

CARBON

Agenda 2023-06-29

Subsection 4A

Minutes

{ Two Meetings }

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Subsection 4Ai

**Regular Meeting Minutes
April 27, 2023**

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

3
4 The regular meeting of the Board of Supervisors of the Harmony Community Development
5 District was held Thursday, April 27, 2023, at 6:00 p.m. at the Jones Model Home, 3285 Songbird
6 Circle, Saint Cloud, FL 34773.

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8 Present and constituting a quorum were:

9
10 Teresa Kramer Chair
11 Daniel Leet Vice Chair
12 Kerul Kassel Assistant Secretary
13 Joellyn Phillips Supervisor
14 Lucas Chokanis (*via Zoom*) Supervisor
15

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

17
18 Angel Montagna District Manager: Inframark
19 Michael Eckert District Attorney: Kutak Rock
20 David Hamstra District Engineer: Pegasus Engineering
21 Jeison Castillo Inframark, Field Manager
22 Nick Lomasney Benchmark Landscaping
23 Brett Perez Inframark, Area Field Director
24 Residents and Members of the Public
25

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

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

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

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

33 Mr. Chokanis was not present at roll call.
34

35 **SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**

36 Ms. Kramer stated this is a time when anyone from the audience, whether here in person or on
37 the Zoom call, can come up and provide up to three minutes of input or information that they want
38 to present to the Board. This is not a back and forth, and we will deal with the items when they
39 come up.

40 Ms. June Marsowicz stated I have two different issues. Do I have three minutes for each one?

41 Ms. Kramer stated if you need that much.

42 Ms. Marsowicz stated I may not. The first one I needed clarification on minutes from the March
43 30 meeting that I was not able to attend. I have not been able to attend for a number of reasons.

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44 But the comment by Ms. Phillips regarding the Ashley Pool was regarding the community
45 maintenance facility and having it located at Buck Lake.

46 Ms. Kramer stated she was talking about the office being at Ashley Park pool offices.

47 Ms. Marsowicz that is correct. That being there now is a temporary one, correct?

48 Ms. Kramer stated right.

49 Ms. Marsowicz stated she said that is okay, that is a neighborhood, and we are all going to
50 have trucks coming in and out. I do not know they are coming there to work. If there is a birthday
51 party going on with a bunch of kids screaming and stuff, it was going to be okay but not ideal. The
52 location over by the lakefront is, I think, kind of perfect. I am not sure if Ms. Phillips understands
53 the number of people and children that frequent the Buck Lake Park. the lakefront park. I am really
54 very upset because of the safety issue. Originally, I talked with Ms. Kassel about the facility being
55 there, and you mentioned that it was going to be something that would be behind bushes and it
56 would be made aesthetically pleasing. I do not know if that is possible because of trucks coming
57 in and out, and the golf carts that they use coming in and out. I personally think it is a real safety
58 issue from the number of children and the people, elderly people who walk their dