.
810 Ms. Phillips stated because if I could write them down every month, put them in the
811 right spot and we can see you know this one is usually \$40.00 a month and all of a sudden
812 it is \$300.00, well something is wrong you know.
813 Ms. Kassel stated yes, but the bills show what the usages over the last year typically
814 are.

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815 Ms. Kramer stated, and we have got to be careful with that, but we can go over all that.
816 And Barbara with Toho, she is our customer service representative she has is sending us
817 weekly every Friday.

818 Ms. Phillips stated oh that is right.

819 Ms. Kramer stated a summary, and it is wonderful to look at. I mean we have one area
820 out near the Estates that is using, what was it 69,000 gallons of water every time the
821 sprinklers come on. And that is once a week, I mean twice a week, so that bill runs us
822 anywhere between \$2000.00 just for that meter, \$2000.00 to \$4000.00 a month so Mr.
823 Perez and Benchmark are tracking that down now to find out where is all that water going,
824 that is an enormous amount of water.

825 Ms. Phillips stated right.

826 Ms. Kramer stated and that is been going on for years. So again, this is why it is so
827 important to watch these like a hawk.

828 Ms. Phillips stated well it is possible there is something going on underground.

829 Ms. Kramer right, and that is what they are.

830 Ms. Phillips feeding into their water supply so they can sell it to us again.

831 Ms. Kramer stated no, I do not think so, I certainly hope not. They are really good and
832 the nice thing about them is when you spot something, and we find it and we correct it then
833 they are really good about giving us back for that.

834 Ms. Phillips stated I did not mean that they were causing it or

835 Ms. Montagna stated right.

836 Ms. Phillips stated I just meant that it was kind of we need think about siphoning it off.

837 Ms. Kramer stated but yes so that is there.

838 Ms. Phillips stated can I ask a question about the electric?

839 Ms. Kramer stated sure.

840 Ms. Phillips asked are our streetlights solar powered to any extent?

841 Ms. Kramer stated no.

842 Ms. Phillips asked why do the lights go on and off all night long?

843 Ms. Montagna stated if they are going on and off all night long they need to be reported
844 because there is probably a short or it is not screwed in, or the bulb has kind of.

845 Ms. Phillips stated ok.

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846 Ms. Kassel stated you know, I have been seeing this for years because I walk my dog
847 6:00 o'clock in the morning and for many months of the year it means that I am seeing
848 these lights blink on and off and the residents do not report them. So, I was wondering if
849 maybe we can shift somebody's schedule, somebody in field services schedule, to just start
850 later and end later for one particular day to do a drive through of the community and look
851 for lights that are, I do not know how else to address this maybe there is some other way,
852 to look at the lights that are blinking on and off or not operating at full capacity.

853 Ms. Phillips stated I will get on my golf cart in warm weather. I will do it.

854 Ms. Kassel stated ok, so at the base of each of these poles, there should be a number on
855 like a silver plaque.

856 Ms. Phillips stated right. Because there is one right outside my bedroom window, and
857 it always wakes me up.

858 Ms. Kassel stated right, yes.

859 Ms. Kramer stated and there is an app on your phone that you can report it.

860 Ms. Kassel stated for OUC.

861 Ms. Phillips stated oh, ok. Then someone, so I think I had contacted maybe it was Mr.
862 Santiago or one of them and he told me about that. They have a number, but then someone
863 else told me that they motion detect and they would get brighter if they thought someone
864 was in the area so I thought oh it is supposed to be like this. So, then I got real nervous.

865 Ms. Montagna stated yes, no they.

866 Ms. Kramer stated they have light sensors that tell them when they come on and off.

867 Ms. Phillips stated yes but it should stay on.

868 Ms. Kramer stated it should stay on. Once it is dark out that should stay on steady.

869 Ms. Phillips stated ok.

870 Ms. Kramer stated, and you know there was one time where I noticed a whole section
871 was staying on all day long.

872 All Supervisors stated oh.

873 Ms. Kramer stated, and I reported that they got right on it. But, you know, I kept
874 thinking that someone would do that, so do not assume someone is going to take care of it.

875 Ms. Phillips stated ok.

876 Ms. Kramer stated if you can, report it right away.

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877 Ms. Kassel stated so that would be great Ms. Phillips. If you would be willing to take
878 that on throughout Harmony.

879 Ms. Kramer stated that would be huge.

880 Ms. Kassel stated throughout Harmony. Each evening pick a few streets.

881 Mr. Leet stated really anything except coming on at dusk and going off at dawn, the
882 blinking.

883 Ms. Phillips yes.

884 Ms. Leet stated stuck on all day.

885 Ms. Kassel stated the low light.

886 Ms. Kramer stated there is one on the corner of Sebastian Bridge and Five Oaks that is
887 always on, and I have reported it four times so, I do not know.

888 Ms. Kassel stated and that is another thing. I have reported some of these street light
889 outages or intermittent performance and nothing happens, so I do not know how to make
890 OUC, I mean, we are paying for the maintenance on these streetlights so.

891 Ms. Phillips stated oh so we, ok so, because someone else told me well they were ours
892 to deal with and we owned them.

893 Ms. Kassel stated no, we do not.

894 Ms. Phillips stated so we pay the fee to have a maintained.

895 Ms. Kassel stated that is right.

896 Ms. Phillips stated ok.

897 Ms. Kassel stated yes, every month.

898 Ms. Kramer stated yes, we pay a fee to maintain them, we pay the electric for them.
899 and you know so again if they are staying on or malfunctioning it is critical.

900 Ms. Phillips stated, and you had mentioned there is some quite a few that have meters
901 we are paying for the meters but there is really no water usage.

902 Ms. Kramer stated yes, we need to look into that if we can ask Benchmark to take a
903 look at it, Ms. Montagna and Mr. Perez.

904 Mr. Leet stated Mr. Perez just emailed out the meter map.

905 Ms. Phillips stated ok.

906 Ms. Kramer stated oh ok, great. But if you guys can get with Benchmark and see if
907 there is some way to get rid of the large number of electric meters we have at each zone,
908 because what is happening is they are increasing the monthly meter charge and, again, we

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909 use just maybe \$1.17 worth of electricity for each of those meters, but the meter charge is
910 going to end up costing us \$30 to \$35. Right now, I think it is \$18 but they are going up
911 and if we can get ahead of that, that would save us a considerable amount of money.

912 Ms. Phillips stated ok.

913 Ms. Kramer stated so I do not know if it is a solar or a battery situation or if there is
914 some other solution to that.

915 Ms. Phillips stated yes, yes, ok.

916 Ms. Kramer asked Ms. Montagna are you there?

917 Mr. Perez stated Ms. Kramer, I can check with Benchmark, but being that it is a
918 MaxiCom system there is going to be a certain amount of power that has to go to each
919 controller and satellite so I will check with them, but I do not know if that option is
920 available at this time.

921 Ms. Kramer ok, if you can just check and see if there is some alternative.

922 Mr. Leet stated or if there is a couple there just close enough to each other that we
923 might be able to use one.

924 Ms. Kramer stated use one meter on there one electric meter on them or consolidate.

925 Mr. Perez stated yes, I will check.

926 Ms. Kramer stated ok, I would be glad to run off my house for \$1.17.

927 Ms. Phillips stated well the same with watering those trees with the bags.

928 Ms. Kramer stated right.

929 **D. Supervisors Volunteering to Perform Services for the CDD**

930 Ms. Kramer stated the last item got here is supervisors volunteering to perform services
931 for the CDD.

932 Ms. Kassel stated I thought we were there already?

933 Ms. Kramer stated oh well it kind of blends in.

934 Ms. Phillips stated yes.

935 Ms. Kramer stated but this is more like going out and painting fences or something not
936 so related to our decision making. Go ahead Ms. Montagna what do you have?

937 Ms. Montagna stated do not do it.

938 Ms. Kramer stated do not do it, that is what I wanted to hear.

939 Ms. Kramer stated again as I said, and I think Ms. Montagna just reiterated, there are
940 problems with that. We had a Board member that used to do a lot of that, but we do not

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941 have any insurance that covers Board members so do not get out there and start doing things
942 that could cause us liability problems.

943 Mr. Leet stated so question of if it is something that like the nature and animal
944 committee is doing like trail maintenance, that is strictly on private developer property.

945 Ms. Kramer stated, and it is HROA.

946 Mr. Leet stated yes.

947 Ms. Kramer stated so if anything under HROA, my understanding is they do have
948 volunteer insurance as long as.

949 Ms. Kassel stated no. We do not have volunteers. On the Harmony Natural and Animal
950 Committee, we are not allowed to have volunteers, we can only have committee members.
951 You can volunteer to help with trail maintenance, you have to become a committee
952 member. You cannot just one-off volunteer.

953 Mr. Leet stated you are, yes.

954 Ms. Kramer stated no, but I am saying that you do have insurance that covers your
955 committee members.

956 Ms. Kassel stated yes, that is right.

957 Ms. Kramer stated but we do not, so let us not do that. We have a section.

958 Ms. Phillips stated do I remember a story about Ms. Kramer climbing a tree?

959 Ms. Kramer stated climbing a tree? No.

960 Ms. Phillips stated to fix something or maybe.

961 Ms. Kramer stated no, I yes, I nipped a branch with a pole saw. I do not do that anymore,
962 I was scolded.

963 Ms. Kassel asked you were reprimanded?

964 Ms. Kramer stated yes, but not by anybody in the CDD. You can imagine who
965 reprimanded me.

966

967 **FOURTH ORDER OF BUSINESS** **Other Items**

968 Mr. Hamstra stated I believe you all received by now Greg's color-coded neighborhood
969 C1, C2 schedule to get to the homeowners or at least put on the website for their
970 information. Number two we are soliciting for inspectors in the area, meaning Osceola
971 County. The best offer we got so far is an inspector for \$120 an hour, which for inspectors
972 that is a little pricey, so we are still shopping before CCI gets too far along or ahead of us
973 we are trying hard to find somebody in that area that will be out there two or three days a

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974 week to watch the guys, watch the firm. And then I put out there for Friday afternoon or
975 Saturday morning for those who were interested, if you want to meet on Billy's Trail just
976 let me know, I will lock it in.

977 Mr. Leet asked should that be limited to one Board member, or would that be more
978 than?

979 Ms. Montagna stated at the last meeting it was going to be Mr. Hamstra, Ms. Kramer,
980 and Mr. Dwyer. And I have sent out an email asking for their three schedules so I can go
981 ahead and get it scheduled for them to meet out there.

982 Ms. Kramer stated all right, thank you.

983 Ms. Kassel asked anything else David?

984 Ms. Kramer stated thank you. Anything else David?

985 Mr. Hamstra stated no, if anything pops up, just text or call me, I will be driving for
986 several hours.

987 Ms. Kramer asked other items that we may want to discuss?. Does anybody have any
988 associated with our organization or anything like that? I mean our organizational issues.

989 Ms. Phillips stated well I still need, I do not even know what AVID is, but I still need
990 that training.

991 Ms. Kramer stated ok, we need.

992 Ms. Phillips asked is that where all the bills are?

993 Ms. Kramer stated yes.

994 Ms. Phillips stated all communication that they get on.

995 Ms. Kassel stated yes, Ms. Montagna will put you in touch with a person who will give
996 you that training.

997 Ms. Phillips stated ok, is that something I will do in person?

998 Ms. Kramer stated no, it is really easy to do, and you can do it right over.

999 Ms. Kassel stated Zoom.

1000 Ms. Kramer stated Zoom.

1001 Ms. Montagna stated they use Zoom now, so I am sending an email to Ms. Davis, and
1002 you, Ms. Phillips, right now.

1003 Ms. Kramer stated ok, let us make sure that happens. She is going to need to see be
1004 able to get more time certain access to those.

1005 Ms. Phillips stated and the other thing that I that still bothers me that I cannot quite get
1006 a handle on is e-mail. Now, so it is in Outlook. And I cannot read any of them, but there is

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1007 so many of them and I do not need anymore and that is why sometimes I am not always
1008 prepared because like an e-mail came in and I read it I was doing stuff and then maybe
1009 another one came in but I did not notice and then three or four more come in that are not
1010 anything and if I cannot pick those out of my inbox.

1011 Ms. Kassel stated so.

1012 Ms. Phillips stated then the important ones get lost in the shuffle.

1013 Ms. Kassel stated so I have a question for Ms. Montagna because my understanding is,
1014 and please Ms. Montagna tell me if this is correct, either you keep everything or you delete
1015 everything once you have received it and responded to it.

1016 Ms. Kramer stated oh no do not delete them please.

1017 Ms. Montagna stated no, you cannot delete anything, nothing. What you can do in your
1018 e-mail is you can create folders and shove stuff into each folder that way it keeps your
1019 inbox clean so you can keep up with things that are coming into your inbox. There is a
1020 bunch of different ways. I will be on site on the week of the 20th if you need help with that
1021 Ms. Phillips, I am happy to stop by and kind of show you how we can set up some folders
1022 for you so you can.

1023 Ms. Phillips stated but I cannot even when I am on this Outlook mail system. The one
1024 day I had an e-mail and I wanted to compose an e-mail and I could not even figure out how
1025 to compose it. I had to exit the program and start it back up because then it has the little
1026 icon. So yes, I am really struggling with this Outlook. It is, I know millions of people use
1027 it and it is very business friendly but.

1028 Mr. Leet stated another way to organize and maybe it was a little more chaotic, but you
1029 can just leave things in the inbox and with me I will leave something unread if it is
1030 something that I have not really drilled into yet need to respond. Even after you read
1031 something you can go back and mark it as unread that will go back to being bolded and
1032 you know hey I need attention and you know and get back to later kind of thing.

1033 Ms. Kramer stated yes, and you can also flag it.

1034 Mr. Leet stated so that is maybe stopping short of doing a full organization what I mean
1035 there is that you know agendas or whatever else.

1036 Ms. Phillips stated yes.

1037 Mr. Leet stated but you can also have a, like there is more than one way to do it.

1038 Ms. Kramer stated yes.

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1039 Ms. Phillips stated well I think what I need is I could find a help guide on it. I am not
1040 able to find anything like that. Ok, but anyway.

1041 Ms. Kramer stated ok so those are, you need AVID and Outlook training.

1042 Ms. Phillips stated yes, right.

1043 Mr. Leet stated my question, I would just like to, and I am not sure what would be
1044 involved in this, is we have an email cutover to the Outlook system and. What is that?

1045 Ms. Montagna stated no, go ahead I am listening.

1046 Mr. Leet stated I am having trouble accessing emails prior to that cutover. So, from like
1047 the first year that I was on the Board so I am not sure what would need to be done.

1048 Ms. Montagna stated we are currently working on getting the emails that you all have
1049 through GoDaddy. They are downloading everything and sending us that file.

1050 Mr. Leet stated ok so, yes, I just wanted.

1051 Ms. Kramer stated yes because that I frequently go back to find something and whoops
1052 it is below that, so.

1053 Mr. Leet stated yes.

1054 Ms. Phillips stated I have one other thing on email. My son was in town at Christmas,
1055 and I got him pool access card, because my house is his legal residence. And so, I sent an
1056 email to Mr. Morrell to get that you know with his photo, but I did all of that from my
1057 private email.

1058 Ms. Kramer stated yes, you should.

1059 Ms. Phillips stated and then when Vincent sent out a CDD email my address must have
1060 gotten converted in his thing. So what I did is I forwarded that e-mail to my CDD email,
1061 so it is in my inbox. Is that sufficient?

1062 Ms. Kramer stated yes.

1063 Ms. Phillips stated ok.

1064 Mr. Leet stated and then make sure you notify whoever did that so they do not do it
1065 again.

1066 Ms. Phillips stated I did. I texted him and he fixed it right away.

1067 Ms. Kramer stated ok. Alright

1068 Ms. Phillips stated yes I meant to ask that last month.

1069 Ms. Kramer stated ok. I have something that I got a call while I was in Iceland. It was
1070 from the Harmony Community School and so, needless to say, I picked it up right away.

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1071 But it was not about my grandkids, it was about portables. They want me to come down
1072 and sit and visit with Doctor Debra Pace to discuss use of portables. I need some history
1073 and it sounds like you may have it.

1074 Ms. Kassel stated so I was approached by a resident, who will remain nameless by that
1075 residence's preference, saying that the HOA was going to be, I should say HROA was
1076 going to be approached by the School Board regarding portables. I was like I do not think
1077 that is HROA purview. I requested to see if that resident knew of any agreements. I do not
1078 know if since we have not been able to get previous documentation from our prior District
1079 Counsel, I do not know if somehow that document has been recorded. Supposedly there is
1080 some kind of an agreement he thought it was with the HROA and the School District, but
1081 it sounds like it is with the CDD and the School District in regard to portables on the school
1082 property. I am not sure why that would be.

1083 Mr. Leet stated because there were some portables there in the past.

1084 Ms. Kassel stated well there were, but what would the CDD have to do with that?

1085 Ms. Kramer stated right.

1086 Ms. Kassel stated but supposedly there is some agreement.

1087 Ms. Kramer asked ok, so you do not have an agreement?.

1088 Ms. Kassel stated I do not have copy of the agreement.

1089 Ms. Kramer stated I have asked our District management to do a search they have been
1090 unable to find any agreement. I thought maybe it was a deed restriction when the property
1091 was donated to them but in the deed for the Community School property it does not mention
1092 anything about portables. So, if it is a separate agreement my guess is it is a separate
1093 agreement between Birchwood who would have been donating the property the CDD did
1094 not donate it, it came directly from Birchwood to the School Board. It would have been
1095 between those two entities in which case Birchwood would be the one to enforce it not.

1096 Ms. Kassel stated but if it is an easement and we are requesting that Birchwood turn all
1097 easements over to the CDD perhaps that is.

1098 Ms. Kramer stated it is not an easement though. Because I have looked on all the
1099 documents

1100 Ms. Kassel stated I see.

1101 Ms. Kramer stated and there is no easement.

1102 Ms. Kassel stated my suggestion is to ask the person for any documentation.

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1103 Ms. Kramer stated I am going to ask Doctor Pace. So, I know it was very controversial
1104 back in 2016 when it came up before.

1105 Ms. Kassel stated yes.

1106 Ms. Kramer stated and from reading the notes that I can find it basically said the HROA
1107 and the CDD were out of it. It was strictly residents taking their concerns to the School
1108 Board and trying to battle it that way. But I was looking to see because everybody I kept
1109 hearing about this agreement, but I have seen nothing, I can find nothing, so if anybody out
1110 there knows of anything please let me know.

1111 Ms. Kassel stated yes. So far I have not received any indication that we have an
1112 agreement.

1113 Ms. Phillips stated me either. Are they are thinking of putting in portables?

1114 Ms. Kramer stated yes. They are going to have to. The overcrowding is just
1115 phenomenal.

1116 Ms. Kassel stated well I do not understand why the County Commissioners have not
1117 funded new schools.

1118 Ms. Kramer well I do not understand why they are.

1119 Ms. Kassel stated when they are permitting all of this development.

1120 Ms. Kramer stated yes the problem is we used to have concurrency standards. we used
1121 to have a requirement that you have the capacity in your road your schools, your libraries,
1122 your playgrounds, before you approve all this development.

1123 Ms. Kassel stated right.

1124 Ms. Kramer stated that was all wiped out and now they are saying well you have to
1125 have the students in order to justify getting funding from the State in order to build a new
1126 school. So, you have to be overcrowded before you do anything about it. It takes two to
1127 three years to build a school. It is just it is so backwards, and it makes no sense but that is
1128 what it is.

1129 Ms. Phillips stated it is already so dangerous when school lets out in the afternoon
1130 because people are parked, I mean there is total gridlock.

1131 Ms. Kassel stated yes.

1132 Ms. Phillips stated if I was to come home at the wrong time of day I do not see how I
1133 would get home.

1134 Ms. Kassel stated that is right.

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- 1135 Ms. Phillips stated, and I had.
- 1136 Ms. Kassel stated you have to go the other way around.
- 1137 Ms. Phillips stated my landscaper could not get to my house the other day because
1138 people would not let him through.
- 1139 Ms. Kassel stated yes, no you have to go to the other entrance.
- 1140 Ms. Phillips stated right, and he did not know the other entrance.
- 1141 Ms. Kassel stated right.
- 1142 Ms. Phillips stated he finally figured it out, but they are blocking. What is the point you
1143 know.
- 1144 Ms. Kramer stated I know.
- 1145 Ms. Kassel stated yes.
- 1146 Ms. Phillips stated they are afraid someone is going to get in front of them.
- 1147 Ms. Kramer stated I live right across.
- 1148 Ms. Phillips stated I know, I know.
- 1149 Ms. Kramer stated but it is convenient in some ways so.
- 1150 Ms. Phillips stated well I just love hearing the children's voices, all the laughing and
1151 the screaming. I love all that. But there is a great big empty lot across the street from school.
- 1152 Ms. Kassel stated yes but that is owned by a private owner.
- 1153 Ms. Phillips stated I know but maybe he could do something for the community.
- 1154 Ms. Kassel oh well, good luck on that.
- 1155 Ms. Phillips stated oh alright, I am sorry.
- 1156 Mr. Leet stated yes I guess between 2016 and 2018 there were portables on there.
- 1157 Ms. Kramer stated yes, yes they I think they opened the middle school in 2019, after
1158 the summer so the 2019-2020s school year they got rid of the portables but again we are
1159 back in that situation. Unfortunately building another middle school is not going to work
1160 because these are all elementary. I do not know what their plan is but.
- 1161 Ms. Phillips stated but a lot of people come in that do not, I mean that our school
1162 services more than just Harmony.
- 1163 Mr. Leet stated yes.
- 1164 Ms. Kramer stated yes. And that is the problem.
- 1165 Ms. Kassel stated people that do not live inexactly
- 1166 Ms. Kramer stated they ought to go out and build another school for all of it.

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1167 Ms. Kassel stated for people who do not live in Harmony.

1168 Ms. Kramer stated but again, I will.

1169 Ms. Phillips stated instead of bringing us.

1170 Ms. Kramer stated I will go ahead and meet with Doctor Pace and see if we can find
1171 out about whatever agreement or anything and I will just report back to everybody.

1172 Ms. Kassel stated ok.

1173 Ms. Kramer stated what is going on there.

1174 Ms. Phillips stated I feel bad for the kids.

1175 Ms. Kramer asked any other, any other follow-ups or discussions or?

1176 Ms. Montagna stated I do have one thing. Osceola County Schools reached out to me
1177 with their Learn to Swim Program. Apparently, they have done this previously in Harmony.
1178 The School District of Osceola County Learn to Swim Program for kindergarten, the
1179 program has been in the District for multiple years which the Harmony pool was used, but
1180 was suspended in 2020 due to COVID. The School Board voted to reimplement the
1181 program starting April 23, Harmony Community School students would walk to the pool
1182 with their teachers. The dates: eight-day program over two weeks, Monday, Tuesday,
1183 Thursday, and Friday. The preferred weeks are April 10th through the 21st, but can make
1184 later dates work if necessary. School provides certified swim instructor and the lifeguard,
1185 and the hours would be 9:00 a.m. to 2:00 p.m., number of students approximately twenty
1186 per hour and there is a certificate of liability insurance that can and will be provided. So
1187 that is the question that they are asking me to bring that will be on your

1188 Ms. Kassel February agenda.

1189 Ms. Montagna stated agenda. Ok, and I am going to send this e-mail out to everyone
1190 so you can see it first-hand review it and be prepared to make a decision at your meeting.

1191 Ms. Kramer stated wonderful. Did you have something Mr. Leet?

1192 Mr. Leet stated yes just speaking quickly, to you know we had the issues a couple
1193 weeks ago with getting the stuff set up. As it is right now, I talked to Mr. Perez on coming
1194 here early to set up. Usually, the field services they keep the microphones and the speaker.
1195 They will bring those, and they will set those up. I am fine continuing to do this, and I do
1196 not think there is any issue with that. If there is interest, it will take some work on my part,
1197 but would it be possible to label the equipment? Maybe build or write up something that
1198 someone else could follow to setup stuff completely in my absence if that needed to happen.

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1199 Ms. Kramer stated I think that is an excellent idea so maybe when we get the transition
1200 between Mr. Castillo and Mr. Morrell. So, maybe you guys can designate someone.

1201 Mr. Perez stated right, ok yes I will put some thought to that.

1202 Ms. Kramer stated this is your opportunity if you want to discuss or just.

1203 Ms. Kassel stated Ms. Montagna was going to say something.

1204 Ms. Kramer stated oh Ms. Montagna did you want to say something.

1205 Ms. Montagna stated no I lowered my hand that I initially raised.

1206 Mr. Leet stated we got your e-mail.

1207 Ms. Kramer stated again this is a time where we can just openly discuss any item you
1208 have concerns or thoughts or.

1209 Ms. Kassel stated I just wondered if there were any, well because since it is a workshop,
1210 if there were any rules that we had considered amending. There is nothing that I can think
1211 of at the moment, but I seem to recall that we had discussed something about amending
1212 some rules in the past.

1213 Ms. Kramer yes we need to go through our rules. And Ms. Montagna is going to go
1214 through since she has a lot of experience with other CDDs. She is going to go through our
1215 rules and with her knowledge of what other rules have been important in other CDDs and
1216 do the first cut since she is not a billable entity. So, she is going to do the first cut and then
1217 we can take a look at that and see what we want to do, if we want to make any of those
1218 changes, if we do not, if we are happy with what we have got. And then from there direct
1219 our attorney if there is work he needs to do. So, I am hoping she will get to that the next
1220 month or so, I know she has got a lot on her plate with Mr. Israel having left.

1221 Ms. Kassel stated yes.

1222 Ms. Montagna stated I am a quarter of the way through.

1223 Ms. Kramer stated so she has already started.

1224 Ms. Kassel stated and there is nothing that strikingly comes to mind or even comes to
1225 mind really all except that I seem to recall that there were some rule changes that we were
1226 thinking about doing.

1227 Ms. Kramer stated there are some of our rules that are somewhat questionable as far as
1228 being enforceable. So again, she will work on that and then we will take a look at it and
1229 see where we want to go with that.

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1230 Mr. Leet stated so I will do another comment. Does anyone have feedback on the
1231 website? I know usually it maybe takes me a day or so from receiving the agenda to get it
1232 posted. Just from the inside my thoughts are I would like to have a more streamlined and
1233 more, I would say more modern. The updates right now I am able to do them, I do not mind
1234 continuing to do them. It is a little tedious in that the website that is probably fifteen
1235 something years old at this point so. There are templates, there are easier ways to, if we
1236 have content that we are posting a couple times a month it does not need to take the amount
1237 of work that it does with the website right now. And there are things like a bulletin board
1238 page that, even when David was running it, were not being kept up to date and not really
1239 serving any purpose. I would solicit feedback from the rest of the Board and anyone else
1240 on, direct feedback but then just maybe some point I will, put a call out if you would like
1241 to have a hand in helping streamline the website. I welcome community input on that.

1242 Ms. Kassel stated well from my point of view, I am guessing from Ms. Phillips too, we
1243 would want from you; it sounds like what you are saying is that whatever platform or
1244 template or app or whatever that our website is using is kind of outmoded and that maybe
1245 you are thinking of updating it to something that is easier to update.

1246 Mr. Leet stated correct.

1247 Ms. Kassel stated and so I know I am totally not knowledgeable about that kind of
1248 thing, and I guess in the rest of the Board it is in the same boat, except for you. And so, if
1249 you have a proposal you would like to bring to the Board I think that is the way to go.

1250 Ms. Phillips stated you tell us what we want, and we will make it happen.

1251 Mr. Leet stated aesthetically though do you have any? So right now, we put the notice
1252 about the vacant seat. I am guessing below that I will put a link for you to click here to see
1253 the paving schedule and that is something we, ok, yes I am interrupting myself so. Yes, I
1254 will take that into consideration as well. My free time was almost nonexistent for a lot of
1255 the prior year, it is getting better as of late so I will put some thought into that.

1256 Ms. Phillips stated if I could make it easier, I would volunteer to help. But I do not have
1257 a clue how to do anything on that.

1258 Ms. Montagna stated there are companies out there that will come in, they streamline
1259 your website. All the District websites that we manage and even ones that I managed at my
1260 previous company are all very simple. WordPress, very simple, simple to use, simple to
1261 navigate, easy to upload and download and make changes to. There are a lot of them that

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1262 do that. I will tell you again and I said this couple meetings ago, the ADA compliance
1263 lawsuits are starting up again.

1264 Mr. Leet stated it is hosted on WordPress just I have been hesitant to make any kind of
1265 substantial changes, again knowing that is kind of their working in the background.

1266 Ms. Montagna stated Harmony's website, and again I was not here when it was
1267 designed, I do not know really the intent that was behind it, but it is a mess, for lack of a
1268 better word. There is stuff on there that should not be on there. You click on things, you
1269 cannot find certain things, there is a link I came across a link to crossword puzzles the other
1270 day.

1271 Ms. Kramer stated yes we have got to get all that stuff off there.

1272 Ms. Montagna stated yes so there are ways. if the Board wants to, at the February
1273 meeting, if they are ok, I can work with Mr. Leet on some different options that other
1274 Districts use. Outside companies that they are totally responsible for the content uploading,
1275 making sure it is ADA compliant, you get quarterly updates, or if you are just wanting a
1276 platform and then Mr. Leet you keep maintaining it so there is different options and
1277 whichever way the Board wants to go.

1278 Mr. Leet stated ok.

1279 Ms. Kramer stated my only concern with that with the private website maintainers
1280 would be, at one point in time and this may have changed, they were charging per page
1281 that they upload to the site. With our agendas, with our transparency desires, it could cripple
1282 us.

1283 Mr. Leet stated yes, I am fine continuing to maintain that. That same idea sounds but
1284 whether it is if someone from the community volunteers want to help with that, or we can
1285 look at what is available commercially. Again, my worry is just having some kind of
1286 safeguard. Ok, well at some point we throw the switch that is on the new site, do we still
1287 have the last seven years of everything and is everything still as accessible as it was before
1288 so that is why we are doing that.

1289 Ms. Kramer stated ok, great.

1290 Ms. Phillips stated I have a question: what are we going to do with our trash cans from
1291 the alleys?

1292 Ms. Kassel stated that is HOA.

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1293 Ms. Kramer stated they put them out front. We are going to have to coordinate with
1294 them for pick up to. They are going to have to take them around front and have them picked
1295 up there. Which is going to be a problem because everybody's cars are going to be out
1296 front.

1297 Ms. Phillips stated right.

1298 Ms. Kramer stated so again, this is going to be a learning curve.

1299 Ms. Phillips stated maybe we can have a community corner. Everybody takes it to a
1300 certain corner.

1301 Ms. Kramer stated yes that is, again, the paving company. I think they coordinate that.

1302 Ms. Phillips stated oh ok, and they could use a dumpster if they had to. Ok.

1303 Mr. Leet stated one thing we discussed a little bit earlier, Facebook. Obviously, we
1304 cannot have an open discussion forum. With the Sunshine Law there is absolutely no way
1305 to do that. I do think, and there had been one of these in the past, and just run I guess kind
1306 of run ad hoc by field services but there are guidelines in place for local governments to
1307 have a Facebook presence. They have their own guidelines and what you should and should
1308 not post on there, how you insulate what is going on as government versus your own
1309 personal account, things like that. I do think we should look into doing that again, strictly
1310 as a way to broadcast information so here is the agenda here is what we are having a
1311 meeting, here is the.

1312 Ms. Phillips stated actually, I worked with Ms. Montagna on that.

1313 Mr. Leet stated ok.

1314 Ms. Phillips stated but then we have to pay; everything has to be backed up and stored
1315 and it was going to come in.

1316 Mr. Leet stated even if it is just hey here is a link to our website?

1317 Ms. Montagna stated yes.

1318 Ms. Phillips stated yes, and it costs like \$5000.00 a year.

1319 Ms. Montagna stated there is companies out there like Archive Social, and there are
1320 some other ones too. Anything that the District puts out, that is why we did the work around
1321 with the YouTube situation. Anything that the District puts out: number one, has to be
1322 ADA compliant, number 2, you have to back up everything because you are subject to
1323 public records laws. So, if you have a Facebook page, we do it in Celebration against all
1324 recommendations they decided to do one, but we have all comments turned off and we put

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1325 out there it is a government page, it is Celebration CDD, and it is literally just pushing
1326 information out like they are having a major sidewalk repair being done right now, so we
1327 push that out. No one can make comments on it at all they can do is like it or dislike it and
1328 that is it and then we have Archive Social and they back it up. So that is how Celebration
1329 was able to do it, you can do it. There is absolutely nothing against doing it, but you have
1330 to follow the law.

1331 Mr. Leet stated I am in complete agreement there that is not a discussion forum there
1332 cannot/should not be any kind of again subject to like the comments on the Zoom meeting
1333 that that that would all be records and that we cannot do that. But if you would not mind
1334 for the February just putting some information on what that would cost because I had a lot
1335 of people saying they want it and if we can put them say hey here is we can do it but here
1336 is how much it is going to cost everybody.

1337 Ms. Montagna stated yes, and then you also have to have an administrator of that
1338 Facebook page who is going to push that information out. So again, that was built into
1339 something Celebration wanted so they paid for someone to be a part of dictating and
1340 pushing that out. So yes, I can put together everything and it takes five seconds it is not
1341 anything crazy that I could even do it, or I could have one of our administration girls do it.
1342 We send out updates every Friday for Celebration currently or if there is a major project
1343 going on it is it is nothing crazy. Now if it starts getting into you want stuff pushed out
1344 every single day and it is lengthy and stuff, then you might have a different take on it.

1345 Mr. Leet stated I am guessing it would be appropriate for one of the Board members to
1346 have the keys to be responsible for that. Ms. Kassel and I, between two of us, say we are
1347 having a meeting or here is what happened in the meeting.

1348 Ms. Montagna stated yes, the Board should appoint a Board member to be responsible
1349 for that, it is totally fine. Whatever the Board wants.

1350 Ms. Kramer stated but it would probably be better for the admin to do it because I
1351 would not want there to be a strife because of what did or did not get posted.

1352 Ms. Phillips stated what it is, the date and whatnot.

1353 Mr. Leet stated so, information.

1354 Ms. Kramer stated but it is kind of frustrating because we have all that out there on the
1355 web. Maybe if the web page is streamlined, or user friendly.

1356 Ms. Phillips stated that is going to be the big key.

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1357 Mr. Leet stated yes, you can lead a horse to water. These apps are what people are
1358 actually using.

1359 Ms. Kramer stated but a lot of them are not.

1360 Mr. Leet stated of course.

1361 Ms. Kramer stated so I just I would rather have something out there that everybody can
1362 access than just a few that.

1363 Mr. Leet stated and younger families moving in, I would say are less likely to be on
1364 Facebook versus other social networks, we have not even considered that.

1365 Ms. Kramer stated so yes how many social networks do you start using?

1366 Mr. Leet stated right.

1367 Ms. Kramer stated it is frustrating.

1368 Mr. Leet stated I agree.

1369 Ms. Kramer asked anything else?

1370 Ms. Kassel stated move to adjourn?

1371 Ms. Kramer stated we cannot take action.

1372 Mr. Leet stated I did not second anything.

1373

1374 **FIFTH ORDER OF BUSINESS** **Adjournment**

1375 Ms. Kramer stated we are just going to say the meeting is over and we appreciate
1376 everybody listening in.

1377 Ms. Kassel stated ok well so I will just say are we ready to adjourn?

1378 Ms. Kramer asked are we ready to end the meeting?

1379 Ms. Phillips stated I am ready to go home.

1380 Ms. Kramer stated ok. It has been nice joining you, whoever stuck with us all this time
1381 here, we appreciate it.

1382

1383

1384

1385

1386 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

Subsection 4Aii

**Regular Meeting Minutes
February 23, 2023**

1 **MINUTES OF MEETING**
2 **HARMONY COMMUNITY DEVELOPMENT DISTRICT**
3

4 The regular meeting of the Board of Supervisors of the Harmony Community
5 Development District was held Thursday, February 23, 2023, at 6:00 p.m. at the Jones
6 Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

7
8 Present and constituting a quorum were:

9 Teresa Kramer	Chair
10 Kerul Kassel	Assistant Secretary
11 Mr. Leet	Supervisor
12 Joellyn Phillips	Supervisor

13
14 Also present, either in person or via Zoom Video Communications, were:

15 Angel Montagna	District Manager: Inframark
16 Michael Eckert	District Attorney: Kutak Rock
17 David Hamstra	District Engineer: Pegasus Engineering
18 Vincent Morrell	Field Services Supervisor: Inframark

19
20 Residents and Members of the Public
21

22 *This is not a certified or verbatim transcript but rather represents the context of the*
23 *meeting. The full meeting recording is available in audio format upon request. Contact the*
24 *District Office for any related costs for an audio copy.*
25

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

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

28 Ms. Kramer called the roll and indicated a quorum was present for the meeting.
29

30 **SECOND ORDER OF BUSINESS** **Audience Comments**

31 Ms. Kramer stated this is the time that anyone from the audience can speak to the Board
32 and give their information, their ideas, and their concerns. It is not a time period for back
33 and forth with any particular Board member. But we are interested in hearing what you all
34 have to say and what your concerns are. So, at this time, is there anyone here that has a
35 comment from the audience?

36 Mr. Pennington stated I am Neville Pennington and I live at 3447 Sagebrush Street. I
37 built a new home here in 2016 primarily to get off the ocean. I was over there for 18-19
38 years. So, I wanted to get closer to the lakes, Kissimmee, and all of them. So, we looked
39 for a place to build our house and get down here for four months a year and we came in
40 here before the Lakes were built it was all sand and everything, got the first lot, built our
41 house. I love Buck Lake and the amenities, I love the championship golf course, I do not

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42 play golf, but I am willing to pay that premium to have it to drive back, see it, the scenery.
43 The other thing is I have used both boats on Buck Lake probably more than anyone else in
44 the four-month period I am here, but the last two years the operation of the boat docks and
45 the boats and the equipment have went south for the last two years. Now for the first five
46 years everything was beautiful; if you needed to get new batteries, boom, new batteries. If
47 a trolling motor went south, a new trolling motor. That is not happening now so last year I
48 tried to buy the trolling motor myself on the bass boat, and it is a big thrust one. These little
49 ones you have got, if you get 6-7 miles an hour and it takes you 20 minutes to get to the
50 other side from that boat dock is, the old one, you cannot, it takes you 30 minutes to get in.
51 I mean seriously, and that is a liability. But also, I came down early November the 29th
52 this year I said it will be better this year. I get down here and I get the bass boat for two
53 days. I go over at 8:00 o'clock in the morning and Mr. Vinson is down there and he said
54 man you are going to be mad. I said why would I be mad, I am tickled to death I got that
55 out of the cold weather, I am going fishing. Well, the bass boat front trolling motor is shot,
56 it will not run. So, I am a resident paying all these fees, extra fees, for the amenities I am
57 not using. Ok? And you know the CDD is collecting all of this stuff and spending it, and I
58 know you got a lot of major projects, but it could not take that much to put a couple of real
59 good thrust, 80-pound trolling motors on there that you had about five years ago. And you
60 are not racing over there you are trying to go fishing and so if you go to the other side and
61 the wind picks up an 80-pounder will allow you to get back. I have been pulled off of that
62 lake twice this year. The first one was as well the far end and I tried to come back in at 6
63 mile an hour wind the trolling motor on the back is shot. I mean it will run, the prop will
64 go, but you cannot move, the wind is pushing you backwards.

65 Ms. Kramer stated it is just not enough power.

66 Mr. Pennington stated that is the thing and now I know you guys have to worry about
67 bids and all this kind of stuff, like everything else, but prior if I remember correctly they
68 did not have to get three bids on \$500.00 expenditures.

69 Ms. Kramer stated we still do not.

70 Ms. Montagna stated over \$500.00.

71 Mr. Pennington stated but I am saying over \$500.00, you cannot buy anything for
72 \$500.00. So basically, you have got your field managers taking heat from me and

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73 everybody else and I have talked to six people that say they will not go down there anymore
74 because it is a waste of their time.

75 Ms. Kramer stated again it is not time for back and forth.

76 Mr. Pennington well I am just telling you what I think the issue is and another one is
77 you have got a major liability. I am a retired executive; you have got a major liability with
78 that gate. Anybody can come in there and do anything they want to do, not just our
79 residents. It will not work, and I asked the question well long has it been that way? Months
80 and months and months. We are not building a battleship, surely to goodness somebody
81 can go in there and have that gate, so we residents have to carry our little cards to get in
82 and back. OK? And so, I ran into a couple of women over there and they had to clean out
83 the kayaks because they had mud daubers. It used to be the boats were clean. You have got
84 the little pump in the back to pump the water out, one day I went over there, and it is up to
85 my ankle because it was not plugged in. Now the other thing I will say is that supposedly
86 on Tuesday that is a maintenance day.

87 Ms. Kramer stated right.

88 Mr. Pennington stated well there is nobody doing any maintenance in the last couple
89 of years, ok? And I will just say this for his behalf Gerhardt kept everything on top of
90 everything. If you had to call and say we need batteries, boom, three days you got batteries.
91 If you need a new trolling motor, he said ah, I cannot find that one, ok? Well, I have a
92 friend that owns the biggest Ranger dealer, I can get anything for.

93 Ms. Kramer stated I do not want to cut you short, but I think we definitely hear that we
94 need to up our game in field services on the boats and we have heard you.

95 Mr. Pennington stated that is fine, I will tell you one more thing. But you cannot, I am
96 only down here for four months, so I do not want to sit here for another month, and I cannot
97 get on Buck Lake. I have been here now for three weeks, and I have been on it three times
98 because nobody will buy new motors. And you are tying these guys hands if they have to
99 go get bids somewhere.

100 Ms. Kramer stated it is not a back and forth,

101 Mr. Pennington stated well as resident. Ok, I apologize.

102 Ms. Kramer stated this is a problem that should have been corrected. This is the first, I
103 think two days ago I got an email about this and it is the first we heard about it so I am glad
104 you brought it to our attention, and we will make sure our field services staff get all.

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105 Mr. Pennington stated I have been bugging people about this for two years. I do not
106 know if it did not get back to the Board, but has anybody been down there to look at it, to
107 look at the shape that those boats are in? The tracker, do you look at the two seats? If it
108 gets wet your butt is going to be wet all day. The bass boat, on the bass it looks like
109 somebody took a knife and sliced it. If it rains, so we are not able to use that facility and
110 that is one of your major responsibilities is to take care of the operation of the boat dock.

111 Ms. Kramer stated yes, now your three minutes is well more than up.

112 Mr. Pennington stated well, and I appreciate that.

113 Ms. Kramer stated we have to move on with that.

114 Ms. Kramer stated we have to move on.

115 Mr. Pennington stated well, can I ask you one question before I shut up. When are
116 you going to put a trolling motor on those boats that that your residents here can use? I
117 have located at three so you just might want to talk about that.

118 Ms. Kramer stated as a Board, we have to go back, we have to look at why this is
119 happening and figure it out, and get it straightened out. So, we will do the best we can and
120 get it straightened out.

121 Mr. Leet stated and if you have sources for trolling motor, for example, would you
122 share please? Feel free to share with us.

123 Mr. Pennington stated oh well, ok well I have had boats for 16 years.

124 Ms. Kramer stated we are going to be here all night. I am sorry. I do not want to cut
125 you off, but it has been six minutes now.

126 Mr. Pennington stated well it is ok, but I want an answer of when you going to have a
127 trolling motor that I can use the boat on the lake?

128 Ms. Kramer stated I cannot give you an answer right now.

129 Mr. Pennington stated but you are the Board.

130 Ms. Phillips stated this is not back and forth, but you are welcome to call any of us
131 at any time and we can discuss it with you. Tonight, is a Board meeting where we take care
132 of official business.

133 Mr. Pennington stated well I appreciate that, and I appreciate you giving me this time.

134 Ms. Phillips stated about it and you can always send us an e-mail.

135 Mr. Pennington stated well, can I go ahead and buy this trolling motor with 80 pounds
136 and I will have them ship it to me in two days, and we will put it on a bass boat so I can

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137 use it while I am here and then you reimburse me before I go back at the end of April? Can
138 you do that?

139 Ms. Phillips stated I am not sure.

140 Ms. Montagna asked how much are they?

141 Mr. Pennington stated if you guys buy it is \$619.00 for a Minn Kota. It is 80-pound
142 thrust, requires two batteries, 24 like the old ones that used to be on there.

143 Ms. Montagna stated I will give you a call in the morning.

144 Mr. Pennington stated yes if you would. I just want to use it. I am going to be here, and
145 I love Buck Lake and every once in a while take my wife out.

146 Ms. Phillips stated I was out there this afternoon.

147 Mr. Pennington stated, and it is a beautiful place.

148 Ms. Kramer stated ok.

149 Mr. Pennington stated ok, I am out of here. I am going to get back in my chair. I got it,
150 but i would like to use that boat and I will buy the trolling motor.

151 Ms. Kassel stated we got it. Thank you.

152 Ms. Kramer stated thank you, sir.

153 Mr. Pennington stated thank you.

154 Ms. Kramer stated all right, any other public comment, audience comments?

155 Mr. Marshall, 6826 Goldflower, been here about eight and a half years. I just want to
156 support what Neville said. I was out there today. The white pontoon boat down there is an
157 embarrassment, it is disgusting looking, if I brought someone down there. The floor needs
158 replacing. I just want to support him. We need to maintain it, it used to stay better.

159 Ms. Kassel stated thank you.

160 Ms. Kramer stated we have heard you loud and clear. Thank you for coming.

161 Mr. Marshall stated they have twelve volt motors on the boats, and that is not enough
162 to push it.

163 Ms. Kramer stated thank you.

164 Mr. Synnott stated again, in support of Neville. I am more concerned about the dock.

165 Ms. Kassel stated we need you to give your name and address.

166 My name is Bill Synnott, 3362.

167 Ms. Kramer excuse me, if the audience could be quiet for a few minutes so we can hear
168 the gentleman speaking.

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169 Mr. Synnott stated Bill Synnott, 3362 Sagebrush. I do not take the boats out because
170 the way they are describing it, but I do fish from the pier and we have had, since
171 last May when the card reader went out, we have had large number of outside of the area
172 come in. I spoke to you today because I saw you down there. That is a problem. We are
173 having numerous people there. They do not keep it neat or tidy. I am always cleaning up.
174 I come down there, I am finding fish on the on the dock. We need to address that gate
175 control.

176 Ms. Kramer stated yes. They have come out; they had done some maintenance on it
177 and what is it next Tuesday?

178 Ms. Montagna stated tomorrow. Are they not coming back tomorrow?

179 Ms. Montagna stated yes, they are coming out tomorrow.

180 Ms. Kramer stated so hopefully it will be fixed then.

181 Mr. Synnott stated yes I think that is a big issue.

182 Ms. Kramer stated ok, thank you sir.

183 Mr. Leet stated loud and clear, thank you.

184 Ms. Kramer stated all right any other public comment or audience comment for the
185 Board?

186 Ms. Violetta Wilzynski, 3115 Dark Sky Drive. We have been here since 2015 and my
187 kids came here when the school used to be partly a Community School, so you had the
188 eighth graders in there, and the whole thing was beautiful. Since then, I cannot get to my
189 house. Is there a way of redirecting how the parents drop off the children? And I do not
190 know if this is a “you” question, or this is something District.

191 Ms. Kramer this is not, this is something for the schools.

192 Ms. Wilzynski stated ok. Well then they are going to hear from me.

193 Ms. Kramer stated ok, go for it.

194 Ms. Kassel stated sorry we could not help you.

195 Ms. Wilzynski stated but you did. They are just not going to be happy.

196 Ms. Kramer stated is anyone else in the audience or here in the room?

197 Ms. Kassel stated wanting to make a comment?

198 Ms. Kramer stated if not, I am sorry, is there anyone on Zoom?

199 Mr. Leet stated not putting their hands up or unmuting that I can see for audience
200 comments. See, I have got the faces on.

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201 Ms. Kramer stated ok.

202 Mr. Neville stated I have one question on your budget.

203 Ms. Kramer stated you can ask us after the meeting.

204 Ms. Kramer stated all right, seeing no further audience comments we will end audience
205 comment period and move on with our contractor's reports.

206

207 **THIRD ORDER OF BUSINESS Contractor Reports**

208 Ms. Kramer stated Benchmark is currently our landscaping contractor. Do you have
209 anything to report? We have gotten some very good comments from our residents.

210 Mr. Mootz stated That is good.

211 Ms. Kramer stated as you are getting moved into the community.

212 Mr. Mootz state Jacob Mootz, with Benchmark.

213 Mr. Botkin stated Mike Botkin with Benchmark.

214 Mr. Mootz stated so we have been here for 23 days and have covered quite a few things.
215 As of next week we will have maintenance figured out as far as what section will be on
216 what day you will have a map or that next week. Pest control and fertilization were done
217 two days ago, finished today. And our irrigation inspection, although extremely lengthy
218 one, is almost complete. It will be complete by the 28th. This is the first 19 clocks with all
219 the heads, all the breakages, all those things found on the first 19 clocks, and you have nine
220 more after that.

221 Ms. Kramer stated ok, so our irrigation systems is in bad shape.

222 Mr. Mootz stated yes ma'am. It does not operate via the Maxicom, nor can it with
223 without a significant budget to actually get the timers to communicate with the computer;
224 they are out of date, they are not wired, things like that, so we are working on it. There is
225 step one, it is to get a closed system though. So, to manage the meters, to manage the
226 consumption, we have to be able to turn zones on and not have eight broken heads, three
227 or four lateral leaks, and things like that. So, what I am doing between now and the 28th is
228 coming up with an estimate to get you a closed system. That is not a fix all, that is to get
229 close to see what else happens, regain pressure one satellite at the time. So that is what we
230 are working on now.

231 Ms. Kramer stated yes we have seen you all out trimming hedges that have not seen
232 the hedge trimmer in years.

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233 Mr. Mootz stated yes, it is about 250 cubic yards of material that left the property in 23
234 days.

235 Ms. Montagna stated your irrigation evaluation, you said that will be done by 28th.

236 Mr. Mootz stated yes ma'am.

237 Ms. Montagna asked of this month?

238 Mr. Mootz stated yes ma'am.

239 Mr. Botkin stated the first nineteen are done.

240 Mr. Mootz stated the other, the last nine were actually completed yesterday evening,
241 just had no time to actually kill half a tree and print it out.

242 Ms. Kramer stated there was a problem, I think it has been cleared up.

243 Mr. Mootz stated ok.

244 Ms. Kramer stated there was some leaf blowing and they were blowing them from the
245 street back into the grassed areas I noticed that this week they were blowing them into piles
246 in front of each tree and then sweeping them up and taking them away.

247 Mr. Mootz stated yes, so right now up until April, we remove leaves every other week.

248 Ms. Kramer stated ok.

249 Mr. Mootz stated so the only question is on those other weeks what would you like me
250 to do with the leaves in the road? So normally we get them out of the road, we get them
251 out of the ditch, so if a rainfall event happens it does not end up in your stormwater system
252 contributing to lakes. So, it is pretty standard for us to try to clear the flow line of the water.
253 If you do not want us to do that you have to just let us know.

254 Ms. Kramer stated so every other week it would be necessary for you to blow them up
255 into the grass. Is that going to damage the grass at all?

256 Mr. Mootz stated no.

257 Ms. Kramer stated now when you come back and blow the following week, you are
258 actually blowing the stuff not just off the sidewalks and the streets into the piles, but also
259 out of curbs?

260 Mr. Mootz stated out of the median.

261 Ms. Kramer stated ok.

262 Ms. Montagna asked and that is only through April.

263 Mr. Mootz stated only through April.

264 Mr. Botkin stated contractually, yes.

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265 Mr. Mootz stated now what we have done is we have made a couple calls to some
266 friend's street sweeping companies to where, as a CDD, maybe we can contact HOA
267 townhome developments and things like that, and come up with some type of plan for those
268 off weeks. And then I will just hand it over and say this is what they can do for you.

269 Ms. Kramer stated ok.

270 Mr. Mootz stated so that would help.

271 Ms. Kassel stated I think there are a lot of people who are raking their leaves into the
272 street thinking that they are getting them picked up.

273 Mr. Mootz stated and that is what, they are correct, and I think they are assuming at
274 some point they are going to get picked up. At the end of a windy day or a truck goes by,
275 and they all end up on th other side anyway.

276 Mr. Botkin stated so I was here two weeks ago, and our guys were working on a tree
277 blowing and bagging and a resident like ten houses down was blowing back out onto the
278 street.

279 Mr. Mootz stated so that is a constant little battle there.

280 Ms. Kramer stated so for all the residents out there that can hear me: please bag your
281 leaves and dispose of them appropriately.

282 Mr. Mootz stated yes ma'am.

283 Ms. Kramer stated wonderful. any other questions from any Board members?

284 Ms. Kassel stated not at this time, but I was wondering, you are blowing the leaves in
285 the street back up onto the grass, what is up with that?

286 Ms. Kassel stated yes, and I think some, yes, yes, thank you.

287 Ms. Montagna stated there have been compliments though.

288 Mr. Mootz stated I appreciate it.

289 Ms. Kramer stated we have a lot of compliments on Facebook.

290 Mr. Mootz stated they are working hard; they are working hard for you.

291 Ms. Kramer stated wonderful.

292 Mr. Botkin asked when is the next Board meeting?

293 Ms. Kassel last Thursday in March. It is the same date; same date would be Thursday
294 March.

295 Mr. Botkin stated until then we are going to need feedback or guidance on what to do
296 with the irrigation from that point until your next Board meeting because it is inoperable.

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297 Ms. Kramer stated ok.

298 Mr. Botkin stated so like the next fertilizer treatment cannot happen.

299 Ms. Kramer stated right, yes our staff our procurement policy allows them some leeway
300 as far as to authorize more.

301 Mr. Botkin stated ok.

302 Ms. Kramer so yes, they will be able to add.

303 Ms. Montagna asked are you projecting it to be substantially high?

304 Mr. Botkin stated your irrigation, yes.

305 Mr. Mootz stated so to get a closed system, for me to tell you.

306 Mr. Botkin stated we cannot even tell you what it truly is without closing the system.

307 Mr. Mootz stated so in order to close the system based off of this, you are looking at
308 two weeks, two guys every day.

309 Ms. Kassel asked and so what is your ballpark?

310 Mr. Mootz stated \$20,000.00 to \$25,000.00.

311 Ms. Kassel stated yes, we do not have, they do not have that kind of leeway.

312 Ms. Kramer no, they definitely do not.

313 Mr. Mootz stated so there are zones in here, and it is horribly boring to read, but there
314 are zones in here to where there are so many breakages I have to fix in order to figure out
315 what is next because there is no pressure enough to actually run the end of the zone. So
316 that is why there is, there is a range.

317 Mr. Botkin stated your clocks are out of date. All of your clocks should not be used,
318 currently.

319 Ms. Montagna states so would the Board like to, if they cannot wait until next meeting,
320 we do not want vegetation dying obviously.

321 Mr. Mootz stated correct and there is there is a handful of areas that currently we found
322 out are manually watered, not from any clock. So, there are certain things like that we are
323 going to have to really dive into, but we will need guidance. Hey, do we want Harmony to
324 be a Maxicom system with like it should be, do we want a hybrid so there is going to be
325 three different levels, really.

326 Ms. Kramer so at our next meeting you will bring back that plan, but right now you
327 need authorization to be able to close it.

328 Mr. Mootz stated yes.

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329 Mr. Botkin stated we can tell you from what we can physically see, touch, and going
330 around and look at, here is what we are seeing and there are pictures with every item that
331 we have sent. So, I do not know if everyone has reviewed that or not.

332 Ms. Kassel stated I have not gotten, or been sent it, I do not think.

333 Mr. Mootz stated there will be a bunch of links.

334 Mr. Botkin stated yes, they are links.

335 Ms. Phillips stated it is very detailed.

336 Mr. Mootz stated like I said it is horribly boring and I apologize for that but.

337 Mr. Botkin stated so for us to give you an exact, this is exactly what it is and the exact
338 amount, you are going to have to have available budget to go in and fix because, think
339 about this, there is a water line shoots, right, and comes up out of heads. While there is
340 water pressure, it is not sufficient enough to see heads 5, 6, 7.

341 Ms. Kassel stated I understand.

342 Mr. Botkin so we do not know if 6, 7, and 8 even work or not. Or they do, they are just
343 not pressuring. So, we have to fix the pressure to see what is going on.

344 Ms. Kramer stated, and we have been paying exorbitant water bills, and I am hoping
345 that that this money well spent will save money on the other side of the proper usage of the
346 water.

347 Mr. Mootz stated correct and then you have something to gauge. Let us say you have a
348 high-water consumption, compared to what? So, if we are comparing to a closed system,
349 closed month, and we are running it twice a week at 30 minutes a zone, and we know they
350 are three-gallon heads, we know if it is going to be high.

351 Ms. Kramer stated right.

352 Mr. Mootz stated right now if you are guessing.

353 Yes, we are getting asked to give a read and it is like, compared to what?

354 Mr. Mootz stated compared to what, unfortunately?

355 Mr. Botkin stated because your system does not work.

356 Ms. Kramer stated right.

357 Ms. Phillips are you talking through all of Harmony?

358 Mr. Botkin stated the entire system does not work.

359 Ms. Phillips asked why are water bills so high?

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360 Mr. Mootz stated no they are running water, you just cannot control it, you cannot
361 control it, yes it is just you cannot control it. Some of these zones are huge too, by the way.
362 I mean you have got 53,000 gallons being used and you very rightly probably do have
363 53,000 gallons being used because they are that big. You just want to know though.

364 Ms. Kassel stated so irrigation our year-to-date budget is \$10,000, we spent \$5700.00,
365 as of the current financial statement that we are going to be approving tonight. You have
366 got a \$30,000.00 budget, obviously it is not going to be anywhere near enough, but we still
367 have \$25,000.00 in that Repair and Maintenance irrigation budget as it stands.

368 Ms. Montagna stated I would just ask the Board to authorize a not to exceed and to
369 work between staff and the Chair in between the next meeting so they can get stuff going
370 because we do not want vegetation to die. We are not in the rainy season quite yet.

371 Mr. Mootz stated, and we are going to do it quite intelligently. We are going to pick St
372 Augustine areas first, and pick your main drive, we are going to pick parks, things we want
373 to control ants in, stuff like that, so we will have a path. We do not want to do half a
374 satellite, we are going to complete an entire one.

375 Ms. Montagna stated, and Mr. Perez sent all that information to you all on the 16th.

376 Mr. Botkin stated and just to piggyback off her comments, why we were pushing this
377 is because you do not want us to wait until March 28th, to then tell you that you need to
378 spend \$25,000.00, for us to tell you again what it is and then now you are in the hot spot,
379 correct.

380 Ms. Kramer stated ok so at this point in time, I would entertain a motion.

381 Ms. Kassel asked before we do that, can I ask Mr. Perez?

382 Ms. Kramer stated yes.

383 Ms. Kassel asked your thoughts on the matter, and spending \$20,000.00 to find out
384 what we have got?

385 Mr. Perez stated I do not think there is any question. In order for this system, so there
386 are two-fold to this, right? So, in the contract we have irrigation repairs built in after the
387 initial audit. So, there are no repairs made, or you do not move forward with their report
388 then they cannot accept the irrigation system and cover the maintenance of it ongoing. That
389 being said, we are in discussion with the prior vendor about money being withheld which,
390 hopefully, can help offset some of these costs moving forward, as well.

391 Ms. Kassel stated can we have a guess of what that number might be?

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392 Ms. Montagna stated today, no. Their final bill is \$40,000.00 and some change and I
393 have not paid any of that, which we are going to get to here in a few minutes and ask the
394 Board for some provisions to be able to rectify that and withhold a good amount of that,
395 but we do need to release some. So, we are going to get to that in a second and your Chair
396 will ask for some authorizations for that.

397 Mr. Perez stated but to also piggyback on that comment, I do not think that it is prudent
398 to go ask another vendor to do the same thing that they are doing, the time, energy, and
399 effort alone to have another vendor and do comparative pricing, in a sense.

400 Ms. Montagna stated well you do not want to do that anyway; you want to work.

401 Mr. Perez stated no, I am just.

402 Ms. Kassel stated that is not what I was suggesting.

403 Mr. Perez stated I did not know if there was a thought going through anyone's head, so
404 I was just making sure I was trying to get that.

405 Mr. Leet stated we decided that when we selected them as our contractor.

406 Ms. Kramer stated right.

407 Mr. Botkin stated I think it is actually very important to note that, and I am just saying
408 this to put it on the table, at the end of the month, we are not responsible for irrigation if
409 the repairs are not made. There is nothing we can do; the system does not work. So
410 the trickledown effect is: your annuals, we would tell you do not plant them, your sod
411 is going to die, your fertilizer is useless.

412 Mr. Leet stated you cannot water it in.

413 Mr. Botkin stated correct, there is such a trickledown effect with that so to Mr.
414 Perez's point, you will have essentially another binder full of a report by the end of the
415 month sharing with you and you want that as complete as possible so you have all the facts
416 and figures in front of you and no one is guessing on anything, which is why we would
417 very much appreciate a budget to actually fix it, fix what we can to figure out the entire
418 scope.

419 Ms. Phillips asked can I ask a question please? Is this normal wear and tear and the age
420 of the system or did it all go bad at once, or has it?

421 Mr. Botkin stated we can only tell you what has happened since we have been here. I
422 am not making a comment on anything prior to us being here. It is abnormal, the current
423 condition, none of your clocks work or are current, your clocks are out of date. You should

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424 not have those clocks. You are not Maxicom, you are not a Maxicom system. You may be
425 in theory, but it does not work. So, from the day we have been here, that is what I can do.
426 Previously, I have no idea.

427 Ms. Phillips stated does the system have like a 20-year life expectancy.

428 Mr. Mootz stated I would ask for a reserve study. Sometimes they do 15-years, they
429 replace all the timers. I do not know how this is set up.

430 Ms. Kramer stated I think it is a combination of things for a long time. We had people
431 who were not really trained in irrigation handling the irrigation system. Then we brought
432 folks in that we thought were trained in irrigation, but I do not think that they were prepared
433 to do the deep dive that Benchmark has now done. And you can see that again in our water
434 bills. Our water bills are one of the highest costs that we have, so if we are able to properly
435 manage that water consumption in such a way to bring those bills down, the work that is
436 done, it will pay for itself.

437 Ms. Phillips stated it will pay for itself, right, ok.

438 Ms. Kramer stated so I would entertain a motion.

439 Ms. Kassel stated move to approve \$20,000 for the audits, not to exceed \$20,000 for
440 the audit repairs to close the system. Right

441 Mr. Leet stated second.

442 Ms. Kramer stated ok, I have a motion and a second. Did you say \$20,000.00?

443 Ms. Kassel stated that is what the initial number.

444 Mr. Mootz stated \$25,000.00.

445 Ms. Kassel stated I thought I heard \$20,000.00 first and then later I heard \$25,000.

446 Mr. Botkin stated we said \$25,000.00.

447 Ms. Kassel stated is that what you heard?

448 Ms. Montagna stated \$25,000.00.

449 Ms. Phillips stated \$25,000.00.

450 Ms. Kassel stated I amend my motion to \$25,000.00.

451 Ms. Kramer stated would you like to accept this, the second acceptance?

452 Mr. Leet stated yes, I will accept.

453 Mr. Kramer stated ok, I have a motion and a second on the table for a not to exceed of
454 \$25,000 to close the irrigation system, for formal assessment of the system. Any further
455 discussion by the Board? Hearing none, I will call the question: all in favor?

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456 All Supervisors answered aye.

457 Ms. Kramer asked all opposed? Hearing none, motion passes unanimously.

458

459 Ms. Kassel made a MOTION to approve a not to exceed
460 amount of \$25,000.00 for Benchmark Landscaping to
461 conduct repairs necessary to close the irrigation system.

462 Mr. Leet seconded the motion.

463 Motion passed unanimously.

464

465 Ms. Montagna stated thank you.

466 Mr. Mootz stated thank you, appreciate it.

467 Ms. Kramer stated ok, the only other items we have, and you guys can go.

468 Ms. Kassel stated thank you gentlemen.

469 Ms. Kramer stated the other item of business which has been brought to our attention
470 is the Servello, the separation agreement. Servello has submitted its last bill to us. It is
471 again as our District Manager stated it is \$40,838.00. Some of this, and again it is broken
472 down certain amount from mowing, irrigation, and things. It is their standard monthly bill,
473 however and I think there has been some discussion and they say they realize that some
474 will be withheld . Our attorney has advised us that the best way to end our relationship with
475 them would be to work with them to negotiate what their final payment will be and then
476 enter into a separation agreement so that there is no question moving forward as far as
477 what-- we do not want to be back in the Davey Tree situation. So, if the Board would
478 authorize the Chairman and the District Manager and the Attorney to work together with
479 Servello to come up with that separation agreement, with the not to exceed of \$40,838.00
480 and then we will get that solved and resolved and put to bed.

481 Mr. Leet stated yes, I mean it seems like that is all part of the negotiation that needs to
482 happen so, ok that is a great number so I will so move.

483 Ms. Phillips stated I will second.

484 Ms. Kramer stated the motion and the second. All those in favor?

485 All Supervisors replied aye.

486 Ms. Kramer asked any opposed? Hearing none, motion passes unanimously. So, we
487 will get on that and get that resolved.

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Mr. Leet made a MOTION to approve authorizing the Chair, District Manager, and District Counsel of Harmony CDD to negotiate with Servello Landscaping as to what their final payment will be and to create a separation agreement. Said final payment not to exceed or \$40.838.
Ms. Phillips seconded the motion.
Motion passed unanimously.

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FOURTH ORDER OF BUSINESS New Business

A. Discussion of Growth in Harmony and East St. Cloud

Ms. Kramer stated that the School Board asked that they be allowed to address this issue.

Dr. Pace stated well good evening everyone and thank you Chairman Kramer for allowing us this opportunity to come before the Board and speak. We are at a place where we are looking at having to add seven of the cottages, again, to help us accommodate the very rapid growth in student enrollment at Harmony Community School. In our agreement, it indicates that the Board could consider moving forward with that but, of course, I wanted to talk with all of you about it first, as long as we have a plan to correct the problems so that it is not a permanent addition to our Harmony Community School Campus. We are currently in construction; we just broke ground in the last two weeks on a new K-8 school in the Sunbridge Community off of Cyril's Drive. That community will actually have eventually three dedicated K-8 school sites as a part of their development plan. In addition, we are in planning and doing initial design work for another K-8 school for relief to the Harmony and Narcoossee Elementary School and Community School populations which will be very close to where Hickory Tree is today, it is a community called Roan Bridge. Sunbridge is scheduled to open in 2024-2025 in the upcoming year, not 2023-2024 but 2024-2025 and then Roan Bridge would follow in 2025-2026 and following that two year period we believe we would be in a position to remove the cottages and return Harmony Community to a more manageable size. I shared some numbers of projected growth with Chair Kramer which I think she has sent out to the Board. I apologize that I cannot be with you in person tonight it would be easier perhaps to show the documents then and explain any questions that you or answer any questions that you might have, but our Gateway Panther Girls Basketball Team, for the first time ever, qualified for state level runoff play in Lakeland and I am on my way back from that event. Unfortunately, they were not successful, Mainland was quite a match, but I appreciate the opportunity to have been able

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526 to go and support our Panther team while at the same time honoring our commitment to
527 come and share this information with you and answer any questions that you have. I believe
528 I also have our Vice Chair of the School Board, Mrs. Booth who is going to join remotely
529 via Zoom. I think Commissioner Booth may be listening in as well if any members of the
530 Board have questions they would like to ask.

531 Ms. Booth stated yes, Dr. Pace this is Erica Booth. I am here and thank you so much
532 for the opportunity to be here tonight.

533 Mr. Leet stated yes, I have got the table that you sent us, Dr. Pace. I have got on display
534 in the room here; it was emailed out to the Board members. I can try to share it on to the
535 Zoom meeting here so, but I think the easier thing would be to post that on the on the
536 website along with our minutes follow-up rather than, sometimes our Zoom connection has
537 issues so I think it would be better. I have it on screen here so we can go over that. We can
538 all see the projections and everything so.

539 Ms. Kramer asked do any of the Board members have any questions or discussion with
540 Dr. Pace?

541 Ms. Kassel I do. It appears that, based on this table, that it will take a minimum of five
542 years with portable classrooms in order to resolve this issue?

543 Dr. Pace we believe that we will be able to resolve the issue with the opening of Roan
544 Bridge after the 2025-2026 year. We will still be at maximum capacity, but we believe we
545 would be able to manage the enrollment without the need for portables after we open the
546 two K-8s on this side of the of the County.

547 Ms. Kassel stated my big concern is with the County Commissioners not providing the
548 School District with enough funding and planning to be able to keep up with the residential
549 development that they keep on approving. So, now it is already an issue as one resident
550 attested to you and I know that Ms. Phillips has mentioned it in the past and I know that I
551 leave my house to go somewhere at the times when school is either getting into session or
552 coming out of session and that is a nightmare already. With another 20 or 30% or 60 or
553 70% with the portables, that is going to be even that much more of a nightmare. So I know
554 you are in a stuck place and I empathize with that and at the same time I empathize with
555 the people who elected us as a Board, who want to have a community where traffic is not
556 an issue for an hour or two, or at least two hours every single day while people are dropping
557 off and picking up their kids. That is my concern.

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558 Dr. Pace stated yes ma'am, I certainly understand your concern. The County
559 Commission does not share specific funding with the School Board. Funding for our capital
560 projects, our facilities, particularly new student stations come from the collection of impact
561 fees based on the growth of housing in the community. Last year we collected \$90 million
562 in impact fees, and we have done our part. We collect almost the highest impact fees if not
563 the highest in the State on residential development. Unfortunately, the way this state
564 manages capital funding for school districts we are almost in a position where you have to
565 be behind the need, you must demonstrate specific need for a new school, before you can
566 use taxpayer dollars to build it even when those taxpayer dollars or in this case impact fees
567 are generated on a local level. We do not anticipate adding anymore residential zone or
568 property to the current Harmony Community zone with the addition of these portables.
569 Currently we have seven classrooms at Harmony Community where we are having to do
570 what we call a co-teach situation. So, two certified classroom teachers are teaching in one
571 classroom and sometimes that is a good thing. It allows teachers to capitalize on each
572 other's strengths and each other's content knowledge and care for the two classes of
573 students in that one space. But it is not really because of choice in this case it is because
574 we simply have no more classrooms to use. Our planning team has walked the building we
575 have done space reconfigurations so that we are maximizing the physical space that is
576 available currently at Harmony Community for the student population but without the
577 capacity to add the additional 7 portables we would be looking at probably 14 co-teach
578 situations in the upcoming year to deal with the growth and enrollment that is coming in.
579 And right now, as new students move in our School District has no choice, we cannot turn
580 them away. We are a public school; we are committed to serving all children who come
581 our way and we do it to our best ability. But we have to meet the needs as this growth is
582 occurring and I certainly understand your frustration I live on Canoe Creek Road, and we
583 are working hard with the County with the local City governments to get in front of
584 development and get the traffic infrastructure built. As developments go through the
585 planning process, our School District does have an opportunity to review those plans and
586 if a development is going to add the need for another school, then we work with the
587 developer to do what we call a mitigation agreement. So that within their development plan
588 they are actually setting aside a site they do not give it to the School District, we purchase
589 it at market value down when we need it, and typically that is then handled through impact

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590 fee credits. But that is kind of the rock and the hard place that we are in right now. Some
591 of you may remember several years ago when the Harmony Community was also bursting
592 at the seams. It was in the K-8 environment, we came to the Board we went to the
593 community in a town hall and asked for that same provision: could we add some cottages
594 on a 2-year temporary basis while we had the new middle school in planning and design
595 and construction and as soon as we opened the middle school in planning, we were able to
596 pull those portables out. But the infrastructure is there in terms of electrical wiring,
597 plumbing, those types of things that are needed so that is why we are coming to you now.

598 Mr. Leet stated one comment I have looking at the table we were sent, it looks like it
599 has a transposing error. It looks like it has the same data for the functional capacity
600 utilization with and without the relocatables. So, I do not know if this table is really
601 showing what the full impact would be with versus without the seven additional units.

602 Dr. Pace stated oh I apologize, thank you for catching that. I will have our planning
603 director Ms. Rhonda Blake examine this again and I will send a new copy to Ms. Kramer.

604 Ms. Kramer stated that is great. Yes, the school crowding, I have my two grandchildren
605 in the Harmony Community School, and they are basically stacked on top of each other.
606 The crowding is a very serious issue right now and I regret that the State of Florida did not
607 keep their concurrency requirements to require schools to be built prior to overcrowding.
608 Unfortunately, that is a reality that they rolled that back and we do not have that ability
609 now. So, we are in a situation again where the state requires them to be over capacity to
610 build new schools. So, I do not know what else we can do. I do not know, is there something
611 Dr. Pace that you are looking for from us?

612 Dr. Pace stated no ma'am. I just wanted to come and share this information with you
613 first. I felt like that was something important to communicate with the Board up front so
614 that you are not caught off guard. And then we will schedule a follow up town hall at
615 Harmony Community in a couple of weeks in order to be able to address the larger
616 community about this need.

617 Ms. Kramer stated ok, that is wonderful. Just keep us posted on that. But the mitigation
618 plan does provide for a limited use of what we call the portables or cottages, but it is limited
619 to a certain amount of time within a five-year period. But it sounds like you are trying to
620 do the best you can with what you have. Any other questions from the Board?

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621 Ms. Kassel stated yes. I would like to know what the plan is to mitigate traffic because
622 we are talking here about an additional 50% of students at the school, which is significant.

623 Dr. Pace stated I will have our Safety Director go out again to check the arrival times
624 and departure times at Harmony Community. I know we have done some work with
625 redesigning traffic flow, but I will ask him to do that next week so that we can look at if
626 there is a better way for us to move traffic off the streets. And one of the things that we
627 always like to encourage our folks to do is, particularly those who live in the community,
628 we encourage you to let your children walk. It is a safe environment, it is good for their
629 health, and that was the way the school was designed to try to minimize the drop off and
630 pick up. You will see the choice leaving and choice receiving numbers on that chart. We
631 have stopped allowing any new students in for choice applications at Harmony Community
632 other than for staff members. That is a benefit that the School Board provides for staff at
633 the school to have their children go to school with them if they are elementary age. But we
634 will have to phase out Choice because under the Florida statute once a student is accepted
635 for Choice they are guaranteed that seat through the grade band of the school. So, if they
636 enter Harmony as a choice student in kindergarten they are guaranteed a seat through 5th
637 grade. But those numbers are starting to dwindle because as you said for the last couple of
638 years we have not been providing additional Choice opportunities as much as everybody
639 loves Harmony Community and would like to send their children there.

640 Ms. Kassel stated one last question. There had been talking a couple of years ago about
641 expanding the school building itself, rather than just portables and what is the plan on that
642 please?

643 Dr. Pace stated we do not currently have a wing addition planned for the Harmony
644 Community School. I can certainly talk to my facilities team about looking what is possible
645 there. We do not really like for elementary schools to grow beyond the 900-1,000-student
646 range. We really feel like that K-5 environment is, the VPK to 5, thrives when you can
647 keep it relatively small. And when you do add that additional space, you also have to look
648 at the size of things like the cafeteria, the media center, even the clinic, in order to make
649 sure that we are meeting code and able to serve the students for that additional space. But
650 I will certainly take that request back to our facilities team to look at.

651 Ms. Kassel stated yeah it was mentioned several years ago as a plan for when we hit a
652 certain number of students, and I am sure based on this table that we have hit that number

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653 of students. And as you just said, you want to keep the number at 800 or 900 but that sounds
654 like a longer-term plan and the shorter term plan in the next five years and probably 6, 7,
655 and 8 years, because there is always delays in construction, we are talking about having
656 1500 students at the school, not immediately but growing over the next three or four years
657 growing to 1500 students.

658 Dr. Pace stated each of the K-8s we are opening will serve about 1400 -1450, is our K8
659 usual capacity, our seats, so they will be a little bit larger, but again, I will certainly take
660 that back. I was not aware that had ever been considered.

661 Ms. Kramer stated the portables you mentioned that the hookups are there and
662 everything ready for them, will these have restrooms in the portable units themselves in
663 the classroom?

664 Dr. Pace stated if I remember correctly, when we added the portables previously we
665 included a restroom portable. I will look at that again with the facilities team in the morning
666 to see.

667 Ms. Kramer stated ok.

668 Ms. Pace stated we typically would move our older students so I would anticipate that
669 you would see 5th graders. We keep our little ones closer to the office.

670 Mr. Leet stated and so along those lines with the information you bring to that town
671 hall I think it would be helpful to show a comparison when we had the seven units there
672 when it was K8. I understand the density is different and everything but that would be a
673 good point of reference of what those capacity numbers were versus with it full VPK-5 is
674 that going to be slightly higher just so that would be a good comparison point to also
675 include in the town hall since we had portables not too long ago.

676 Dr. Pace replied yes sir. I will take that information back to the team and make sure we
677 include it.

678 Ms. Kramer stated all right, any further questions?

679 Dr. Pace stated if there is nothing else, I am going to go ahead and sign off and drive
680 home.

681 Ms. Kramer stated wonderful, well thank you for joining us and I am sorry it did not
682 work out for the girls, but I am glad they got the opportunity to go to the finals.

683 Dr. Pace stated yes ma'am, thank you so much. And thank you Ms. Booth for being a
684 part of the conversation as well.

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685 Ms. Booth stated yes and any questions I am here and happy to come out and take a
686 look and I would love to join one of your meetings in person. Thank you for allowing us
687 the opportunity to join via Zoom again and thank you for (inaudible) and for your
688 partnership.

689 Ms. Kramer stated thank you.

690 Mr. Leet stated drive safe.

691 **B. School District of Osceola County, Learn to Swim Program**

692 Ms. Kramer stated the next item on the agenda is the School District again. We have a
693 request to, again as we have in the past, allow the School Board to use our pool, swim club
694 pool, for the Learn to Swim Program. It will be an 8-day program over two weeks. They
695 will run it Monday, Tuesdays, Thursdays, and Fridays, so over a two-week period in April
696 from the 10th to the 21st. Do I have any questions?

697 Mr. Leet stated move to approve.

698 Ms. Kramer stated I have a motion to approve.

699 Ms. Montagna stated I just want to make a couple of comments. So, the pool will close
700 from 9 to noon on those days and in the past the Board has waived the deposit fee as long
701 as you are still on board with that.

702 Ms. Kassel stated the only other thing is the application, I believe, does not mention
703 that there will not be lessons on weekends.

704 Ms. Kramer stated yes, so to amend they said it gives the bracket dates, but it says with
705 the exception of Wednesday, but it should say with the exception of Wednesdays,
706 Saturdays, Sundays.

707 Ms. Montagna stated ok.

708 Ms. Kassel stated so do we have a second?

709 Mr. Eckert stated yeah just one comment. So, you have an indemnification, a hold
710 harmless agreement in here it is between you and the event organizer but what I have not
711 seen is the release that they ask the participants sign and what I would like to see that
712 release that they asked the participants to sign because there is specific bold-faced language
713 that is required in Florida when you are waiving the rights dealing with them there. So, it
714 could be subject to me reviewing that release and making sure the District is covered with
715 the actual participant, I would suggest that.

716 Ms. Montagna stated I will send an e-mail to Matt Murphy requesting the release that
717 they want the students sign.

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718 Ms. Kassel stated do you want a revised motion.
719 Mr. Leet stated for that and the line for the scheduling updates I move to approve.
720 Ms. Kassel stated second.
721 Ms. Kramer stated ok, so we have a motion to approve the proposed use of our Swim
722 Club Pool.
723 Mr. Leet stated and waiving the fees, sorry.
724 Ms. Kramer stated April 10th April 21st waiving the deposit because they are a
725 governmental entity so there would be no fees and provided that our attorney signs off on
726 the release form for the students. So, I have a motion and a to second. Any further
727 discussion?
728 Ms. Phillips stated yeah they said 9 to 12 but I think the application said 9 to 2, did it
729 not?
730 Ms. Montagna stated no, it is 9-Noon.
731 Ms. Kassel stated it says 9-2 on what we got.
732 Ms. Kramer stated it does say in the information I have it is 9 to 2.
733 Ms. Montagna stated oh I am looking at the actual form.
734 Ms. Kramer stated ok.
735 Ms. Montagna stated it says excluding Wednesdays, times from 9:00 AM to noon.
736 Ms. Kramer stated ok.
737 Ms. Montagna stated, and I will get Saturdays and Sundays added to that.
738 Ms. Phillips stated ok.
739 Ms. Kramer stated any further discussion? Hearing none, I call the question all in
740 favor?
741 All Supervisors stated aye.
742 Ms. Kramer asked all opposed? Hearing none, motion passes unanimously.

743
744 Mr. Leet made a MOTION to approve the School
745 Board's request to use the Harmony Swim Club Pool for the
746 Learn to Swim Program with District Counsel's approval of
747 the signed release form and the addition of excluding
748 Saturdays and Sundays in the request form.
749 Ms. Kassel seconded the motion.
750 Motion passed unanimously.

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752
753

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754 **C. Consideration of Resumes to Fill Vacant Seat #4**

755 The next item on the agenda is the consideration of the different applicants to fill the
756 vacant seat, Seat 4 on the Harmony CDD Board. We have a number of applicants, in fact,
757 I think at this point, now Mr. Brady Evans did withdraw his application, so we have seven
758 before us at this time.

759 Ms. Montagna stated two are on Zoom.

760 Ms. Kramer stated yes, two of them are on Zoom. So let me just see who is here with
761 us and you guys have to help me with some of the names.

762 Mr. Chokanis are you here?

763 Mr. Mr. Chokanis stated hello.

764 Ms. Kramer stated hi how are you?

765 Ms. Kramer stated Mr. Davis?

766 Mr. Davis stated speaking.

767 Ms. Kramer stated good evening.

768 Ms. Kramer stated Fred Meek?

769 Mr. Meek stated present.

770 Ms. Kramer stated oh.

771 Ms. Montagna stated not on Zoom.

772 Ms. Kramer stated not on Zoom. Jacqueline Meek?

773 Ms. Meek stated I am here, as well, on Zoom.

774 Ms. Kramer stated wonderful, thank you, Jacqueline.

775 Ms. Kramer stated Kevin Shirley?

776 Mr. Shirley stated I am also here on Zoom.

777 Ms. Kramer stated ok, thank you, Kevin.

778 Ms. Kramer stated Mr. Skalyo?

779 Mr. Skalyo stated Skalyo.

780 Ms. Kramer stated Skalyo. Thank you.

781 Ms. Kramer stated and Ms. Wilczynski?

782 Ms. Wilczynski stated I am here.

783 Ms. Kramer stated thank you so much. Alright so we have before us seven individuals,
784 residents, have they all been?

785 Ms. Montagna stated yes.

786 Ms. Kramer stated so they all are registered voters within the Harmony CDD.

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787 Ms. Montagna stated correct.

788 Ms. Kramer stated and that is the requirement through the statutes for this position. So,
789 at this time the Board, would you all like to ask some questions? I know I have a few
790 questions for the members. So, if someone would like to go first and then.

791 Ms. Kassel asked well what is our process going to be? We obviously cannot talk in
792 between meetings to decide what our process is. Go ahead Ms. Montagna.

793 Ms. Montagna stated the way we have typically done it, I would just go one applicant
794 at a time and have them come sit here and go around and everybody ask their questions
795 and then let them move on and get the next applicant. Then it goes back to the Board for
796 discussion and then you can make your decision.

797 Ms. Kassel asked so should we go in the order of the agenda?

798 Ms. Kramer stated I think that would be the easiest, alphabetical order is the way they
799 put it so Lucas just step forward name and address for the record.

800 Mr. Chokanis stated hello, my name is Mr. Lucas Chokanis , I am at 3413 Middlebrook
801 Place. I have been here since 2013.

802 Ms. Kramer stated, and we do have his application. I think all the Board members have
803 had a chance and it is posted online in the agenda package. So, we will just go around, Mr.
804 Leet would you have any questions?

805 Mr. Leet stated yes, I am an electrical engineer from UCF, as well. I guess my question
806 is: as your day job, are you more like the project engineering side?

807 Mr. Chokanis stated electrical technology wise. I do a lot of data analysis. We solve
808 very complex problems, I work for Lockheed Martin, I have been there for three years now.
809 Previously I worked at L3Harris over in Melbourne- Palm Bay, defense contractors. I do a
810 lot of the technical, complex problems.

811 Mr. Leet stated favorite amenity?

812 Mr. Chokanis stated here in Harmony, the golf course definitely.

813 Mr. Leet stated that is it.

814 Ms. Kramer asked, Ms. Phillips do you have any questions?

815 Ms. Phillips stated I am sure I do, but I am really appreciating you applying
816 and showing interest in the community. I read your resume and I am pretty impressed.

817 Mr. Chokanis stated thank you.

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818 Ms. Phillips stated I guess the one thing I want to ask is: is there something you want
819 to do different than we are already doing?

820 Mr. Chokanis stated not necessarily, I think I just want to have an impact more. I have
821 been here for almost 10 years now, and I want to have a voice in what happens going
822 forward. I have two little children, an eight-year-old and a six-year-old. I enjoy the
823 community and I just rather have an impact and do some good things for the community.

824 Ms. Phillips stated ok, very good, thank you.

825 Ms. Kassel stated as always, I will have lots of questions, sorry.

826 Mr. Chokanis stated that is alright.

827 Ms. Kassel asked have you had any experience on boards before?

828 Mr. Chokanis stated yes through my 10 years of engineering we have various review
829 boards. Some of them are called failure review boards where we have a complex problem
830 that does not go the way we thought, and so we all sit down and really dig into the details
831 of what went wrong and how do we fix it, how do we improve things? It is very standard
832 practice and engineering of messing up how do we do it better and it is a repetitive kind of
833 trial-and-error process. So, I have sat on various review boards and sat with very senior
834 people and learned a lot from them.

835 Ms. Kassel stated tell me if you have gone through at least one full agenda package in
836 detail, so far.

837 Mr. Chokanis asked here?

838 Ms. Kassel stated Harmony CDD agenda package, like today's agenda package.

839 Mr. Chokanis stated yes.

840 Ms. Kassel asked gone through whole thing?

841 Mr. Chokanis stated yes.

842 Ms. Kassel stated read the, how many pages?

843 Ms. Phillips stated 162.

844 Mr. Chokanis stated yes. I read emails; I have thousands of emails a day. I read a lot. I
845 do not know if you read my resume, I brought to the CDD Board a petition to get a
846 playground built for our street Middlebrook and it was approved for \$25,000.00.

847 Ms. Kassel asked is this what you sent, is that the totality? Because you said you sent
848 a resume, but these are just some answers to questions. Because I did not get a resume that
849 is the only reason.

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850 Mr. Chokanis that was from Facebook I believe. Oh no, that was e-mail I sent, yes.

851 Ms. Kassel stated ok so there was not actually a resume? I just want to.

852 Mr. Chokanis stated that is what the application said so. I have a formal resume I can
853 send you with my engineering background.

854 Ms. Kassel stated and tell me about your financial background, like your financial
855 knowledge, like what what kind of experience you have in studying and spending money
856 and receiving money from a business perspective.

857 Mr. Chokanis stated so we have these things called control account managers and
858 engineering called CAMs. I have managed over \$1,000,000 for IRADs before. Managing
859 different functions, maintaining each weekly status, making sure people are doing their
860 jobs, making sure they are not overrunning on too many tasks, so, yes, I have done a
861 multitude of those. The million-dollar IRAD was one of them, the biggest one that I have
862 managed.

863 Ms. Kassel stated and my last question, because I do not want to take all night with
864 this, is what would you do differently than this Board has done recently?

865 Mr. Chokanis stated add some diversity.

866 Ms. Kassel stated so can you say more about that?

867 Mr. Chokanis stated Oh yes, maybe a young person in there would add a little
868 pizzazz to it. Maybe another male would add a little diversity, so just my two cents.

869 Ms. Kassel stated until the last election, there were four males and one female, and it
870 was that way for many years.

871 Ms. Kramer stated then you definitely would be replacing a young male.

872 Any other questions?

873 Ms. Kassel stated not from me.

874 Ms. Phillips asked can I ask one more? Did you think about running before this because
875 there were two seats open in November and nobody ran for them other than Mr. Short and
876 I.

877 Mr. Chokanis I thought about it for a while. Life has been busy and stuff, but I noticed
878 when Jacqueline posted on Facebook there was only two people running. I thought I may
879 as well jump in now while nobody is participating and then there goes eight people. But I
880 am glad I did it and I would not change anything.

881 Ms. Kassel stated you are not renegeing on your application?

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882 Mr. Chokanis stated no, I am not pulling out like that guy.

883 Ms. Kramer stated you mentioned where you served on some review boards. Were
884 those standing boards or were they boards that were appointed as an incident came up?

885 Mr. Chokanis stated usually, depending on your seniority, you get put on review boards
886 for complex problems like they call sneeze subject matter experts. So, depending on what
887 happens those review boards get combined into teams and then those teams review certain
888 complex problems. There is always a lot of meetings that I am always in that we have
889 discussed problems and how to go about things those are daily tasks, but the review boards
890 are really focused on a certain aspect of what we are working on and how to solve a big
891 problem.

892 Ms. Kramer stated any governmental experience? Are you familiar with the Sunshine
893 Laws?

894 Mr. Chokanis I am a voter. Not too much to be honest.

895 Ms. Kramer stated so this would be a first for you?

896 Mr. Chokanis stated yes, as a government position.

897 Ms. Kramer stated wonderful. We are required by State Law to do a financial disclosure
898 and to disclose investments, and other financial information, and it is mandated by the State
899 of Florida, and it is kept in their and it is part of the public record. Would have any
900 problem?

901 Mr. Chokanis no, I do not.

902 Ms. Eckert stated if I could just add to that and say: it is a disclosure of sources, not
903 amounts.

904 Mr. Chokanis asked just financial investments is that right?

905 Ms. Kramer stated right. What they are looking for is conflict of interest, things that
906 might come up if you are making some decisions on something that might affect.

907 Mr. Chokanis stated right, like insider trading or something?

908 Ms. Kramer stated that is right. Yes, us lowly officials have to deal with it the higher
909 ones do not.

910 Mr. Chokanis stated they are the ones making all the money.

911 Ms. Kramer asked when you said you wanted to commit, is there any special thing you
912 want to accomplish if you are a member of the Board?

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913 Mr. Chokanis stated nothing in particular. I know I am going to be here for a while, I
914 do not see myself moving, so I want to get involved and and make things better. I think
915 things used to be a lot better when we first came in, and I think they are kind of on the
916 down slope which I think happens, but I want to make an impact and and serve my
917 community.

918 Ms. Kassel stated I do have one last question that is: what percentage of the meetings
919 do you think you would be able to attend in person?

920 Mr. Chokanis asked are they once a month?

921 Ms. Kassel stated yes the last Thursday of the month, except for November and
922 December when they are the second Thursday.

923 Mr. Chokanis stated, and they are at 6:00 p.m.?

924 Mr. Leet stated usually with a couple of workshops through the year there is a budget
925 one once a year, they will be like before the meeting at three, and then maybe one or two
926 other workshops they will.

927 Mr. Chokanis stated I would say 95%.

928 Ms. Kassel stated and there are typically two to three hours per meeting.

929 Mr. Chokanis stated that is okay.

930 Ms. Kramer stated the previous Board member that had to step down was a young
931 gentleman like yourself and he said that the problem was, he estimated the time he would
932 need to spend on the Board work was between six and eight hours a day, not a day I am
933 sorry, a month. But he found that it was much more than that to really do the job properly
934 because sometimes the agenda requires you to go out and look at certain things throughout
935 the community and to evaluate them, things like that. He said he was not able to commit
936 the amount of time it took, so I just wanted you to be aware of that.

937 Mr. Chokanis stated no, I understand. My job is very flexible, I work from home
938 sometimes and I work on campus sometimes, so I am able to make it flexible around mine,
939 but I am usually done work by 5:00 p.m. and usually home in plenty of time.

940 All Supervisors thanked Mr. Chokanis.

941 Ms. Kramer stated Mr. Davis.

942 Mr. Leet stated hold on, do we want everyone to stick around? I mean do we want
943 to, are we seating the person tonight to continue?

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944 Ms. Montagna stated if you have a viable candidate tonight, then yes I would suggest
945 to the Board that you fill that vacancy. Unless for some reason you do not have a viable
946 candidate at the end, then obviously you can leave it open.

947 Mr. Leet stated I meant that if you if you need to go obviously.

948 Ms. Kramer stated yes, if you need to go yes, but if you would like to stay, then if you
949 are selected.

950 Mr. Chokanis stated I will stick around.

951 Mr. Davis stated Joe Davis I live at 3415 Feathergrass Court. Been here about five
952 years, 2018 we moved down.

953 Ms. Kramer stated wonderful, nice to have you and I am glad you you applied for the
954 position. We will go through the same, we will start with Mr. Leet again.

955 Mr. Leet stated again, just looking at your resume going over the logistics, repairs of
956 equipment, have you in, your time living here, and I am not sure how much you have kept
957 track of how the CDD has operated equipment maintenance and everything, is there
958 anything that stands out that you in your professional capacity thinks should have been
959 done differently?

960 Mr. Davis stated so let me start with I did not realize Mr. Chokanis was in similar
961 industry that I am, aviation. So, some of my answers may be similar to his, as far as boards
962 that I have been on, things like that. , I have watched a lot of the maintenance cost things
963 like that and wondered how that would do them differently had I been in an impactful role.
964 I know there was a large debate over doing it in-house versus sending it out, there becomes
965 some control issues and some financial issues with both decisions, so I do not think that
966 you get 100% the right answer either way you go with it there is always going to be
967 challenges. And so yes, I have sat back and kind of looked at some of the the maintenance
968 costs and controls as far as units out of service, vehicles out of service, some of the units
969 that they use to service the community, so I have looked at that.

970 Mr. Leet stated ok, and again your favorite amenity?

971 Mr. Davis stated my favorite amenity is the hiking trails, I like to walk.

972 Mr. Leet stated that is it for now.

973 Ms. Kramer stated ok, Ms. Phillips.

974 Ms. Phillips stated well, thank you for putting yourself forward for this. It has been just
975 mind-blowing to me that so many of you are willing to do this and it is very difficult for

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976 me to ask questions because I am not sure that I have anything meaningful to ask because
977 you have covered everything.

978 Ms. Phillips asked in November there were two openings, and nobody ran for office
979 other than the two of us who were already in the seats, and is there a reason you did not
980 run then, and you are running now?

981 Mr. Davis stated there is. I do travel a lot for work. The liberty that I have is, if I know
982 something is coming, I can work around it most of the time. But I generally travel two to
983 three weeks of the month for customer visits as far as you can go in Canada as far South as
984 you can go in South America, depending on the week. Again, knowing if my kids got a
985 football game or a basketball game I am pretty much scheduling my work trips around that
986 so I can be here for the family, so I have wanted to run for the Board a couple times, my
987 plan was to run the next cycle. This just kind of allowed the opportunity a little sooner.

988 Ms. Phillips stated so, oh and is there something you would do differently than those
989 of us on the Board have been doing?

990 Mr. Davis stated so that is a difficult question. I think to say that I would do it
991 differently, I would have to understand all of the things that lead you to your decisions
992 before I can make that decision.

993 Ms. Phillips asked have you been to meetings or listened to the minutes?

994 Mr. Davis stated I have watched on Zoom, a couple different meetings. I have not
995 attended one in person and no I have not read 170 pages of the meeting. I have looked
996 through a lot of the minutes at great length. I have worked with Teresa on a couple of
997 different things that we have had such as the basketball court and installation of a pool in
998 my backyard so I am familiar with how the Board operates but I would like to understand
999 more, sometimes how we get to the decisions that we make.

1000 Ms. Phillips stated ok, very good, thank you.

1001 Ms. Kassel stated so you have read minutes, but it is unclear, or I just want to
1002 understand. You have read the minutes, but it is unclear how we have come to the
1003 decisions?

1004 Mr. Davis stated well sure, the minutes are snapshots of the discussions that are taking
1005 place right? So yes, it could be verbatim, word for word, but understanding the thought
1006 process that got us that decision is what I like to understand .

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1007 Ms. Kassel stated ok, so you said you have not read the 171 pages this month.
1008 Sometimes it is 200 or 300 pages.

1009 Mr. Davis stated did not read that either.

1010 Ms. Kassel continued but it would be a responsibility to read that, plus as Ms. Kramer
1011 said Mr. Short understood that it was about 6 to 8 hours a month of his time, and in addition
1012 to that, those 6 to 8 hours are largely in one week, right? It is between the time we get the
1013 minutes to review and then the agenda and the meeting. So it is typically about a week, a
1014 week and a half, that you have to spend all of that time, so I am wondering if that is feasible
1015 for you and also considering that you are very fairly prioritizing your family in terms of
1016 your travel schedule, what happens if your travel schedule, your family obligations and the
1017 meetings do not coincide right? Because we meet on the last Thursday of the month, except
1018 for November and December.

1019 Mr. Davis stated well I think from time to time there are points where people cannot
1020 attend a meeting, right, Board members. If you are asking if I want to prioritize family over
1021 the meeting depends on the event, right? If I am home that is what I mean by prioritizing
1022 my family is I am home versus being in some place in Nova Scotia, right? So that is the
1023 priority. I realize that it takes a lot of effort to run the Board if that is kind of the question.
1024 There is a lot of work that you guys are probably doing behind the scenes that does not get
1025 seen. I have been the president of a board before; while it was just a bowling association,
1026 it was still about 1500 members of the association, so it was, and the board was only about
1027 2 to 3 people, so I only had a secretary and director who essentially at one end. So, I know
1028 that there is a lot of work that goes into it and am I up to the task? Yes. Will there be some
1029 conflicts? There could be. There could be a meeting that I have to miss because I have got
1030 to go overseas or something like that, so I just want to make sure you understand that out
1031 of the gate. That could potentially happen.

1032 Ms. Kassel asked what do you anticipate might be the percentage of meetings you
1033 might miss.

1034 I would be able to make 75% probably. Like I said, I understand it is the last Thursday
1035 of the month, I can plan for that.

1036 Ms. Kassel stated and your financial background.

1037 Mr. Davis stated so my financial background, I.

1038 Ms. Kramer stated you do not have to disclose it, but.

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1039 Mr. Davis stated I think she meant professionally. So currently I manage a company
1040 who produces ground support for aviation, so it goes all over the world. I manage the
1041 service end of the business so as far as you can go North in Canada, as far South in South
1042 America but I also sell the equipment. So, I am managing about a \$30 million budget a
1043 year on the service side and an additional \$100 million budget a year on the sales side.

1044 Ms. Kramer stated so you are familiar with accounting sheets.

1045 Mr. Davis stated yes, until my eyes bleed.

1046 I do not love it. I have got a lot of experience in a lot of things, but that is not one of
1047 favorites.

1048 Mr. Davis stated I did not say like it, but it I mean I am familiar with it.

1049 Ms. Phillips stated well you understand the concept and that is the main thing, that is
1050 critical.

1051 Ms. Kassel stated no, and I just want to say you know I am focusing on the financial
1052 knowledge and experience because clearly there are some local residents who are
1053 concerned about how the Board is spending money, and so we want somebody who has
1054 experience. I see you are about three quarters through your MBA and good for you.

1055 Mr. Davis stated thank you.

1056 Ms. Kassel stated I know that some financial acumen is required to get through an
1057 MBA, and so we are certainly looking for somebody who has some financial acumen.

1058 Mr. Davis stated sure.

1059 Ms. Kramer stated I noticed you did serve on the board of the bowling association,
1060 sounds like a very large association, and your attendance with those meetings are what
1061 percentage of the meetings.

1062 Mr. Davis stated I was there all the time as the president, it is hard not to be there, right?
1063 I was not able to skip out.

1064 Ms. Kramer stated any governmental experience?

1065 Mr. Davis stated I do not have governmental experience.

1066 Ms. Kramer asked and, would you be concerned, or would it be a problem for you to
1067 fill out the financial disclosure required by the State?

1068 Mr. Davis replied no.

1069 Ms. Kramer asked and what do you want to accomplish?

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1070 Mr. Davis stated like I said, part of it was just understanding and getting to the end
1071 goal. I think nobody here on the Board sets out every morning to say hey how can I anger
1072 that individual. We are, I think you are trying to pull the rope and in a direction and I want
1073 to understand that direction. You know your 3-year, 5-year 10-year goal, what does it look
1074 like what does Harmony look like in 10 years from now? I have a vision of what I think it
1075 looks like, but I would like to see what that is collectively and perhaps be a part of it.

1076 Ms. Kramer stated I want to thank you. For those who do not know, Mr. Davis was
1077 very helpful with basketball court resurfacing. He was kind of a go-between, between the
1078 players. He was kind of their liaison with us, and it was wonderful to have and the court,
1079 although it has still got some issues, it does look a lot better, and it is a lot softer on the
1080 eyes when you play on it, and it gets an enormous amount of use.

1081 Mr. Davis stated I think it is the number one used commodity in the community.

1082 Ms. Kramer stated it is heavily used, I appreciate it, so thank you very much on that.

1083 Mr. Davis stated you are very welcome. Thank you for the support.

1084 Ms. Kramer asked any follow-up questions? Thank you so much.

1085 Ms. Kassel stated thank you.

1086 Ms. Kramer stated the next candidate, Mr. Fred Meek, would you like to come forward?

1087 Mr. Meek stated hi guys.

1088 Ms. Kramer state your name and address.

1089 Mr. Meek stated Fred Meek, 6848 Sundrop Street.

1090 Ms. Kramer stated, and we will start with Mr. Leet, Supervisor.

1091 Mr. Leet stated we have had correspondence on the issues and all that, is there
1092 something that you have not already, that in your professional capacity you have not told
1093 us about already that, in your professional capacity, you think the Board should have done
1094 something different, or done in different direction?

1095 Mr. Meek stated in my professional capacity, I think things could have been, as much
1096 as I hate to bring it up, the RV lot. Things could have possibly been examined from all
1097 angles, things maybe outside of the box type thinking, and got the splash pad, I know that
1098 that is an ongoing issue, and I would like to see that resolved. I would like to possibly
1099 maybe hire or at least solicit another individual or something that can actually come in that
1100 understands those types of systems those servos, those pumps and things, just to get a
1101 second opinion because I do not know if the different items that are supposed to function

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1102 together. We do not know what is broken based on what we have talked about. So, yes in
1103 my professional opinion or my professional experience there is always ways to think
1104 outside the box, and maybe get some other individuals and another set of eyes on things.

1105 Mr. Leet stated ok. And the favorite amenity?

1106 Mr. Meek stated my favorite amenity now is still a place to store my RV, but I love all
1107 of the lakes. I go down to the docks at night, look at the skies, take pictures of the Milky
1108 Way, as well as I like going out on the boardwalks too. So, I love it all.

1109 Ms. Kramer stated your photos are wonderful.

1110 Mr. Meek stated thank you.

1111 Ms. Kramer asked anything else?

1112 Mr. Leet stated that is for now.

1113 Ms. Kramer stated alright, Ms. Phillips.

1114 Ms. Phillips stated hi, it is nice to meet you at last. I have known your son for 10 years,
1115 I believe. I am Beckett's grandmother. Do you remember Beckett?

1116 Mr. Meek stated yes.

1117 Ms. Phillips stated I wanted to ask you why you did not run in November, and you are
1118 running now.

1119 Mr. Meek stated I did not run in November, I thought it was a voted process. I was
1120 unaware that there was only two individuals that were applying for that seat, and my
1121 situation back in November is a lot different than it is now.

1122 Ms. Phillips stated that is why I guess I am I am sort of trying to find out figure out
1123 why so many people came forward now and did not before, and so I do not know if there
1124 is something going on with them that I am in the dark, so if that makes any sense. And I
1125 know the RV lot has upset you greatly, and I do feel bad about that, and I spent a lot of
1126 time laying awake at night trying to figure out another solution. But we did not make that
1127 decision lightly and we did what we had to do, because none of us wanted to do that. So, I
1128 have some concerns.

1129 Mr. Meek stated it is kind of past me right now. I have kind of just like left it alone.

1130 Ms. Phillips stated if we can reopen it, we will but I would hate to have you come on
1131 the Board thinking that you are going to change that because we do not have any choice.
1132 Ok, I just want to make sure you understand that because I hate when people are upset, it
1133 upsets me, so I would like everybody to kind of get along.

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1134 Mr. Meek stated yes, I have got concerns too, what is going to happen once everything
1135 is closed and people are moving their RVs and stuff, their trailers, and you know you go
1136 right up the road three or four miles to Rockers Lockers, and they have no space. I have
1137 been on their waiting list for three months now.

1138 Ms. Phillips stated well do come to us, because maybe we could do something about
1139 that for a temporary thing, I cannot promise that, but we certainly could discuss it. But
1140 I guess the other thing is I hope if you are the one who has chosen, that you understand that
1141 the people in the community would come to you if they want to talk about something and
1142 not have it on Facebook because that is a private group.

1143 Mr. Meek stated I understand that I am not on the Board now.

1144 Ms. Phillips stated no, but I am just saying. If you did I just want to make sure you
1145 understand that.

1146 Mr. Meek stated I understand, I understand the rules.

1147 Ms. Phillips stated ok, alright I just want to make sure. I felt that you were upset, and
1148 so I just do not want you to continue to be upset.

1149 Mr. Meek stated ok, thank you.

1150 Ms. Kassel stated yeah sometimes upset ongoing is inevitable, it is just how things are
1151 but as much as we do not like that.

1152 Ms. Phillips stated and your qualifications, your education, and we all know about your
1153 photography and that so thank you very much.

1154 Mr. Meek stated thank you.

1155 Ms. Kassel stated so similar questions you know the responsibilities of the Board in
1156 terms of the commitment of time and commitment of effort. I was wondering if you read
1157 through this agenda fully? I know you have attended meetings in the past.

1158 Mr. Meek stated I drove 10 hours today to be here for this meeting.

1159 Ms. Kassel stated that is impressive.

1160 Mr. Meek stated so where I thought it was originally just going to be a Zoom call.

1161 Mr. Meek stated well I thought I was going to call in through Zoom.

1162 Ms. Kassel stated what percentage of meetings do you think would be able to attend in
1163 person.

1164 Mr. Meek stated I think I would be able to attend unless there is a family emergency or
1165 some unforeseen circumstance I will be here 100%.

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1166 Ms. Kassel stated and then what kind of decisions might you make differently than
1167 what you have seen, obviously beyond the RV lot.

1168 Mr. Meek stated what kind of decisions would I make differently from what I have
1169 already seen: well, I would probably look into examining, as I said before I am a kind
1170 of an outside the box thinker, I would take a step back look at it from a larger perspective
1171 down to a very small perspective and see what type of solutions we have what kind of
1172 people do we know that can help make that decision or have made you know have similar
1173 experience with that and just be a sounding board off of those people to help come to a
1174 successful conclusion. Some things I think may have been, have may have happened too
1175 fast and maybe and I know that you cannot get a whole lot of community involvement as
1176 far as like for instance the RV lot. I think we, first thing I heard about it was back in
1177 September – October time frame, and then I went back and further and further and like
1178 April of last year I read some of the minutes through there and it came up back then. But it
1179 seemed like everything from October-November it just happened really quick and if we
1180 could have maybe planned for it a little bit better and some of us might still be able to use
1181 that amenity. And as I have suggested to you maybe ask for a delay of closure from the
1182 County. I have spoken to the County, you have to, and making sure it does not happen all
1183 at one time or have some sort of improvement plan in place because they are open to that.
1184 But all of a sudden it just you know March 31st, well and I thank you for extending that
1185 deadline, but you know March 31st is the absolute drop-dead deadline and the County is
1186 willing to delay that if we can just show some sort of effort to improving that. And I think
1187 that in itself would attract a lot more residents to use that amenity and you know we can
1188 raise funds together to improve it over X, Y, and Z years. That is what I would have done
1189 differently.

1190 Ms. Kassel stated I am going to steal one of your questions, sorry. Have you ever served
1191 on any government board or government experience.

1192 Mr. Meek stated government experience, I work with various state and local
1193 departments of transportation. I know how the process and procedure is. I know about
1194 the cone of silence, we cannot discuss certain things with them, advertisements, I know
1195 about RFP's. I have written, putting together you know budgets for RFPs, as well as letter
1196 of interest and pick through all of these LOIs and decided who the best candidate is. I
1197 am very familiar with operations at different state and local governments.

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1198 Ms. Kassel stated ok, thank you. And then finally tell us about your experience with
1199 financial dealings from a business perspective.

1200 Mr. Meek stated well I am a senior project manager and several different DOT
1201 Districts, Florida's Turnpike Enterprise, District 5, District 3, all dealing with large
1202 budgets, large inspection budgets, large pieces of rental equipment. I know that we have to
1203 show receipts, and I know you have X amount of dollars, and you have to balance all of
1204 those dollars against what was planned for and what is unplanned for and you always have
1205 to have backup as well as doing the the average hourly rates with with your people and the
1206 burden rates, and including all of that in the budgets. And I have always made it work and
1207 I have never been below my or outside of my threshold, overbudgeted.

1208 Ms. Kassel stated thank you. Your turn.

1209 Ms. Kramer asked have you ever served on boards?

1210 Mr. Meek stated I have written papers for different TRB, Transportation Research
1211 Boards. I have sat on a couple of defect, I guess Defect Boards, where if we go out and
1212 find something wrong with the structure and the best case of action to fix it you know based
1213 on various experiences at different levels. I have sat on review committees prioritizing
1214 different types of repairs and feasible work orders, and I have peer advisory committees.

1215 Ms. Kramer asked are those long-standing Boards?

1216 Mr. Meek stated yes. Probably the longest board I have sat on is about 16 years and I
1217 am still a current member, committee I am sorry it is a committee.

1218 Ms. Kramer they give them all different names. As I mentioned your predecessor was
1219 spending well more than six to eight hours a month preparing for and reviewing and it just
1220 became difficult with his family obligations and things. Will you be comfortable expending
1221 probably closer to 16 hours a month on Board business.

1222 Mr. Meek stated not sitting on the board I am probably spending about 20 to 30 hours
1223 a month discussing, reading through minutes, reading back through minutes going back all
1224 the way to 2014-2013 to see where things started, and I am spending on.

1225 Ms. Kramer asked, and you will be able to do that on an ongoing basis?

1226 Mr. Meek stated yes, and when I have my assistant driving me to the next location or
1227 whatever or if I am on a plane, it is not a problem.

1228 Ms. Kramer asked so you feel like you will be able to attend the bulk of the meetings?

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1229 Mr. Meek stated yes, as long as I get these dates in my calendar I am fairly local most
1230 of the time. I do not think that will be an issue.

1231 Ms. Kramer stated ok, yes I understand you do inspections and things throughout.

1232 Mr. Meek stated unless there is an emergency, yes. Yes, I do not travel as much as I
1233 used to, so sorry guys.

1234 Ms. Kramer asked any trouble filling out and filing financial disclosure per laws of the
1235 State of Florida?

1236 Ms. Kramer stated what do you want to accomplish by serving the Board.

1237 Mr. Meek stated I kind of want to accomplish having more of a vested interest in the
1238 community. I have been here since the Green Neighborhood was only five houses, so back
1239 2009-2010. And I have never had an active participation, and I love this neighborhood just
1240 like everyone else sitting behind me and everyone else on Zoom. I kind of want to, I hear
1241 things and I kind of want to, and I get out and I take a lot of photos all over the community
1242 and people are like oh your Fred, the famous photographer. I am like, ok, I am hardly
1243 famous. When I sit there and talk with people we talk about different things, and I if I can
1244 just have that amount to bring back to the table and share so we can have a common effort
1245 of improving things.

1246 Ms. Kramer stated Fred, thank you so much I appreciate that. Any other follow up
1247 questions?

1248 Ms. Phillips stated well maybe I will just ask you directly because you are very involved
1249 and I have a lot of respect for you in many ways, but can you work with us? Because I do
1250 not, I read the letters that you sent to the County.

1251 Mr. Meek stated ok.

1252 Ms. Phillips stated and, they were not very complimentary, I will just say it that way.

1253 Mr. Meek stated I was sharing everything that from point A to point Z, and everything
1254 in between. I know there was a CDD meeting a couple of couple months ago where Ms.
1255 Kassel actually offered to take the steering wheel and reach out to the County, and I was
1256 providing all the information to every one of you. Your response was, I find your approach
1257 very offensive.

1258 Ms. Phillips stated I believe what I found offensive is when you wrote. Well, I am not
1259 going to get into that now, but perhaps we had a misunderstanding because I am trying

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1260 very hard to get past this. But we had all the information that Ms. Kassel got. We had that
1261 when we when we voted to close the lot. We had that.

1262 Mr. Meek stated ok.

1263 Ms. Phillips stated she just reclarified to make sure that we had not missed something.

1264 So, and that is where I have this concern is because I am still not sure you believe us.

1265 Mr. Meek stated I have already left that behind me.

1266 Ms. Phillips stated ok, well then you can work with us then?

1267 Mr. Meek stated yes, I will work within reason yes.

1268 Ms. Phillips stated because we are all honest people, and we are doing our best.

1269 Mr. Meek stated yes, within reason, and then we will work together to somehow meet
1270 in the middle. I do not always have to agree with everyone's opinion, because I have my
1271 own opinion too.

1272 Ms. Phillips stated we do not always agree either but ok. Well thank you, and I
1273 appreciate it.

1274 Ms. Kramer stated thank you so much.

1275 Mr. Meek stated thank you guys.

1276 Ms. Kramer stated the next candidate Jacqueline Meek is on Zoom. Hello Jacqueline.

1277 Ms. Meek stated hello, this is Jacqueline Meek, 6848 Sundrop Street.

1278 Ms. Kramer stated welcome, and we will go through the same order. Supervisor Leet
1279 will start the questions.

1280 Mr. Leet stated thank you for applying, Hanna says hi. The same question: so, from a
1281 teaching background, from your professional capacities, is there something that you have
1282 seen, either decision that the Board has made or have conducted ourselves or something,
1283 that from your professional point of view could have been done differently?

1284 Ms. Meek stated recently what is going on with the alley paving is a concern that I see.
1285 I really feel like sometimes some projects are executed before they should be because lack
1286 of planning. It seemed as though there were lots of bits and pieces that were not maybe
1287 thought about, mentioned, or planned on. I do have an education background. I have been
1288 teaching for over 20 years. I was a lifeguard before that, so I taught swim lessons at the age
1289 of 15, and, as an educator, I know that you have to think about all of the possibilities, all
1290 the options, and all the what ifs, and make sure that you dot all of your Is and cross all of

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1291 your Ts. And with the paving project, it seemed as though a few of those steps or ideas
1292 were possibly missing or left out. That was just the impression that I got.

1293 Mr. Leet stated ok, very fair. And your favorite amenity?

1294 Ms. Meek stated My favorite amenity? Well, we have been here since 2010, so the splash
1295 pad and the pool was a vital part of getting my kids to nap when it was nap time and we
1296 loved being outside. Just the green space, I love. Every time I am out in the green space I
1297 am just reminded of how much I love Harmony and what makes it so unique, and I cherish
1298 that as a resident.

1299 Mr. Leet stated excellent, thank you.

1300 Ms. Phillips stated hold on Mrs. Meek, I wanted to ask, could you be more specific
1301 about what Is and Ts we did not dot and cross on the paving?

1302 Ms. Meek stated there were a couple of residents who, I guess, have connections with
1303 waste management and said that it was not scheduled as well as it looks like there was a
1304 lot of uncertainty about the Postal Service and where things were going to be delivered and
1305 if cars could be around the trash cans. My issue is that the community puts a lot of trust in
1306 the CDD and the HOA to make decisions on their behalf, and they are going to trust that
1307 the money that is being spent is spent in a responsible manner, and that when a plan is
1308 going to be executed it almost needs to be like a wedding planner type situation, where you
1309 are planning every positive situation, negative something that could happen. And then there
1310 was something about a delay of some equipment, which then made me start to think if there
1311 was going to be more cost because now the project has been delayed. So that is where I am
1312 kind of coming from with that.

1313 Ms. Phillips stated so if I am hearing you correctly then if you were a Board member
1314 you would be dealing with those type of issues?

1315 Ms. Meek stated if I knew that there was going to be paving of the alleyway, I feel like
1316 there needs to be a lot more due diligence and a lot more steps that need to go on in the
1317 process of planning a major project like that and it seems as though some of the steps were
1318 either not thought of or they were skipped, that is my perspective as a community member.

1319 Ms. Phillips so you did not call any of us though and ask us what happened? Is that
1320 correct?

1321 Mrs. Meek no I did not call anyone to let them know. I mean that is not my job, honestly
1322 I know you guys all look at Facebook. I know Mr. Davis you are not on the resident's

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1323 forum, however, the others are and I know that they are constantly reading it, so they saw
1324 what the community members were posting. So, this is not a surprise to anyone, maybe
1325 you, but no one else.

1326 Ms. Phillips asked so you formed your opinion though based on what you read on
1327 Facebook?

1328 Ms. Meek stated no you are incorrect, and I am going to correct you because you are
1329 twisting my words around. Mr. Leet asked me if there was anything that is going on in the
1330 community that I would have done differently, I answered his question.

1331 Ms. Kramer stated you did, you answered it very well, Ms. Meek. Thank you very
1332 much. Any other questions?

1333 Ms. Phillips stated no that sealed it for me.

1334 Ms. Kassel stated you have family, you are a schoolteacher, I just wanted to know how
1335 you are going to manage the time commitment for the Board and what percentage of
1336 meetings you would be able to attend in person.

1337 Ms. Meek stated so I have been spending a lot of time, probably starting back in
1338 October when the storage lot started coming to light for me, and reading minutes and going
1339 back watching YouTube videos, which Mr. Leet I know that I have been in touch with him
1340 asking of when those were going to be uploaded, so I could go back and see them. I do
1341 have a busy home life and my teaching job is extremely important to me, so basically what
1342 I am saying is I am really good at time management and multitasking, and I do not see it
1343 being a problem if I was on the Board and allowing that time. And if I am chosen for this
1344 vacant seat, I will be in the meetings 100% of the time.

1345 Ms. Kassel stated thank you and then tell us about your experience managing financial
1346 stuff from a business perspective.

1347 Ms. Meek stated well I am a schoolteacher, so I do not manage the finances, but I
1348 definitely manage classroom management and students, so I do not have any financial
1349 background.

1350 Ms. Kassel stated ok. I am trying to remember if there is anything else. No, I think that
1351 is pretty much it and if there is something that I forgot, I will just go after you.

1352 Ms. Kramer stated have you ever served on any boards, Ms. Meek.

1353 Ms. Meek answered no I have not. I mean I have been on committees with my school
1354 but not on the formal board.

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- 1355 Ms. Kramer asked do you have governmental experience?
- 1356 Ms. Meek stated well I do work for the School District of Osceola County, that is a
1357 government entity.
- 1358 Ms. Kramer asked City, County, towns?
- 1359 Ms. Meek stated no, I have not.
- 1360 Ms. Kramer asked, and will you have any problem complying with state requirements
1361 to disclose your financial information?
- 1362 Ms. Meek stated no, I have no problems with that.
- 1363 Ms. Kramer asked and what do you want to accomplish by serving on the Board?
- 1364 Ms. Meek stated so community and the residents of this community is extremely
1365 important to me. I have, I am going to say it again I have we have been here since 2010, I
1366 am a resident, I am a teacher, I am a parent, I am very, very vested in everything that is
1367 Harmony. So, I want to see Harmony be the best that it can be, not just now but ten years
1368 from now and 20 years from now, because this is our home, this is our forever home. We
1369 moved here with the intention that our kids would go to school and honestly the amenities,
1370 the things that are important to many residents, I see that they are just diminishing going
1371 away or there is lack of care and that is very concerning to me. And that is something that
1372 I want to be a part of that solution. I am very similar to my husband, we are both out-of-
1373 the-box thinkers, we synergize a lot, we bounce ideas off of one another, and so I feel like
1374 even if we do not agree on everything, different perspectives are a good thing and you
1375 might say something that I did not think of and vice versa and I feel the community would
1376 be able to grow if there was a more diverse Board.
- 1377 Ms. Kramer stated ok thank you. Alright, will there be any follow up questions?
- 1378 Mr. Leet and Ms. Kassel stated no.
- 1379 Ms. Kramer stated ok. Thank you so much, Ms. Meek.
- 1380 Ms. Meek stated thank you, have a good evening.
- 1381 Ms. Kramer stated our next candidate is Mr. Kevin Shirley. Are you still with us?
- 1382 Mr. Shirley stated I am.
- 1383 Ms. Kramer stated wonderful.
- 1384 Mr. Shirley stated, and I want to apologize, in advance, I thought I had my resume
1385 attached to the email I sent in but evidently it was not.
- 1386 Ms. Kramer stated I am sorry, I missed that.

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1387 Ms. Kassel stated his resume was supposed to be attached, but it was not.

1388 Ms. Kramer stated oh, ok. All right well we will go with what we have got and maybe
1389 you can fill us in as we move along.

1390 Mr. Leet stated just like 30, 60 second stuff. Quick background summary since your
1391 resume did not get into the agenda package.

1392 Mr. Shirley stated sure, so I have been in federal sales for almost 20 years now. Prior
1393 to that I was the Unix engineer for Hewlett Packard. Currently my role is that of a global
1394 account manager for the RF sensing product line and epic solutions dealing primarily with
1395 the Department of Defense and the intelligence communities.

1396 Mr. Leet asked and in that capacity, the same question I have asked the others, is there
1397 something from your business background that you feel the Board could have come to a
1398 better decision or oversaw it differently?

1399 Mr. Shirley stated absolutely, so primarily the bulk of our revenue comes in from DOD
1400 and the IC, like I stated so intimate familiarity with the RFI, RFP, RFQ process. Also,
1401 directly in charge of a \$3.5 million quota, \$80 million pipeline, as well as
1402 managing IRAD, developmental costs for our product line, all directly applicable.

1403 Mr. Leet stated ok, and the favorite amenity?

1404 Mr. Shirley stated my kids would probably tell me this splash pad, but I think the just
1405 the overall natural beauty of Harmony.

1406 Mr. Leet stated ok, thank you Mr. Shirley.

1407 Ms. Phillips hello Mr. Shirley. Thank you for putting yourself forward. It is wonderful
1408 to find so many people who are willing to join the Board. It is a rewarding experience. I
1409 am enjoying it very much, so I hope that for whoever is chosen. What would you do
1410 differently than what we have done?

1411 Mr. Shirley stated I think a lot of it would revolve around timing. Ms. Meek brought
1412 up the paving of the alleyways. If we were to hold off on the paving of the current project
1413 until for something like when the county came in to pave the main roads, all that
1414 heavy equipment there probably could have saved some money in that space. Managing
1415 budget and spend, not raising residence rates on the CDD fees.

1416 Ms. Phillips stated and which items in the budget would you have cut, in order to have
1417 done that?

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1418 Mr. Shirley stated possibly look at reconstituting field services underneath the CDD,
1419 instead of outsourcing, holding off on the paving, seeing if we can reach an agreement with
1420 the State around the invasive weeds.

1421 Ms. Phillips stated ok. What are you hoping to accomplish by being on the Board?

1422 Mr. Shirley stated I would just like to bring my perspective into the various projects in
1423 and around the CDD Board.

1424 Ms. Phillips stated ok, thank you very much. That is all I have.

1425 Ms. Kassel asked have you read through the 171 pages of this month's agenda Mr.
1426 Shirley?

1427 Ms. Shirley stated I got about halfway through and then noticed my resume was not
1428 attached.

1429 Ms. Kassel stated and knowing what we have discussed regarding the time commitment
1430 on a monthly basis, how much time do you think you can commit to the CDD for the role?

1431 Mr. Shirley stated I do not think 12 hours or 12 to 16 hours would be a stretch at all for
1432 me. To the question of in person attendance? I think I could probably hit about 75% of
1433 those, as far as in person. Zoom should get me up to almost 100%. I do travel globally but
1434 I do not travel anywhere that there is not an internet connection.

1435 Ms. Kassel stated ok, and then I know you said you are in federal sales, but what about
1436 handling budgets both in terms of revenue and expenses?

1437 Mr. Shirley stated absolutely so I manage the marketing budget, travel budget, the
1438 IRAD for my product line all those various roll up underneath me.

1439 Ms. Kramer asked Mr. Shirley, do you have any other governmental experience?

1440 Mr. Shirley stated besides selling to the government for the last 20 some years, I was
1441 also veteran.

1442 Ms. Kramer stated any government work or anything?

1443 Mr. Shirley stated I worked for the government as well as I was in the US Army, but I
1444 have not held elected office.

1445 Ms. Kramer stated have you ever served on any boards?

1446 Mr. Shirley stated I am currently serving on the Harmony HROA Board.

1447 Ms. Kramer asked and serving on that Board, what percentage of the meetings would
1448 you say you have attended so far in your service?

1449 Mr. Shirley stated probably around the 75% mark again.

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1450 Ms. Kramer stated your financial disclosure, would you have any problem disclosing
1451 any of the information?

1452 Mr. Shirley stated not at all. I do a full financial forensics for my security clearance
1453 with the DOD.

1454 Ms. Kramer stated wonderful. What do you want to accomplish by serving on the
1455 Board? I am sorry I think that was one of my questions, but it was already answered.

1456 Ms. Phillips stated sorry.

1457 Ms. Kramer stated that is not a problem.

1458 Mr. Shirley stated someone stole your question Ms. Kramer.

1459 Ms. Kramer stated I know. I think that is all I have. Any follow up questions from
1460 anyone? Thank you so much Mr. Shirley. All right, Mr. Skalyo.

1461 Mr. Leet stated we are going in agenda order, right?

1462 Ms. Kramer stated yes, we had two others.

1463 Ms. Kassel he is not in the agenda.

1464 Ms. Kramer stated he is not on the agenda. We had two additional.

1465 Mr. Skalyo stated Mr. Michael Skalyo and I am at 3338 Catbrier Trail.

1466 Ms. Kramer stated Mr. Leet would you like to start off?

1467 Mr. Leet stated yes. Thank you again thank you for applying and the cover letter and
1468 all that. I went through that, followed all of it, quality background and all of that. Given
1469 that simply, same question as everyone else: from your business background here, have
1470 you seen anything that the CDD has done or decisions we have made that from your
1471 professional background that could have been done better?

1472 Mr. Skalyo stated the only thing that I would say is probably improved upward,
1473 outward communication. One communication methodology versus multi communication
1474 methodologies maybe a better approach but until I am actually in it and living it there is
1475 maybe no way to judge the current board other than being into it.

1476 Mr. Leet asked ok and what is your favorite amenity?

1477 Mr. Skalyo stated I like to the parks and green spaces.

1478 Mr. Leet stated that is it thank you.

1479 Mr. Skalyo stated young lady?

1480 Ms. Phillips stated oh, thank you. What prompted you to do this now as opposed to
1481 previously?

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1482 Mr. Skalyo stated I am running out of excuses for things in my life; it is time to really
1483 lean into things and start being more of a steward to the community, steward to to the
1484 environment and everything else, so I do not have excuses to lean on any longer. Life is
1485 short and I embrace it. It is coming for us all.

1486 Ms. Phillips stated yes. And why do you want to be on the Board? Or did I ask you
1487 that?

1488 Mr. Skalyo stated sort of, indirectly, but I think I answered it. It is about giving back at
1489 this point. It is about being a steward back to the community. The community has been
1490 great to us, it is time for me to give back to the community.

1491 Ms. Phillips asked have you followed the Board recently?

1492 Mr. Skalyo stated yes ma'am. I have followed the Board since we moved here in
1493 November 2017. Started coming to meetings I have not been to every meeting, but I have
1494 been to a number of them.

1495 Ms. Phillips stated well see I have heard your name before, and I cannot remember if
1496 it is through something or spoke about something because I cannot quite place it.

1497 Ms. Phillips asked are you easy to get along with?

1498 Mr. Skalyo stated that is probably a trick question. I guess it depends on who you ask.
1499 Based on the scientific study that was done for the University here recently, I do have a
1500 high degree of agreeability. Good, bad, indifferent, that is just my trait.

1501 Ms. Phillips stated ok, thank you very much.

1502 Mr. Skalyo stated you are very welcome.

1503 Ms. Kassel stated in preparation for this, were you able to get through all 170 pages?

1504 Mr. Skalyo stated I was not. I will go ahead and own that. Unfortunately, I did not get
1505 through all what 161-171 pages? Will I if selected? Yes. That will become part of my duties
1506 and responsibilities and thus need to be fulfilled. Until this point it has not been something
1507 that I needed to do. Just simple attendance was enough.

1508 Ms. Kassel stated so thank you. And for everybody, I ask this question just because I
1509 think it is a gauge of interest right? How interested are you really in the CDD over time
1510 versus right now. It kind of applies to the question that Ms. Phillips asked: what prompted
1511 you now versus when there were open seats back in November, and I heard your answer
1512 which is you have run out of excuses. I am not sure really understand that but, anyway.

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1513 You heard the time commitment, tell us about that with your job, your family, and how
1514 you manage that.

1515 Mr. Skalyo stated the boys are getting older now. The last one senior in high school so
1516 he is getting ready for college. They are all pretty much set so it is a matter of now being
1517 able to dial back and come back to a balance. And so, as part of that balance is being
1518 involved in the community as a part of that.

1519 Ms. Kassel stated I think Mr. Leet asked the question of what you do differently, and
1520 you mentioned something about communication and maybe one channel versus multiple
1521 channels, so go ahead if you want to elaborate on that a little.

1522 Mr. Skalyo stated yes, it is probably hard enough to step in. In a number of the other
1523 applicant's answers, unfortunately, there are some hot topics. So, you know, I think for me
1524 here recently the communication one was on the alley paving. I found out about it with the
1525 signs; surprise we are going to be paving. Oh wait, what about trash pickup? What about
1526 mail pickup? It is just those sort of questions, and it was like ok cool I can pivot, I can work
1527 with this and everything. I do not personally go on Facebook, so for me that is that is not a
1528 great communication thing. I remember the days where you could stop by and pick up a
1529 community flyer that gave you all the information, stick to your board, you are in the
1530 laundry room doing laundry and you can take a look at it; oh, today is taco Tuesday, and
1531 oh yeah by the way, there is a Board meeting. You get some nuggets that way, as opposed
1532 to everything just being in a digital format. There is still some some touch and tactile that
1533 I think is good so that is the multi-communication methodology that I was kind of referring
1534 to.

1535 Ms. Kassel asked a little more on your business background in terms of numbers,
1536 financials?

1537 Mr. Skalyo stated I am a senior program manager. I have got five class one railroads
1538 with nine contracts total. It is managing the budgets, not only on execution, on time
1539 delivery, first pass yield it is the same that a lot of the other candidates are in and doing,
1540 very, very similar.

1541 Ms. Kassel asked and what percentage of meetings would you be able to attend in
1542 person?

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1543 Mr. Skalyo stated I think you would probably be in the high 90s. There probably be
1544 maybe a rare occasion that I could not be here in person and on that off chance that is what
1545 the digital would be for. Otherwise, I prefer being in person.

1546 Ms. Kassel stated thank you.

1547 Ms. Kramer asked your Board experience?

1548 Mr. Skalyo asked how you are asking the question is Board experience for this
1549 particular like elected type seat?

1550 Ms. Kramer stated yes, however more a formal Board?

1551 Mr. Skalyo stated like the other candidates, I have got an engineering background, sat
1552 on a number of configuration control boards. So, board experience yes. Elected board no.

1553 Ms. Kramer asked any governmental experience as far as working for the government,
1554 being familiar with the governmental restrictions?

1555 Mr. Skalyo stated other than say the FRA, I guess just in industry type things
1556 for Department of Energy, from my power days.

1557 Ms. Kramer asked so you are familiar with some of the intricacies that government
1558 has?

1559 Mr. Skalyo stated correct, but not directly working for the government, no.

1560 Ms. Kramer asked financial disclosure?

1561 Mr. Skalyo stated not a problem.

1562 Ms. Kassel and I know Teresa well my interpretation of why Ms. Kramer is asking the
1563 questions about serving on boards and working for, working within, a governmental role
1564 is because as CDD, as a governmental entity empowered by particular Florida statutes
1565 there are a lot of restrictions that we face. And there is not a lot of wiggle room in a lot of
1566 those restrictions and so we are compelled to do things a certain way and for some people
1567 who want to change the way we do things, unfortunately, we do not have a lot of wiggle
1568 room. I do not know if that is one of the reasons that you were asking that question.

1569 Ms. Kramer stated right, it can be very restrictive. People are used to being able to meet
1570 another individual or neighbor on the street, but if you run into the other Board members
1571 you cannot have a chat about what is happening and what you might vote on and things
1572 like that. It is very rigid and restrictive, so we just need to be sure.

1573 Mr. Skalyo stated same difference with church and state.

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1574 Ms. Kramer stated right. That you understand those restrictions, and are willing to abide
1575 by them.

1576 Mr. Skalyo stated yes ma'am.

1577 Ms. Kassel stated and even just in how we can operate as a Board, not just between
1578 ourselves but the procedures that we have to follow, according to statute or as a government
1579 body can feel like; oh darn, why do we have to do it that way? You know and in business
1580 you can just things can be done fast right; you can make decisions and execute.

1581 It depends on the size of the organization. The bigger it is, the harder it is, so yes.

1582 Ms. Kassel stated even though we are a very small, little quasi-government entity, it
1583 still takes forever to get things done because we only meet once a month and we cannot
1584 talk in between so that is another frustration for people serving on the Board, I think. I
1585 know it is for me.

1586 Ms. Kramer asked any other follow up question?

1587 Mr. Skalyo asked anything else you want? Awesome, thank you all.

1588 Ms. Wilczynski stated hi.

1589 Ms. Kramer stated how are you today?

1590 Ms. Wilczynski stated I am very tired. I woke up at 2:00 o'clock in the morning, so to
1591 be here is a good commitment.

1592 Ms. Kramer stated well, we appreciate you attending and being willing to answer our
1593 questions.

1594 Ms. Wilczynski stated anything you want to know, ask away.

1595 Ms. Kassel stated have her introduce herself.

1596 Ms. Kramer stated if you would give us your name and address.

1597 Ms. Wilczynski stated Violetta Wilczynski, 3115 Dark Sky Drive.

1598 Ms. Kramer stated wonderful.

1599 Mr. Leet stated thank you. So, the same question that someone else with your
1600 professional background and diversity and we have a wonderful breadth of candidates
1601 tonight, so thank everybody.

1602 Ms. Kassel stated diversity is huge tonight.

1603 Mr. Leet stated yes thank you. So, from your particular background is there something
1604 that you have either seen or heard of the Board doing, or a decision made, or action taken,
1605 that you would have done differently from your professional background?

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1606 Ms. Wilczynski stated my professional background is as a trauma, marriage, and family
1607 therapist. So, I will have three generations in one room and having to help them work
1608 though three generations worth of, you put in your expletive. And at the same time
1609 honoring each person's voice. So, I think that is something that has gone a little bit haywire
1610 over the last set of years, and I am not saying Board wise, I am saying like within the
1611 community. That we have definitely gone downhill with a lot more attacking and not really
1612 respecting each other's point of views, or things along those lines. So, I really am more for
1613 a, not a people pleaser, but get me your point of view and make sure you work to understand
1614 what your point of view is before you go out and try to go attack someone because you do
1615 not like what you are hearing, or you do not like what you are seeing. So, it is not
1616 necessarily like just on the Board aspect of it, but it is how our community overall has been.
1617 We might have gotten away from our amenities, but we have also gotten away from our
1618 humanity, I feel in a lot of ways.

1619 Mr. Leet stated thank you and the very same question what is your favorite amenity?

1620 Ms. Wilczynski stated my amenity is the fact that we are here. I feel like I am in a 1950s
1621 dream. My kids can go out ride their bikes, I do not have to worry about them. I am not
1622 concerned about the fact that there is going to be that white van that is going to go after my
1623 kid. They can go fishing, we can go do a boat, but we can do just about anything we want.
1624 I train dogs and during the day I can go to a dog park and go to any dog park, and it will
1625 not necessarily be a dog there so I can do the large amount of dog training I want. And if
1626 there are dogs there, I walk away and I will find another location. But when we want to
1627 play, we can play with dogs, and the kids can play with the other dogs, and things along
1628 those lines. I just like how it is set up, so that way it is family oriented, hence my house is
1629 a three-generation home. So, you have got all three of us under one roof enjoying the
1630 community. Like my mother-in-law they are times where she can walk to church. There
1631 are times where I walk to my church, and we have actually got two churches in one
1632 community, that is beautiful to me. I think that allows us to have our diversity and to
1633 actually be our individualities.

1634 Mr. Leet stated thank you.

1635 Ms. Phillips asked is there something that you would have done differently that you are
1636 aware of that this Board has done.

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1637 Ms. Wilzynski stated I am going to agree a little bit with the communication concept
1638 but I think like our hardest part is that we do have such a large community now, we do not
1639 have a small community. It is not like when it was first made so to communicate by putting
1640 something up on a bulletin board in town square or having the visitation building open and
1641 you could go in and just talk to someone, you could get that information we have to find
1642 ways of where people who are not on social media, people who do not necessarily get mail
1643 or do not want mail, people do not read e-mail, like getting that communication is very
1644 difficult but getting the information out needs to come out somehow better. So, when Toho
1645 is about to go ahead and clear all of our fire hydrants, we get that sign out there. maybe we
1646 need to do something that is a little bit more blasting that says hey by the way can you
1647 please double check whatever form of communication you get from us we have something
1648 important coming up and just I am I am totally an out-of-the-box thinker as big as you can
1649 get I am as big and then I go all the way to the fine little details. It is out there if we can get
1650 the same sign that they use, why not. If we need to use a sign that is for like yard sales, and
1651 we post it up on both entrances and literally say hey we have things coming up please read
1652 your information from us whatever format you would like to get it at. That would be I think
1653 a little bit of an easier way of making sure we are getting the communication and not all of
1654 a sudden shocked that, oh there is trees being trimmed I cannot go down this road and I am
1655 all of a sudden not able to go down this alley and things like that.

1656 Ms. Phillips asked do we not have signs ordered?

1657 Ms. Montagna asked for what?

1658 Ms. Phillips stated for near both entrances that are kind of going to serve that purpose,
1659 for announcements.

1660 Ms. Kramer stated we talked about it, but the Board has not yet made a decision.

1661 Ms. Montagna stated right.

1662 Ms. Phillips stated oh, ok.

1663 Ms. Kramer stated yes, that is something we have been working towards.

1664 Ms. Phillips stated I think your resume addressed why you did not do it in November,
1665 you had some family issues.

1666 Ms. Wilczynski stated unfortunately, my mother-in-law's sister took a major stroke, so
1667 they had to go off and drive which meant that we were taking care of.

1668 Ms. Phillips stated I did not mean you had to explain.

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1669 Ms. Wilzynski stated no big deal. We also have way more pets than humans in the
1670 household that we needed to take care of, and I looked at the date that it was due, and I did
1671 not know when they would be coming back.

1672 Ms. Phillips stated I asked everyone else that question, so I did not want to.

1673 Ms. Wilzynski stated exclude me, do not exclude me!

1674 Ms. Phillips stated I think that was it. Thank you very much and thanks for coming
1675 forward.

1676 Ms. Wilzynski stated thank you.

1677 Ms. Kassel stated as I have asked everybody else, how many pages did you get through?

1678 Ms. Wilzynski stated I got through the entire bloody thing and then my printer died
1679 because I tried to look over and print it up, because I did print it up, because I am also a
1680 landscape, and I am going to use a very bad word, we will leave it as I am a landscape ho.
1681 I love landscape, which means that when we have had Ian or the latest storms, I am the one
1682 that is actually driving around and picking up people's fences, or picking up the chair that
1683 was just left outside of their front yard because there was nobody there or things along
1684 those lines just to get to safety. Our Town Square, all of those tables and umbrellas were
1685 almost into the middle of the road. I ended up literally bringing them all the way back to
1686 this to this far back as possible and going around doing stuff along those lines so yes I read
1687 this but I am also a person of action when I see when something needs to get taken care of
1688 and some of the stuff that we had to have taken care of just need to be taken care of and
1689 not ask permission because you do not want an umbrella going through someone's window.

1690 Ms. Kassel asked and what about the time commitment? Tell us about that.

1691 Ms. Wilzynski stated you can count on me 100% of the time. I own my own business,
1692 so I do what I want to do when I want to do it and for as many hours as I want to do it. I
1693 am my own boss.

1694 Ms. Kassel stated, and I know sometimes when you are a boss you have a tyrant for a
1695 boss.

1696 Ms. Wilzynski stated my boss seems to do pretty well on balancing back and forth
1697 between my need of being at home. I have three teenagers so they are all go to Path. That
1698 involves us getting up at an ungodly hour of the morning, so that is why usually I am up at
1699 like 2:00 o'clock in the morning doing emails and things along those lines so by the time
1700 they are up at 5:00 a.m., out of the house at 6:00 a.m. for a 7:10 a.m. start.

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1701 Ms. Kassel asked what percentage of meetings do you think you would be able to
1702 attend?

1703 Ms. Wilzynski stated oh you got me 100%. That is the main thing, yes.

1704 Ms. Kassel stated and tell us about your experience with financials.

1705 Ms. Wilzynski stated so actually in high school I took accounting and as if they had
1706 done dual enrollment like they do now, I took accounting all the way through to the point
1707 of where the teacher had to order books. It was me and one other girl, and we did it all the
1708 way through we should have gotten our CPA's but they never actually did it that way back
1709 then, as I age myself, so plus I run my own business so my money must be on dot and I am
1710 in the process of trying to get a nonprofit which means there is no messing around with
1711 money.

1712 Ms. Kassel stated ok. Thank you.

1713 Ms. Kramer asked have you ever served on any boards before?

1714 Ms. Wilzynski stated I have not served on boards but I have served on particular
1715 committees that are with the FBI like human trafficking so it will work with your sheriff's
1716 officers and your FBI and things along those lines. I am your Pulse therapist, so I am the
1717 crazy person who went to the FBI and yelled at them because they were doing things wrong
1718 and inappropriately.

1719 Ms. Kramer stated have you had any experience in public service or government
1720 before?

1721 Ms. Wilzynski stated oh, you asked those questions backwards. I am actually the SAC
1722 Secretary for my kid's school, and I have been for the last few years. I am the only parent
1723 out of over 500 students that is actually walking around even even doing stuff for the
1724 school because no one knows about it. It is PATHS, but these kids are such good kids that
1725 no one knows anything about them, so I am literally out there getting teacher affirmation,
1726 teacher appreciation, stuff and things along those lines and getting business partners for
1727 them, working with Mr. Arnot so that we can get their skill sets going for our schools and
1728 so we have better educational programs available for them. So, I have done that one and
1729 know there is one more, but I do not remember what that one was, it was a few years ago.
1730 Basically, yes.

1731 Ms. Kramer asked financial disclosure?

1732 Ms. Wilzynski stated you can have it, enjoy.

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1733 Ms. Kramer asked what do you want to accomplish in serving?

1734 Ms. Wilzynski stated one, I do like the idea of, do not kill me, adding a little bit of an age
1735 difference because you do have a level of maturity that is on that side of the table. I am not
1736 as experienced in life so there is a learning curve before you guys can teach me stuff but
1737 there is also stuff that I can also assist with. And I really do see we have a gap when it
1738 comes to providing for our kids. We have baby babies, we have got toddlers, we have got
1739 our elementary school kids, middle schoolish, sort of kind of, that is why they are still
1740 painting the bridge every time you turn around, the tunnel I mean. And then we have our
1741 high school kids that literally just walk around. You will see them all summer walk around.
1742 If they are not into sports, they do not have something. So it is one of those things I would
1743 like to figure out how we can get a little bit more for them, something they can be involved
1744 in, and at the same time maybe also find out a little bit more family stuff like I know
1745 Jennifer Harmony does a lot of stuff for families but doing something on a more regular
1746 basis that would allow for them, I am a family and marriage therapist, so get the families
1747 more together. Especially at those special ages, I mean I have got a 14 and 15 and a 17-
1748 year-old.

1749 Ms. Kramer stated thank you very much, any follow-up questions?

1750 Mr. Leet stated thank you very much.

1751 Ms. Phillips stated I have just a light-hearted one. You mentioned the children, but
1752 where is the stuff for senior citizens?

1753 Ms. Wilzynski stated the senior citizens are actually in my home, so you can come on
1754 over and I will play canasta with you because I am a canasta. I also play spoons, but I do
1755 not play it fairly, so I warn you now. I am very very competitive. We play games with my
1756 in-laws like there is no tomorrow so yes we definitely.

1757 Ms. Phillips stated well you were talking about diversity, but you left out the old people.

1758 Ms. Wilzynski stated I am not trying to leave them out I just want to understand that
1759 since we do have an active living area now that they are not actually is left out as we thought
1760 before. We still do have a hole for our teens that are going towards high school and high
1761 school or the ones that are dual enrolling and doing both college and high school at the
1762 same time and that is a hard where they need something to be able to relax and decompress
1763 their brains. Thank you.

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1764 Ms. Kramer stated thank you very much, and those are seven applicants for the position.
1765 So, I do not know if you want some discussion before the Board or anybody feels strongly
1766 enough to put a particular candidate forward or how you all want to handle it.

1767 Mr. Leet stated everyone has given all their background and everything. I do not think
1768 we have any follow up questions for anyone specifically. A question for Mr. Eckert, would
1769 it make sense, and procedurally is it okay, if maybe it would be appropriate for the Board
1770 to maybe do like a ranked voting kind of thing? Like if we put.

1771 Ms. Montagna stated I do not think that, talk amongst yourselves or however you would
1772 like to do it is entirely.

1773 Ms. Kramer stated it is a little after eight and I need to take a quick break, so if you all
1774 want to talk, I will be right back.

1775 Ms. Phillips asked did you say make a motion?

1776 Mr. Eckert stated what I usually see is each person would say hey these are the two that
1777 stuck out to me for this particular position, and everybody would understand, you should
1778 not get hurt feelings, I mean there is just one out of seven that is going to be selected and
1779 there is going to be opportunities that come up in the future. But each Board member would
1780 say ok well these are the two that I think are the the best fit for me and you can say why
1781 and then move on down and you may find out that you have a general consensus by going
1782 through that kind of a process, and then there be a motion and a vote. But I think a little bit
1783 of discussion among the Board members prior to just throwing one name out there, I think
1784 would be a good idea.

1785 Ms. Montagna stated I just would not get into ranking.

1786 Mr. Leet stated well I would just like to again thank everyone that participated. The
1787 Supervisor of Elections is where you look if you are not chosen tonight and still have this
1788 same desire to contribute. I would hope that most of all of you consider that in the future
1789 because the the engagement is really, really affirming. It is really good to see that.

1790 Mr. Eckert stated we can wait for her to come back.

1791 Ms. Phillips stated well I am no further ahead now that I was before I came to the
1792 meeting. I really think you are all phenomenal and even you Mr. Meek. I do not have
1793 anything, I know you would be a very valuable asset to this Board, and so I hope that my
1794 comments I think we could come to an agreement and I think we had a misunderstanding

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1795 before from your answer. So anyhow, so yes I am afraid I am not going to be a very good
1796 CDD Board member tonight because I do not want to let anybody go.

1797 Ms. Kassel stated so, I will just say, and I do not know how much value this whole
1798 thing, but just to offer to everybody who is a candidate that how I am going to make my
1799 decision, right? So my decision is based on several factors not just on the questions I asked,
1800 it is on the information that was provided by each person when they applied as well as what
1801 their background is, how they have handled other people, other business situations, how
1802 they conducted themselves during the interview and just a sense of how well we might be
1803 able to work together to affect positive changes in the community. So, I am just putting
1804 that out there that these are the criteria that I am using in my decision.

1805 Ms. Kramer stated my apologies for stepping away.

1806 Mr. Leet any other discussion like along those lines? I will take my top three.

1807 Ms. Kramer stated I am sorry.

1808 Mr. Leet stated I am not sure if there is any other discussion along the lines of what
1809 Ms. Kassel had I can go ahead and give my three, I guess.

1810 Ms. Kramer stated go ahead.

1811 Mr. Leet stated ok my top three would be Chokanis, Skalyo and Wilzynski.

1812 Ms. Montagna asked can we do first names?

1813 Mr. Leet stated Lucas, Michael, and Violetta.

1814 Ms. Kramer asked oh, are we doing top three?

1815 Mr. Eckert stated top two, top three, the reason why we do this is once you have heard
1816 that then you can focus on, ok well why did you have this person and you all can have a
1817 discussion. You may realize that you have a consensus, and you did not know it unless
1818 you discuss it.

1819 Mr. Leet stated If we all give our top two or three and there is only one that is in
1820 common then that is that is the decision, basically.

1821 Ms. Phillips stated all right, Ms. Phillips do you have any, or do you want me to go? I
1822 will go. Again, Mr. Chokanis, Mr. Davis, and then Mr. Skalyo.

1823 Ms. Kassel stated I have the same three,. Mr. Skalyo, Mr. Davis, Mr. Chokanis.

1824 Ms. Kramer asked Ms. Phillips, do you have a preference?

1825 Ms. Phillips that was Mr. Chokanis, Mr. Skalyo, Mr. Davis and his was Mr. Chokanis,
1826 Mr. Skalyo and Ms. Wilzynski?

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1827 Ms. Kassel stated so Ms. Kramer and I shared closely, figuratively speaking.

1828 Ms. Phillips stated well when I looked at it at home before I came I actually had Mr.
1829 Chokanis on my radar to listen very carefully to what he said and Mr. Skalyo and Mr. Davis
1830 and the Meeks and.

1831 Ms. Kramer asked can I put a motion forward?

1832 Ms. Phillips stated yes you may because I am hopeless.

1833 Ms. Kramer stated I would make motion that we appoint Mr. Chokanis to the Board.

1834 Do I have a second?

1835 Mr. Leet stated with tremendous thanks to all that, yes, but with everything out there, I
1836 will second.

1837 Ms. Phillips asked are you doing that because I said I was? Oh, ok.

1838 Mr. Leet stated it is a motion we can keep discussing.

1839 Ms. Phillips stated yes, well because you had Mr. Chokanis and Mr. Skalyo, you all
1840 had Mr. Chokanis and Mr. Skalyo.

1841 Ms. Kassel stated and Mr. Davis.

1842 Ms. Kramer asked any further discussion? Hearing none, I call the question: all in
1843 favor?

1844 All Supervisors stated aye.

1845 Ms. Kramer asked any opposition? Hearing none, motion passes unanimously.

1846

1847 Ms. Kramer made a MOTION to appoint Mr. Lucas
1848 Chokanis to Seat 4 of the Harmony CDD Board of
1849 Supervisors.

1850 Mr. Leet seconded the motion.

1851 Motion passed unanimously.

1852

1853 Ms. Kramer stated welcome to the Board. I do very much want to thank everybody who
1854 was here and put their name in. Please there are sometimes that you notice Board seats
1855 open up for totally unknown reasons, we never know when they are going to come up so
1856 stay in touch with us. And, definitely, jump in on the election. It is a lot of work. I do want
1857 to say one thing that the election process itself is less daunting. I think a lot of people do
1858 not run because it is a formal election with a lot of strict laws and rules and things, but it is
1859 not as daunting as it seems, the Supervisor of Elections office is really good to work with
1860 and will guide you every step of the way so if you choose to go that route in pursuing the
1861 seat on the Board we would like to have you.

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1862 Ms. Phillips stated well that was a lot easier than what you guys went through tonight.
1863 Ms. Montagna stated hold on a second, I will read the oath for the record.
1864 Mr. Chokanis asked do I have to take the oath?
1865 Ms. Montagna stated yes, and I will have it notarized and everything for you, but I want
1866 you to read this.
1867 Mr. Eckert stated you should probably stand, as well.
1868 Mr. Chokanis stated ok.
1869 Mr. Chokanis recited the Oath of Office and elected to receive compensation.
1870 Ms. Kramer stated welcome to the Board.
1871 Mr. Chokanis stated thank you.
1872 Ms. Montagna stated now Mr. Eckert needs to give his speech.
1873 Mr. Eckert stated so you are now a public official just like a County Commissioner, a
1874 City Council person, which means you are going to be subject to various laws. The first
1875 one I want to talk to you about is called the Sunshine Law and that means that you cannot
1876 talk to another Board member about matters that may come before the Board for action
1877 outside of a publicly noticed meeting. So, if you see another Board member at the grocery
1878 store, you can talk about sports, community events that have nothing to do with the CDD,
1879 family, that is fine. You cannot talk to them about, hey, we really do not like the attorney
1880 we have, we want to go ahead and get rid of him. You have got to wait to wait and do that
1881 in the public meeting or landscaping issues things like that you just bring them up in the
1882 public meeting and if you want to figure out how to bring that up without talking to the
1883 Chair, talk to Ms. Montagna because what Ms. Montagna can do is she can go ahead and
1884 put it on the agenda either as a Supervisor Request or an agenda item so you will get the
1885 opportunity to be able to have that discussion. And the Chair will work with Ms. Montagna
1886 on making sure that happens yeah. I mean, well and she cannot be a conduit of
1887 communication either, under the Sunshine Law, but, and that applies to all forms of
1888 communication so text messages, emails, phone calls, verbal conversations, competing
1889 social media posts, which by the way social media is a terrible way to govern, that is my
1890 opinion. I mean it is great for providing information about the government but trying to
1891 shape policy has not worked yet. And so, the second issue is you are going to be subject to
1892 public records law so you know I see you have a notepad if you are taking notes after you
1893 have become a Supervisor those are all public records, you will need to maintain those.

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1894 You should have a separate email account address is what I would recommend, and she
1895 can work with you on that and so that way all your records are separate. If you should get
1896 an email about CDD business to a personal email or to a work email, forward it to that e-
1897 mail box so that the record is there. I also recommend, because of the public records law,
1898 you really do not text about CDD business, just because it is really hard to maintain and to
1899 produce those. Social media posts are also public records, once you make them, so if you
1900 are going to make those you have got to make a record of what you said, you know like a
1901 screenshot or something like that and be able to maintain that, so it is another reason I say
1902 to stay away from that. The final set of laws are really the Code of Ethics that are applicable
1903 to our official public officials in Florida. And the main thing there is if something is going
1904 to come up for a vote or discussion where you may have a personal interest, a financial
1905 interest, or any family member has a financial interest, you should reach out to me because
1906 certain family members, you cannot vote on those issues but depending on how close a
1907 relative they are, you can. Yes, you would reach out to me and I would tell you hey this is
1908 OK this is not OK. One of the things that is nice about Florida is if there is an appearance
1909 of a conflict and you do not want to vote on it because you do not want to give the
1910 appearance even though it is legally perhaps allowed, you can declare a conflict because
1911 nobody ever gets punished for over declaring a conflict and not participating in the vote .
1912 So, but other than that, I will give you my card, we will send you a New Supervisor
1913 Notebook which has a whole bunch of information about the District, Ms. Montagna's
1914 office will. But I would say Ms. Montagna will be your clearinghouse for questions and if
1915 it is purely legal, you can reach out to me but otherwise start with Angel and then she will
1916 bring me into the loop in the event that is something I should be able to help with. Ok?
1917 Welcome.

1918 Mr. Chokanis stated thank you.

1919 Ms. Kramer stated alright, and we hope you read the stuff we are going to go over next.
1920 We are going to look to you. And we are quite late in the evening, so I do not know if the
1921 Board wants to go through the entire agenda or if we want to hit on some high points.

1922 Ms. Kassel stated maybe we can table the fence proposals for now?

1923 Ms. Montagna asked can I ask one question, Chairman?

1924 Ms. Kramer stated yes.

1925

1926

1927

FIFTH ORDER OF BUSINESS

Staff Reports

1928

Ms. Montagna stated if you could bring that, the only thing I need from the you, and you can table everything else, I do not care, but if you could just bring up this.

1929

1930

Ms. Kramer stated the Symbiont?

1931

1932

Ms. Montagna stated so, what happened is at the last meeting, you approved one. Symbiont did not send us a proposal for a second pool heater that needed to be repaired, as well. They sent it after the fact, after our meeting so when we did the maintenance agreement that you all also approved at the last meeting, she would not sign it so inquired about it she said: well, it is because it is for two and we are not going to sign a maintenance agreement for two when the other one needs to be repaired. So, it needs to be repaired and this is the proposal and I apologize for not making it into the agenda, she just sent it to me.

1933

1934

1935

1936

1937

1938

Ms. Kramer stated so this is what is considered a walk on the agenda. It was not posted on the agenda and because of that we need to open up the public comment period and what this is our pool heaters are aging rapidly, they need some major work done. We approved some repairs, and, in fact, I understand it has already been done to one of the pool heaters, which is a little over \$3000. The second pool heater, this proposal is for.

1939

1940

1941

1942

1943

Ms. Kassel stated \$4131.66.

1944

1945

Ms. Kramer stated ok, and that will bring both of our pool heaters back up to a state of repair. I do want to be sure that everybody understands that these are very old heaters and information from the company is that we will be lucky to get a couple of years out of them.

1946

1947

Ms. Montagna stated they need to be replaced and you are looking at \$60,000.

1948

Ms. Kassel stated if we were to replace them.

1949

Ms. Montagna continued today, if we were to do it today.

1950

1951

Ms. Kramer stated so again at this time, I will open it up for public comment if anybody has a comment on the pool heater situation, whether to go forward with this or not again, we are halfway through the repair process. Do I see any public comment?

1952

1953

Ms. Marilyn Ash Mower, 6852 Butterfly Drive asked are you saying that the pool at the swim club has two heaters on it?

1954

1955

Ms. Kramer stated yes.

1956

Ms. Ash Mower asked Oh, ok, because the other pool is not heated right?

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1957 Ms. Kramer stated right. The other pool is not heated. These are two pool heaters that
1958 work in conjunction with one another so if you replace one, you have to replace the other.
1959 So that is the situation we are in.

1960 Ms. Ash-Mower stated ok, great, thanks for that.

1961 Mr. Chokanis asked as far as the new budget goes, when does the budget end for our
1962 year?

1963 Ms. Montagna stated October 1 through September 30, that is our fiscal year. So, we
1964 always start a new budget October 1. There are deadlines to get the budget approved, the
1965 first deadline is for June 14th or 15th.

1966 Mr. Eckert stated at least June 15th.

1967 Mr. Chokanis stated so it is my opinion, summer is coming up maybe that one heater
1968 might suffice for the time being. I do not know if that is an option or not but they are they
1969 are very expensive right and I do not know what our budget is right now, I just got on but
1970 we are getting to warmer time sometimes the pool is very hot it is it was like a bathtub.

1971 Ms. Montagna stated agreed, but your residents probably would not agree with you at
1972 that very moment that you just stated that. The comments we get is if that pool is not 80
1973 something degrees, we get inundated.

1974 Ms. Phillips stated and if we spend money to replace the heaters, we are going to get
1975 inundated so welcome to the Board.

1976 Ms. Kassel stated here is something I should have asked everybody, how thick is your
1977 skin?

1978 Ms. Kassel so we have already spent \$3000.00 something dollars, we are looking at
1979 spending another \$4000.00, which is about what 12% or so of what it would cost to replace
1980 the heaters which we probably are going to have to do in another couple of years. At a
1981 current price of about \$60,000, and we have lots of projects we are trying to accomplish,
1982 and we have limited reserves, so my sense is maybe we need to just bite the bullet on this
1983 and get through the next couple of years while we are saving more reserves to be able to
1984 replace the heaters. Replacing the heaters will be coming out of reserves, correct?

1985 Ms. Montagna stated yes. Definitely if you are going to approve this with exactly what
1986 you just said, keep in mind that over the next cycle or so you need to start stashing that
1987 money because they are going to have to be replaced. You really do not have an option.

1988 Ms. Kramer right if we decide to do the pool heater.

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- 1989 Ms. Montagna stated correct.
- 1990 Ms. Kramer stated, and I am sure I will get comments about that.
- 1991 Ms. Montagna stated, yes you will.
- 1992 Mr. Leet stated one year, there is one year warranty on this particular work being done.
- 1993 My understanding that would be 60,000 to replace the the set of both heaters.
- 1994 Ms. Montagna stated yes, \$30,000.00 just under \$30,000.00 for each one, but that is
- 1995 today's pricing.
- 1996 Mr. Leet stated yes. Based on that, I would move to approve the total \$4131.66 for the
- 1997 repair of the second heater.
- 1998 Ms. Montagna stated ok.
- 1999 Ms. Kassel stated second.
- 2000 Ms. Kramer stated I have a motion and a second to go ahead and pay the amount for
- 2001 repair of the second heater. Do I have any further discussion? All in favor?
- 2002 All Supervisors stated aye.
- 2003 Ms. Kramer asked all opposed? Hearing none, motion passes unanimously.
- 2004
- 2005 Mr. Leet made a MOTION to approve the Symbiont
- 2006 proposal to repair the second pool heater in the amount of
- 2007 \$4131.66.
- 2008 Ms. Kassel seconded the motion.
- 2009 Motion passed unanimously.
- 2010
- 2011 Ms. Phillips stated I am just so wishy-washy tonight. Oh, if you would have suggested
- 2012 we replace them now, I would have said yes and if you are saying this because both ways
- 2013 have, they are right.
- 2014 Ms. Phillips stated well I am at the age now that I just get new stuff because I am not
- 2015 going to be around long enough to enjoy it if I wait.
- 2016 Mr. Chokanis asked has this been repaired before?
- 2017 Ms. Kramer I think second.
- 2018 Ms. Montagna stated second proposal, the second repair.
- 2019 Ms. Kramer stated the second major repair. The problem was that we did have a
- 2020 maintenance agreement on them and, for whatever reason back a number of years stop they
- 2021 dropped the maintenance agreement, so they were not properly maintained.
- 2022 Ms. Kassel stated they are also 20 years old.

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2023 Ms. Kramer stated they are aging. And that is one of the main things with the District
2024 right now is that almost everything is 20 years old and so there is a lot of deferred
2025 maintenance that we now need to address. That is where we are. Any other critical items?
2026 I think the fence.

2027 **A. Field Manager Report**

2028 **i. Fence Proposals, A&C #7101, Ashley Fence, Lazrazy Fence**

2029 Ms. Kassel stated I move to table 5Ai, the fence proposals until the next meeting. I
2030 would like to table it.

2031 Ms. Kramer stated that is ok.

2032 Ms. Phillips stated part of that though, can we find out if we are required to have a
2033 fence.

2034 Ms. Kramer stated we will definitely look into that because that is going to be one of
2035 the questions. For Mr. Chokanis' benefit I do not know she got to that section in the agenda,
2036 but replacing our frontage fence, it looks like it is going to cost between anywhere from
2037 \$120,000 to \$180,000. Yes that is that white fence.

2038 Ms. Kassel stated but that is to do it all at once.

2039 Ms. Kramer stated yes, so that will be something we need to figure out.

2040 Mr. Chokanis asked the same wooden fence or are we looking at?

2041 Ms. Kramer stated that it is all PVC.

2042 Ms. Kassel stated it is all recycled PVC.

2043 Ms. Kramer stated and again it is 20 years old, so the sun damage is crumbling it. So,
2044 we either need to replace it or remove it and do something else. So that is something to
2045 think about.

2046 Ms. Kramer asked from our field management folks, is there anything critical that needs
2047 to be addressed for Field Management?

2048 Ms. Montagna stated I want to introduce Jeison Castillo. He has been out here for a few
2049 weeks now. He will be moving into that, he actually already has moved into that field
2050 manager position. I am sure you have seen him out in the community working, doing
2051 things, so I just wanted to formally introduce him.

2052 Mr. Castillo stated hello, nice to meet you all.

2053 Ms. Kassel stated cool spelling of Jeison.

2054 Mr. Castillo stated thank you. You can thank my mom for that.

2055 Ms. Kramer stated it is wonderful to have you on board, and are there any questions.

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2056 Ms. Kassel stated I just want to say you have heard of from residents, some of whom
2057 were running, about some of their complaints about the condition of a number of the
2058 amenities and you are going to be not only in charge of those amenities but
2059 also liaison with landscaping. Which we have a new landscaper, and hopefully it does not
2060 fall down within three months. You have got your work cut out for you.

2061 Ms. Kramer stated we look forward to having you on board. The only other thing that
2062 the field manager, unless there is something critical Brett, or? I do want to give you an
2063 update on moving because we do, again, have to move the field management out of the
2064 same area as we do the RV lot. I did speak with Ms. Amy Templeton at the County. She
2065 said that moving into Ashley Park.

2066 Ms. Kassel stated well it is the Ashley park swim club concessions area right?

2067 Ms. Kramer stated right. That concession area at Ashley park, at the pool, would be ok.
2068 We would not have to do anything except for if we are making any shifts in walls or
2069 anything we would have to get a building permit for internal changes, and she said that
2070 would go through without any problem at all. When I talked to her about the possibility of
2071 using that U-2 track on either end, she said what she would ask us to do is to do a rough
2072 plan, it just does not have to be a formal or fancy, a rough drawing send it in there will not
2073 be any charge or anything they can run it through to make sure that that would be okay
2074 there. So, we can go ahead and pull something together to get her yea or nay on that.

2075 Ms. Kassel stated ok, and that will be brought to us at the next meeting?

2076 Ms. Kramer stated yes we will bring that back here.

2077 Mr. Perez asked just for verification Ms. Kramer, who is bringing that back? Is that
2078 somebody's rough plan? Is that us? Is that David?

2079 Ms. Kramer stated the rough plan, I do not know. But I do not know, can you guys do
2080 it or?

2081 Ms. Montagna stated the rough plan? Like how rough are we talking? If it super rough,
2082 we can totally do it. But if it is.

2083 Ms. Kassel stated I think it is just they want an idea where a building is going to be on
2084 a plot. Whether there is any fencing, the size of the building.

2085 Mr. Perez stated I can quasi draw it, but I want someone to review it.

2086 Ms. Kramer stated I have got computer tech. But you will need to give me dimensions
2087 and what all it needs to be.

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2088 Ms. Kassel stated, and this is for the storage area.

2089 Ms. Kramer stated let us not call it the storage area, it is the Community Maintenance
2090 Facility. We need to use key words. And we just need to draft up basically what the parking
2091 area, and so I will get with you on that, and we will work together.

2092 Ms. Montagna stated Ms. Kramer, Mr. Perez, and Mr. Castillo will work on that.

2093 Mr. Leet asked can we, since it came up earlier and I know you been in communication,
2094 Mr. Perez, can you give us an update on the splashpad?

2095 Ms. Kassel stated oh yes, and the boat.

2096 Mr. Leet stated I mean, in the report I see that there are several like several maintenance
2097 items that were brought up: seats are being ordered up, I see upholstery scheduled to be
2098 done, maybe I missed it if there is anything specific for the splashpad and that there have
2099 been recent developments with that so.

2100 Mr. Perez stated let me go on the boat first. So last year the boat concern was batteries,
2101 which have since been replaced. The trolling motors that are on the boat have been there
2102 since I know prior to Vincent being in his position, so the newer trolling motors are brought
2103 on, the front mounted trolling motors are Minn Kota, they are a higher brand apparently.
2104 The older motors were made by Valley, I believe, Vessel. I knew it began with a v, which
2105 I have never even heard of. I think they were purchased off of Amazon at some sort of
2106 cheaper price. I do support moving to a larger, more reputable, trolling motor just because
2107 I have a boat myself. We are looking at some sort of battery inverter to help transfer power
2108 from one to another and kind of balance it. I will tell you that I have been in constant
2109 communication with the gentleman here tonight. He basically said that is useless, the power
2110 inverter. My suggestion was I was going to talk to Ms. Montagna about this tomorrow; let
2111 us just, we found them they are in stock they are rear mounted with transom mounted 80-
2112 pound thrust trolling motors, they are hard to find. He did actually locate them. I would
2113 recommend that we move forward with them.

2114 Ms. Montagna asked how many?

2115 Mr. Perez answered there are two, one for each.

2116 Ms. Kassel asked do we need any kind of purchasing protocol?

2117 Ms. Montagna stated if it goes above there, they need to get a bunch of quotes.

2118 Ms. Kramer stated no, they just have to get two.

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2119 Mr. Perez stated we have to get two, but Bass Pro Shops does not carry them, at least
2120 the Minn Kota transom mount. So, they are challenging. Even Amazon was like out of
2121 stock, you know so.

2122 Mr. Leet asked but the pricing does that not meet the?

2123 Mr. Perez stated yes it does. So, even like we have looked, so that is why, I have since
2124 shared it. I did share it with Ms. Kramer the quote and I gave some explanation and again
2125 that was driven from the resident earlier.

2126 Ms. Kramer stated what we need to understand though is we have to be careful. These
2127 eat batteries like crazy. And the problem is we give our residents instructions to not go past
2128 half throttle and do not drain the battery more than halfway down. Unfortunately, those are
2129 frequently not followed, so we really need a cutoff mechanism that cuts the battery off at
2130 half charge. If you draw a battery all the way down constantly and charge it back up and it
2131 destroys the battery. So that is what we need to find some way to control that discharge so
2132 that, and maybe it is just really hammering that home, that your deposit is going to be
2133 affected if you bring it back less than half charge or something. But I will leave it up to you
2134 to find a way to manage those batteries because they are they are not an outrageous expense
2135 they are \$120.00 bucks a piece.

2136 Mr. Perez stated we are going to more deep cycle marine batteries again. Some of the
2137 older batteries that were purchased were just generic car batteries that you can still use, but
2138 you want deep cycle. The guys are checking the batteries, it is more or less just sometimes
2139 they come in and there is not a lot of trickle time. You do not get that trickle charge is what
2140 you want but you have got to turn back around because they are rented back out. So, you
2141 do not get that good charge on them sometimes that you need. In terms of the maintenance
2142 of the boats; I will speak on this, and I explained it to the gentleman, as well. even prior
2143 this stuff nobody is a boat mechanic so the thought too was if we get these trolling motors,
2144 the ones that we have we are not going to just discard, you know, yes there is some issues
2145 with them the one vessel that is not working that he was referencing is still under warranty
2146 we are getting parts from the vendor they have to ship them in but we are going to hold on
2147 to that once the repairs are made so that it can have an issue with one of these transom
2148 mounts, it will not take it out of service necessarily. We will be able to switch the motor
2149 out right and hold on to them. So, you know that is key. Yes the boats are down on
2150 Tuesdays, but none of our guys are boat mechanics. Even pulling apart an electric trolling

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2151 motor, so then we have to take it over to Toho and we have to, you know, I will be honest
2152 repairing boats, just if you have ever owned one, it is a hole in the water that you throw
2153 money at regardless if it is a gas motor or not. Toho is not going to be cheap, and we have
2154 to take it to another marina, so sometimes that does delay the repair process, so having
2155 those extra ones in place will help. Yes?

2156 Ms. Kassel stated about the Tuesday thing, that is a rest day for the lake. That is not a
2157 maintenance day for the boats, just to clarify for anybody listening. It is not a maintenance
2158 day for the boats, it is a rest day for the lake . So that the lake can environmentally be
2159 healthier than if we are constantly out on it all the time.

2160 Mr. Perez stated the other quick suggestion. I know you, and I have talked about in the
2161 past, I still think we should look at some form of awning cover overhang of the boats can
2162 physically be stored underneath because I think this is the third or fourth time in a year we
2163 have reupholstered seats.

2164 Ms. Kramer stated yes, we need some type of covers, either an awning or covers for
2165 the seats that can be put on.

2166 Mr. Perez stated well I am just saying even putting the vessels underneath some sort of
2167 overhang, because the sun is just beating them up. I mean it really is.

2168 Ms. Kassel stated the wind on the lake, I am guessing that something to cover the seats
2169 on the boat instead of a structure that can easily get blown over in the wind when we have
2170 our.

2171 Ms. Kramer stated we would have trouble getting the permits from the Army Corp of
2172 Engineers.

2173 Mr. Perez stated we can get seat covers. He mentioned that the one holds water.

2174 Ms. Kassel stated I mean something to cover the seats, not a seat. Once it is recovered,
2175 something to cover the seats when it is not used.

2176 Ms. Kramer stated and then the guys when they get it ready for somebody to go out,
2177 they just pull them off. And maybe we can get a dock box out there that they can put them
2178 in and then back on.

2179 Ms. Phillips stated they are going to get eaten up.

2180 Ms. Kassel stated yes, but they are not as expensive as reupholstered.

2181 Ms. Phillips stated I will say, the one boat, the smallest pontoon boat.

2182 Mr. Perez stated that is the oldest one in the fleet too, if I am not mistaken.

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2183 Ms. Phillips stated it is the one my grandson and I love to go on, because it is a sturdy
2184 boat.

2185 Ms. Kramer stated, and we just need to do some maintenance on it. I think I mentioned
2186 it.

2187 Ms. Phillips stated yes, but it does not look nice though, but I bring a beach towel to
2188 sit on when I go on the boat.

2189 Mr. Perez stated yes, so that that covers the, I think it dots the Is and crosses the Ts on
2190 the boat conversation. Obviously, we will get the mud daubers taken care of and make sure
2191 trash and stuff like that is addressed. The splash pad. The update on the splash pad so VFD
2192 vendor came out, which by the way he has not invoiced us for any of the work he is done,
2193 he is actually done it kind of just.

2194 Ms. Kramer asked now this is the board that runs it?

2195 Mr. Perez stated yes. So, the way this splash pad works the splash pad has a VFD,
2196 which is variable flow device, that tells the pump to increase pressure, increase RPMs
2197 decrease RPMs, it is a computer. And that has a cycle, so the splash pad would cycle
2198 through different things so that VFD is basically the computer telling the pump that we
2199 just replaced what to do. Once we put that in we called the VFD guy to come back out,
2200 program and get it going. He was like I cannot get it to ramp up more than 60 hertz on the
2201 motor. So, his initial thought, working with the VFD's, was there has got to be some sort
2202 of clog in the lines, the solenoid is bad, so and so forth. We reached out to eight vendors,
2203 Jeison? Seven vendors? Seven or eight vendors to come out to get a deep clean. Most of
2204 them are like, no we do not do that work or we are too busy. I know we reached out to a
2205 vendor we used at Vista Lakes to come out, who works on fountains. They were like, listen,
2206 we are slammed we cannot get out. Finally, we got Florida Aqua Group to come out, did
2207 the deep cleaning I think it was \$300.00 or \$400.00 on it, not a massive expense but some
2208 expense. He did it, started working with the VFD, again could not get it to ramp up. So,
2209 finally we asked him for a recommendation, it is called Fountain Professionals LLC, they
2210 are out of Sarasota. They are coming next Tuesday, correct, this coming Tuesday, sorry, to
2211 work on it, we do not have a quote on it yet, but from what Jeison mentioned in speaking
2212 with them is that it is not going to be very cheap. Because they have to get the programming
2213 from the VFD and program the pump to run that cycle, so I do not have that cost yet, but
2214 we have exhausted a ton of effort and time trying to get the VFD with the guy that does

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2215 pumps and VFDs, I am thinking more along the irrigation side, because they use a lot of
2216 VFD's to vary flow their 75 horsepower pumps. But next week, Tuesday, they should be
2217 coming out, I just do not have a price yet. So, as soon as I find that out we will share it with
2218 the Board, obviously I am not asking for approvals because you cannot do that in an email,
2219 that is for your sake, but we will notify you once we get a price and Jeison will follow up
2220 with them again tomorrow. So, we realize and recognize that this is a heavily used amenity.
2221 Mr. Leet has been, every week for the last three weeks, four weeks, and we have been
2222 communicating back and forth I have been giving him updates. It has been difficult getting
2223 people to come out and work on it, to be honest.

2224 Mr. Leet stated in the interest of facilitating would it make sense, and would the Board
2225 agree should we maybe do, even not having pricing, but maybe a not to exceed? Or do we
2226 want to, in the interest of.

2227 Ms. Kassel stated we have no idea.

2228 Mr. Perez stated well we can follow the procurement policy. I think is is probably the
2229 best way to do it, because once it gets over a certain threshold I think Ms. Kramer has an
2230 authority to approve, so I do not, knock on if this is real wood, I do not anticipate it being
2231 over Ms. Kramer's threshold.

2232 Mr. Leet stated ok.

2233 Mr. Perez stated I hope not.

2234 Ms. Kramer stated otherwise you may have to consider more than that.

2235 Mr. Leet stated and one more question, I know the gate was brought up. With the
2236 equipment and all of that, what is the status on that?

2237 Mr. Perez stated so we did get separate pricing. We were able to find another Door
2238 King dealer, they are called Controlled Access Systems, and their quote to replace that
2239 same board was actually like half the price of TEM. So we went with that price, which is
2240 a good thing. They drug their feet on getting out here. They were supposed to be here last
2241 week Tuesday, did not show up. Then they came out last week, Friday, started doing work
2242 then had to go fix something or something, I will let Jeison speak on that because I did not
2243 understand it completely, but they started working on it last week, Friday. They had an
2244 issue that some of the cards in the last two to three months with some of the work they did
2245 probably have to get reprogrammed so Mr. Morrell and Mr. Castillo are now reaching out
2246 to all the people that they have sent cards to the last couple weeks, or months, to get them

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2247 to send their card numbers back in so we can get them back into the system and they should
2248 be here tomorrow, Jeison? Tomorrow Controlled Access should be here to finish that.

2249 Mr. Leet asked so, the current state is that it is still being repaired but after tomorrow
2250 we are thinking it will be working except for the last few months of cards that need to be
2251 updated?

2252 Mr. Perez said that is the correct assumption. As soon as Jeison informs me I will make
2253 sure you all are aware of it.

2254 Ms. Kramer stated I thought it was working now. I thought that is what I got in an
2255 update.

2256 Mr. Perez stated well yeah, I mean that was what it was supposed to be.

2257 Ms. Kramer stated ok.

2258 Ms. Phillips asked am I correct in understanding that a person might be able to open
2259 that gate, but they cannot get into the boats?

2260 Ms. Kramer stated right. You cannot get down to the boat house.

2261 Ms. Kramer stated they can get down to the kayaks, canoes, and sailboat but not the
2262 motorized boats.

2263 Ms. Phillips stated if they are brave enough to walk through that and get a canoe, they
2264 could get to the boats by water, but.

2265 Mr. Perez commented now you are releasing all the secrets, Ms. Phillips.

2266 Ms. Kassel stated but there are no oars. The oars are locked away.

2267 Ms. Phillips stated oh, well. I am not reaching in that water. But I think there are a lot
2268 of people that think people are able to go to our boats because of the gate, and that is
2269 not the case.

2270 Ms. Kramer stated yes, right.

2271 Ms. Phillips stated but a lot of people have never been back there so they just.

2272 Mr. Perez stated that is something else that we will talk about for capital expenditures,
2273 down the road, the gate access.

2274 **A. District Engineer Report**

2275 Ms. Kramer stated District Engineer, anything critical and needs to be addressed?

2276 Mr. Hamstra stated no.

2277 Ms. Kramer stated we did go out and everybody looked at Billy's Trail and what we
2278 need there is a culvert or two? Or one?

2279 Mr. Hamstra stated there are two culverts, one in the middle by the wetland

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2280 conservation area and then one at the very end of the cul-de-sac. I went with Mr. Leet, Mr.
2281 Dwyer, and then Ms. Kramer, beforehand, to make sure we had a clear understanding.
2282 Separately, yes, I am not starting anything. Clear understanding, we are staying within the
2283 CDD property not going into the conservation area, so we are all in agreement. The stake
2284 that Mr. Leet or Mr. Dwyer said is the correct stake for the culvert in the middle, and we
2285 went back and forth on our options by the cul-de-sac and think we are in agreement what
2286 to do there.

2287 Ms. Kramer stated, and you mentioned you might have somebody that you are aware
2288 of, a smaller firm, that could come out and do the culvert setting.

2289 Mr. Hamstra stated there is a company that we have used for their CDD's they used to
2290 be called Sytes, now they renamed themselves, but they are perfect for this size/type
2291 project.

2292 Ms. Kramer stated I do not know that we want to have our field people setting a culvert.
2293 Because you know you have to have the proper slope and that can affect that conservation
2294 area on both sides of the trail.

2295 Ms. Kassel stated so what is the next step? Do field services contact this person?

2296 Mr. Hamstra stated I have to do a one sheet special at the two locations like 11x 17
2297 sketch. I will then give it to one or two companies to get a soft bid that I can bring back to
2298 the Board and then you can authorize.

2299 Ms. Kassel stated so we should have that the next meeting.

2300 Mr. Hamstra I sure hope so, yes. Just like Mr. Perez and everyone else, we are getting
2301 little to no response, just everybody is really busy.

2302 Mr. Hamstra stated now the other thing we are discussing while there is the update the
2303 contractor provided which I thought was a very (unintelligible) it documented his
2304 conversations with CCI.

2305 Ms. Kramer stated this is for the paving project and it really turned out weird because
2306 here we came right up to it we expected a lot of information to go out for residents; letters
2307 and signs, a week in advance and everything was to be coordinated. Came right up to it and
2308 nothing was coordinated but in the same vein, the contractor was not ready either because
2309 of some equipment issues. So, we have got another chance to do this right guys.

2310 Mr. Hamstra stated we have the map we did originally, which will be updated and that
2311 is the color-coded map that Mr. Leet will put on the website that shows each of the five

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2312 phases and different colors are for one allocation and then.

2313 Ms. Kramer stated we are doing the Orange one first, so behind Primrose Willow.

2314 Mr. Hamstra stated yes the same order, we will just shift it accordingly.

2315 Ms. Kassel stated but the bigger question is communication right because there was no
2316 communication.

2317 Ms. Kramer asked who is going to coordinate? It is my understanding now that CCI is
2318 coordinating with waste haulers and the mail.

2319 Ms. Hamstra stated they will personally reach out to Postal Service and to Waste
2320 Management.

2321 Ms. Kramer stated ok, and so they will coordinate. Now, will they it says here, they
2322 will even put door hangers on the doors. That will communicate that.

2323 Mr. Hamstra stated if needed. As you read this you will see that the road will not be
2324 closed 24 hours a day for a month. They will do the work in the morning and when they
2325 go home at the end of the day people can go back on the alley and park their car. they
2326 cannot afford to have people go in and out every day because they got to stop, get out of
2327 the way and that is just not going to work. You are going to get delay claims and so it was
2328 understood that when you go to work in the morning, you can come back at night to go
2329 home and go to sleep but we cannot have traffic in and out all day.

2330 Ms. Kramer stated do not come home for lunch.

2331 Mr. Hamstra yes, or just park on the street.

2332 Mr. Chokanis asked is this the same company that did Five Oaks?

2333 Mr. Hamstra stated no.

2334 Ms. Kassel stated no that was the County.

2335 Ms. Kramer stated we wanted to piggyback with them, but they had the companies
2336 lined up, I mean, the projects lined up.

2337 Mr. Hamstra somebody asked why the County is not doing the work because it is CDD
2338 property, and it is not a County right of way. And they will allow the garbage trucks, if it
2339 is going to be Monday or Tuesday or Monday and Wednesdays, they will stop that day to
2340 get the garbage truck in and out of there and then they will continue, so they are not going
2341 to make people move trash to the front.

2342 Ms. Montagna stated it is Monday and Tuesdays.

2343 Mr. Hamstra stated Monday and Tuesdays. Whatever they are going to be told they

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2344 will make the accommodation, because they usually get here, everybody is there, from the
2345 start in the morning and when they leave they know they are done for the day they can
2346 continue.

2347 Ms. Kassel stated so this talks about door hangers, but how are we, how else are we,
2348 going to notify residents.

2349 Mr. Hamstra stated you are going to see what they call Maintenance of Traffic (MOT)
2350 signage, area under construction. I mean that will be obviously a dead giveaway.

2351 Ms. Kassel asked but in advance? Well before the construction begins about the mail,
2352 and about the trash, and about the recycling.

2353 Ms. Kramer stated to reassure our residents.

2354 Ms. Kassel stated this weekend was the first time ever in my 14 plus years of being a
2355 Supervisor where I felt like, crap, I do not want to do this anymore. Because the
2356 communication was clearly so poor, and residents were saying you know everybody was
2357 saying what are we doing here? We did not hear anything about this, we do not know
2358 anything about it, we do not know what to do. I did not have any answers. I had to call poor
2359 Ms. Montagna and Mr. Perez at 5:00 o'clock on a Sunday afternoon, or 7:00 o'clock or
2360 whatever time it was. I had people coming to my house.

2361 Ms. Kramer the frustrating thing was, that at the last meeting we specifically said we
2362 want all the, and there is not that many residents in any one phase, but we wanted all the
2363 residents informed and provided with the information at least a week in advance , so we
2364 can get some signs up and everything.

2365 Ms. Kassel stated so my question is: how is that going to happen this time?

2366 Ms. Kramer stated yes, that is what we want to know. I am not saying, I thought it was
2367 going to be our staff. I did not think you were going to do it. I did not think the company
2368 was going to do it, but it all fell apart. And there were a lot of upset residents and we do
2369 not want that to happen again, so again, if we know that CCI is going to do it, then that is
2370 fine but what I would like to do is make sure that in addition to whatever CCI does that we
2371 get the information they obtained on postal service, garbage and use of alleyways, too, so
2372 you can put it in a letter.

2373 Ms. Montagna stated so David, CCI is going to provide us, what kind of looks like this,
2374 a bullet point waste management, like you said. They are going to say they are going
2375 to wait to start construction on Mondays and Tuesdays. Once they get all that ironed out

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2376 we will send you that. I will put together something like this that can go to everyone.
2377 Ms. Kramer stated perfect.
2378 Mr. Leet stated and get it on the website too.
2379 Ms. Montagna stated sure, that is on you.
2380 Ms. Kassel stated, and I can post it to Facebook for those who read Facebook.
2381 Mr. Chokanis asked your definition of morning and night; can we offer the times?
2382 Mr. Hamstra stated they usually do from 7:00 a.m. to 5:00 p.m. and maybe they do four-
2383 day weeks, I am not sure what their exact schedule but all that will be itemized.
2384 Mr. Chokanis stated if we can offer a time and limits it would help a lot of the community.
2385 Ms. Montagna stated it will be on the sheet.
2386 Ms. Kramer stated so we are firm on how we get the word out.
2387 Mr. Chokanis asked are we allowed to post on Facebook, like news like that?
2388 Ms. Kassel stated so one of us can post something for the residents but if there is anything
2389 that could possibly come before the Board for future decision on that issue, nobody else
2390 can respond no other Board members.
2391 Ms. Kramer stated and it is better that you do not put it on
2392 Mr. Leet stated like he mentioned that is subject to record keeping so anything you do
2393 you should be, whether it is just forwarding a screen shot to your district e-mail address or
2394 something like that, anything that you say, in your capacity as a Board member, wherever
2395 the forum, it is public record.
2396 Ms. Montagna stated if more than one Board member is replying on a post, that creates
2397 a Sunshine violation.
2398 Ms. Kassel stated if it is an issue that is going to come before the Board for
2399 consideration.
2400 Ms. Montagna stated no.
2401 Mr. Eckert stated that is correct. The Sunshine Law is you cannot talk another board
2402 member about matters that may come before the board for action. I think that means
2403 discussion, so if it is anything like that, you cannot do it. If it something that does not have
2404 anything to do with CDDs, or something the CDD did ten years ago that is never going to
2405 be revisited then technically it does not meet that criteria.
2406 Mr. Leet stated like I can read what she wrote in a magazine or something, that is CDD,
2407 but we are still not having a back-and-forth discussion.

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2408 Mr. Eckert stated as far as you reading it, but once you reply or say I disagree with you.

2409 Mr. Leet stated to Ms. Kassel's point, it is, yes you can say hey I am on the Board and
2410 here is what we did and here is what I think about something, but there cannot be any back
2411 and forth with other Board members.

2412 Ms. Kramer and Ms. Montagna stated the preference is stay off social media. That is
2413 the preference, even though it is difficult to do sometimes.

2414 Mr. Chokanis stated I was just thinking about how it would be easier to notify the
2415 residents.

2416 Ms. Phillips stated that is what we have been talking about.

2417 Mr. Chokanis asked can we do email?

2418 Ms. Kramer stated if we had everybody's email.

2419 Ms. Kassel stated we do not.

2420 Mr. Chokanis stated that we could get everyone's emails.

2421 Ms. Montagna stated as a public entity, the HOAs are a little different. They have all
2422 of your emails, you sign up for email blasts.

2423 Ms. Kassel stated yes, but they do not they only have probably sixty percent.

2424 Ms. Montagna stated yes, and Districts do not have that capability, we are subject to
2425 public records laws so typically what we do is we post up on the website. You have a
2426 District website that nobody really reads or goes on or maybe they do, so that is really our
2427 main form of communication.

2428 Ms. Kramer stated the problem with giving us your email is that it becomes public
2429 record and if scammers or whoever you want to request it, we have to hand it over to them.

2430 Mr. Hamstra stated I might suggest is just paying a bit of money and get it electronic
2431 message board. Just put it around the neighborhood and it will say.

2432 Ms. Kramer stated each phase is such a limited area. Mr. Dwyer was able to go up and
2433 down the street and tell everybody every update that came across.

2434 Ms. Kassel stated but we need something that you know.

2435 Ms. Phillips stated I think we could probably get an electronic sign.

2436 Ms. Kassel stated and not just for this. I am talking about, yes for this, but beyond that.

2437 Ms. Montagna we have signs put out, field already has them made. Signs at this
2438 entrance of the alley that will be put out as soon as we have the schedule saying this date
2439 it is going to start. As soon as I get all of the information from CCI detailed out, I will do

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2440 a little bullet point of everything and we will have field staff go and put it in on everyone's
2441 door or in their mailbox, one of the two. We will also post it online, Facebook, put it on
2442 your personal Facebook, whatever you want to do but we will get out as much as we can.
2443 We have asked the HOA, unfortunately, we are not getting any responses from Mark.

2444 Ms. Kassel stated if you just ask me, I will ask Mark. Typically, he will respond.

2445 Ms. Montagna stated well he will not respond to us.

2446 Mr. Leet stated, and I made a post on Friday, and it turned out they closed for Rodeo
2447 Day.

2448 Ms. Montagna stated yes, but we have asked him things months prior, and he will not
2449 work with us.

2450 Ms. Kassel stated moving on.

2451 Mr. Hamstra stated the last thing, and I am going to leave with my cookies. An
2452 inspector, I cannot find a firm yet who is willing to commits for five months. If I do find
2453 somebody between now and next meeting, and I get like an hourly not to exceed for
2454 \$5000.00 to get somebody engaged if I find somebody instead of waiting and they
2455 are going to already be under construction.

2456 Ms. Kramer stated we have the offers.

2457 Ms. Montagna stated project manager for this project.

2458 Mr. Hamstra stated this inspector. Hopefully, I will get somebody at \$78.00 or \$80.00
2459 an hour. It will buy me several weeks, but I do not want to wait till March 30th of March
2460 23rd and CCIs have been out there for two weeks, and nobody is watching them.

2461 Ms. Kramer stated yes, we will need somebody watching them.

2462 Ms. Phillips stated this is the thing where communication, and then maybe we cannot
2463 do it, but for a one-time thing and we have all these engineers sitting here, they might know
2464 someone, so we have had a way of getting this request out in the community, so it is
2465 unfortunate that our hands are tied as much as they are.

2466 Ms. Kassel stated speaking about are about the limitations of having to work with the
2467 restrictions of being a public entity.

2468 Ms. Kramer asked so do you want Board action on that not to exceed?

2469 Ms. Montagna no, it would be within our ability, so what I am going to put my meeting
2470 summary is David.

2471 Mr. Hamstra stated just draw from our number for now, and then we will replenish

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2472 when needed.

2473 Ms. Montagna stated yes, and David will continue to look for an inspector. Ms.
2474 Montagna and Ms. Kramer have the authority to work with Mr. Hamstra to get that
2475 approved.

2476 Mr. Hamstra stated thank you I will bring these back.

2477 **B. District Counsel Report**

2478 Ms. Kramer stated District Council we are going to table the in-depth discussion on the
2479 legal fees.

2480 Mr. Eckert stated that is fine. There is a couple things I need to bring to the Board's
2481 attention though so and we will table the discussion of the report on the public records until
2482 the next meeting if that is ok too and the legislative update we will go ahead and table that
2483 too.

2484 Two items one is I got all the easement releases back from Birchwood. They are
2485 recorded, so that is really good. Just so you know, every, well not every deed, but a lot of
2486 deeds that the District got from the developer said ok District you own the property, but it
2487 reserved the right to use the property for basically whatever it wanted. So we did not really
2488 get the property, we got title and liability, but we did not get use. So, I was able to track
2489 down people who I have worked with a long, long time ago and through those relationships
2490 were able to get those easements released, so the developer gave up their rights. The only
2491 thing the developer would not do is say I am not going to tell you that I have not assigned
2492 them somewhere in the past, I do not know if I have or not, and they were not going to
2493 spend any money to go back and research their records. So, we got those easement releases
2494 that is the first thing. The second thing is for some of those properties you really cannot
2495 use, some of those properties you can use, and so I think what we need to do is work with
2496 the Chair to identify any of those properties for which the easements have been released
2497 that could be useful to the District in terms of any kind of vertical development at some
2498 point in the future and order a title search for those properties. And I know that there is one
2499 I know of, and that may be it. A title search is usually around you know \$150.00 to \$250.00
2500 so I would like to go ahead and work with the Chair to get those title searches ordered so
2501 we know if those have been assigned. I do not need a motion for that, I think I can just do
2502 that. And then the other thing that is kind of important for me to bring to your attention is:
2503 Jere Earlywine is an attorney who was my partner for many, many years and I do not know
2504 if you know if you know that name or not, at Hopping Green and Sams, when Hopping

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2505 Green and Sams wound down, he went out on his own with some other attorneys. He
2506 represents Harmony West, and we hired Jere on the 7th. So, Mr. Earlywine now works for
2507 us, which means.

2508 Ms. Kassel asked is that a conflict of interest?

2509 Mr. Eckert stated it is and that is why I am bringing it to your attention. And so, which
2510 means that in you have an agreement, I have never read it, but you have an agreement with
2511 Harmony West related to some certain things. So, what that means is that neither Jere nor
2512 I would be able to provide our Boards with advice and counsel related to that agreement.
2513 We could still serve as your Counsel if you wanted us to, but we could not provide advice
2514 to either one because we are in the same firm on that same agreement. So, to the extent that
2515 you had legal questions about that agreement, what your rights were or are, you would have
2516 to talk to an independent attorney that does not have that conflict. I have never been asked
2517 to look at that agreement, but I am sure at some point you will have questions on that.

2518 Ms. Kramer stated I was getting ready to ask for you to attend our meeting that is coming up.

2519 Ms. Kassel commented guess not.

2520 Mr. Eckert stated, and I needed to bring it to your attention and you all can handle it
2521 however you want but it is the kind of conflict I would never ask the Board for a waiver
2522 of. I would just distance myself and I would not give advice and then Jere would not give
2523 advice on his side. And we have lots of Districts that we actually represent that have these
2524 types of agreements, and that is how we handle it. A lot of times your bond counsel is the
2525 one that you will call to say hey, can you have somebody in your office that can look at
2526 this. So, I need to bring that to your attention but other than that the rest of the stuff I had
2527 could wait.

2528 Ms. Kassel stated about the records from the previous.

2529 Mr. Eckert stated from Mr. Qualls.

2530 Ms. Kramer stated we will deal with that next time. It will be interesting.

2531 Mr. Eckert stated so we got a, you and I can talk offline.

2532 Ms. Kramer stated I think we got a data dump that we gave to them.

2533 **i. Attorney Charge Review**

2534 This item was tabled until the next meeting.

2535 **C. District Manager Report**

2536 Ms. Kramer stated District Manager's report.

2537 Ms. Montagna stated the only thing I have, and it is short and sweet, I am going to bring

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2538 it up at your next meeting is your website. I know we have been talking and I know Mr.
2539 Leet, he has a full plate, and he does a lot of stuff, so we did look into Campus Suite which
2540 is a third party, and I think the biggest question was that they charge per page, and you
2541 guys put a lot of stuff, well, they do not put that anymore. So, it is a flat fee it is like
2542 \$1585.00 annually. And the other question was would you still have the same website.
2543 What they would do is take all of your data and put it onto a more templated, clean, website
2544 and then you still own it and all that but then they start putting in the data you put whatever
2545 you want on it and there is no page count so you can put your whole agenda on it, you can
2546 put notices, whatever you would like. Where before it was \$1.05 or \$1.09 page over 750
2547 pages annually. They do not do that anymore; they have forgone that. So, something to
2548 think about, a proposal for you to look at will be in your next agenda. Maybe to take some
2549 of the stuff off of Mr. Leet.

2550 Ms. Kramer stated and then just one other item that we should discuss under your
2551 business. We had some problems with events over the last month. What has happened is,
2552 Harmony has a special exception with the County that if you hold an event in Harmony,
2553 you do not have to get a special event permit from the County. You still have to abide by
2554 all the safety procedures, you have to get a permit to close roads, you have to do all that
2555 stuff, but you do not have to get special event permit. And word got out that everybody
2556 thought you could close the roads without having a permit from the County, which is not
2557 the case. We ended up, we are attracting events from people outside of Harmony that are
2558 coming into Harmony to put on events.

2559 Ms. Kassel without applying to do so?

2560 Ms. Kramer stated without applying to do so. They were instructed that they did not
2561 have to do this. So, at this point, we need to very clearly, fairly, and uniformly, apply our
2562 event registration and reservation for use of any of our facilities so that we have that. In
2563 addition, we need to make sure that the proper insurances are up to date. I think the HROA,
2564 they dropped their blanket insurance and are going to do insurance by event so that is why
2565 we need to get that information and apply it uniformly, because if we start giving somebody
2566 special privileges not to request a reservation then that opens it up and it gets ugly. So, on
2567 your next agenda we need to revise the form. I am going to look at it, revise it, and make
2568 sure legal and everything that we need on it is there.

2569 Ms. Kassel stated remember trash will need to be on there.

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2570 Ms. Montagna stated yes, and you know permits and all this stuff, a safety plan, all
2571 those things need to be submitted with the form. Yes, and I will make sure that Counsel
2572 has his eye on it to see if there is anything we are lacking, but it is having to be revised,
2573 because it is actually getting out of control.

2574 Ms. Kramer stated yes, so I just wanted to bring that to your attention. Any other critical
2575 business that needs to be addressed?

2576 Ms. Phillips asked can I just clarify on that? So, when someone wants to have an event,
2577 let us say someone in the community decides to throw a great big bash at the square, we
2578 do not make the approval, it goes through Inframark, right?

2579 Ms. Montagna stated only to a certain point. Only up to a certain amount of attendees,
2580 then it has to come before the Board.

2581 Ms. Phillips stated so the Board does not even know someone is doing it?

2582 Mr. Leet stated well, if they want exclusive use of the pavilion or something like that.
2583 There is a form.

2584 Ms. Kramer added or if they want a waiver of the fee like the church that wants to do
2585 Easter Service.

2586 Ms. Kassel or the School District about the pool use

2587 Ms. Phillips right, but otherwise.

2588 Ms. Kramer stated otherwise, if it is just one of our families having a birthday bash at
2589 the pool or the town square or something, they would just.

2590 Ms. Phillips stated they just go through Inframark, and we would not know about it
2591 unless we were invited.

2592 Mr. Leet stated and not to drag this out, but again, the question being, if the event is
2593 primarily taking place on the street or sidewalk, are we saying that we need to still be
2594 involved in the approval process just for our protection. Sidewalks are ours, yes.

2595 Ms. Montagna stated you cannot close a road, you just cannot.

2596 Mr. Chokanis stated like the market, for example, that is a big whole approval process.
2597 Does Jennifer lead that effort?

2598 Ms. Montagna stated she does but there is a disconnect. They think that they do not
2599 have to close the road down and they do not have to get County permission, and they do.
2600 And there is actually fine if you do not do it, because emergency vehicles still have to get
2601 up and down the road.

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2602 Ms. Kramer stated, and they have to know about the event.

2603 Ms. Montagna stated so you still have to go through the County process and it.

2604 Mr. Leet stated so what will be helpful is just whatever information we have backing
2605 that up because yeah there is you know I heard this, or I sometimes relied on this.

2606 Mr. Chokanis asked it has been like this, right. This has not recently changed.

2607 Ms. Kramer stated no. It has been that people have not been following the law, is the
2608 problem. Yes, it has always been that way and County ordinances, and nothing has changed
2609 in the law, it is just when it was just Harmony doing the events, it was a lot looser. But
2610 again, now that we are getting big outside firms coming in, we have to abide by the law for
2611 it to be legal.

2612 Mr. Chokanis stated maybe that is part of the disconnect, we are starting to enforce it.

2613 Ms. Kassel stated there are people who are part of law enforcement that say we do not
2614 need a permit, but they are not the County folks who issue the permits. They are saying no,
2615 you do not need a permit, and that sounds like, because it is coming from someone who is
2616 in law enforcement or married to someone in law enforcement, it sounds like it is official,
2617 but it is not the full picture. And that is often the case. It is a sliver.

2618 Ms. Phillips stated because if they know ahead of time that a road is closed and an
2619 emergency vehicle is coming, they change their route, correct?

2620 Ms. Kramer right.

2621 Ms. Kassel stated, or they require that the event have some provision to allow passage,
2622 exactly.

2623 Ms. Kramer asked ok, anyone else have anything?

2624

2625 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

2626 **A. Minutes for January 26, 2023, Regular Meeting**

2627 **B. January 2023 Financial Statements**

2628 **C. January 2023 #273 Invoices and Check Register**

2629 Ms. Kassel stated Consent Agenda. Move to approve with amendments.

2630 Mr. Leet seconded.

2631 Ms. Kramer stated I have a motion and a second. There are certain things we have to
2632 approve at every meeting and that is our financials.

2633 Ms. Montagna stated minutes, financials, invoices, and check register, and it is under
2634 the consent agenda, and they approve it all at once. That does not mean if you have
2635 questions, concerns, or anything like that you cannot pull it out and voice it. And the

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2636 minutes, for your information, have been amended. Counsel provided some amendments,
2637 Ms. Kramer and Ms. Kassel provided some amendments, and those have been made and
2638 those are finalized so with amendments to the minutes.

2639 Mr. Leet stated and also those go out a week in advance so you will have the time to
2640 review.

2641 Ms. Phillips stated we received all of this in an email previously.

2642 Ms. Kassel stated, and it is on the website.

2643 Ms. Kramer stated I have a motion and a second. All in favor?

2644 All Supervisors stated aye.

2645 Ms. Kramer asked all opposed? Hearing none, motion passes unanimously.

2646

2647 Ms. Kassel made a MOTION to approve the consent
2648 agenda, as amended.

2649 Mr. Leet seconded the motion.

2650 Motion passed unanimously.

2651

2652 Ms. Kramer asked anything else we need to do?

2653 Ms. Phillips stated I just have one quick question.

2654 Ms. Kramer or Supervisor's request.

2655 Ms. Kassel stated I do, but I am just going. Go ahead.

2656

2657 **SEVENTH ORDER OF BUSINESS** **Old Business**

2658 There being no old business, the next order of business followed.

2659

2660 **EIGHTH ORDER OF BUSINESS** **Supervisor's Requests**

2661 Ms. Phillips stated I just wanted to ask about the school thing. So, was I reading that
2662 chart right, they are expecting we could end up with 1500 kids in that school?

2663 Ms. Kassel stated yes if we have portables.

2664 Ms. Phillips stated, and do we have the right to say no, or are they coming anyway, and
2665 we just have to give permission for the portables?

2666 Mr. Eckert stated the CDD does not really have any say. It was just to distribute
2667 information.

2668 Ms. Phillips asked so those kids are coming?

2669 Ms. Montagna stated they are just being a good partner by letting you know.

2670 Ms. Phillips asked oh so even the portables, we do not have.

2671 Mr. Leet stated they said the other option was just doing more of the coteaching.

CARBON

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2672 Ms. Phillips stated ok, I am not against it or anything, I wanted to make sure I
2673 understood.

2674 Ms. Kramer stated the confusion the last time this happened people thought that the
2675 CDD could prohibit it. But we have no ability to do that.

2676 Ms. Phillips stated so this morning I went to the airport to pick up a friend, and I
2677 happened to leave my house, it is on the corner of Pond Pine Road and Cupseed Lane, and
2678 like a dummy, I went right up Cupseed, and it took me 7 minutes to get through.

2679 Ms. Kramer stated yes I live right next to the school.

2680 Ms. Kassel stated yes and every time I go out the West entrance at 8:00 a.m. and 2:30
2681 p.m.

2682 Ms. Phillips stated yes, I should have.

2683 Ms. Kassel stated yes for next agenda. So, I am just going to pass this out. We had an
2684 offer of amaryllis bulbs we will discuss next time. Here is some information just as an FYI.
2685 And the other thing is that in speaking with, we have had vandalism on the trails that
2686 Harmony Florida Land owns and so I went to the developer to say do you want to assign
2687 your authority to press charges to the HOA, or a resident, or whatever. He said well actually
2688 I would like to give the land to the CDD. So, it is something.

2689 Ms. Phillips asked where is this?

2690 Ms. Kassel stated he did not specify what land in particular, but we were talking about
2691 the Butterfly Trail area. So, I just said I would bring it up in the meeting tonight, and that
2692 is as far as I went.

2693 Ms. Kramer stated ask him if he just tells us what parcel numbers because we need to
2694 tread carefully because of the Old World Climbing Fern would be our responsibility if we
2695 were to accept a donation.

2696 Mr. Leet stated and beyond that I think that area it is already within Harmony West's
2697 boundary.

2698 Ms. Kramer stated but definitely inquire further with him and ask him if he can just
2699 specify the parcels and we have to consider very carefully. I know the donation of land
2700 looks attractive, but it comes with a price tag.

2701 Ms. Kassel stated I did not assume that we would want to do it, I just simply said that
2702 he made the offer and that I would bring it to the Board for discussion, and we would
2703 discuss it. And those are the only two things I had.

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2704 Mr. Leet stated this beating a dead horse, I know the RV lot is scheduled to close and
2705 is going to be closing the day after our next meeting. They are not really, just it was brought
2706 up and I am communicating this. It was mentioned that well maybe there is a way we could
2707 stretch out the process and be given leniency or something. I have reached out to the County
2708 and to the Fire Marshall because it was never really mentioned that the Fire Marshall ever
2709 said anything beyond we will grandfather in an old, approved road or a new road has to be
2710 up to code. There was never any mention of what the current state is, which is a current but
2711 not approved road. So, I asked for clarification on that and talking outside the box there is
2712 an access easement that exists between Feathergrass and Meadowbrook, which I do not
2713 think that is up to any. I asked my question to the County and the Fire Marshall if you know
2714 there is this other example of an access easement.

2715 Ms. Kramer stated again, that is an access easement, and it is supposedly for use of
2716 emergency vehicles.

2717 Mr. Leet stated right, so that was my question. I am saying I asked the question. Sure,
2718 I understand, I just put the question up. I contacted the Fire Marshall over the weekend,
2719 she did not get back to me. I called again yesterday. I am just saying that we have not given
2720 up on it yet. We are trying all approaches.

2721 Ms. Montagna stated wait a minute, we did give up.

2722 Mr. Leet stated it is closing and that is not changing, yes.

2723 Ms. Kramer stated I understand, and I spent an extensive period of time because we
2724 had to find out about moving the staff. And it is very clear that yes, it is not going to work.
2725 And so, we are back because Ms. Montagna and I got it as the County, I think the quote
2726 was, can you get them off our backs. They are less than amused by the continued
2727 harrassment.

2728 I understand and do we have a date that we were given for getting out stuff out of there?
2729 Or maybe a little more leniency

2730 Ms. Kramer stated as far as closing down the staff trailer and actually removing that,
2731 asap. Maybe a little more leniency on the other but not on all.

2732 Mr. Leet stated ok, perfect.

2733 Ms. Kramer stated as long as we are moving forward with due diligence, and not
2734 dragging it out.

2735 Mr. Leet stated there we go, all right, thank you.

2736

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NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kassel, seconded by Mr. Chokanis,
with all in favor, the meeting was adjourned at 9:43 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair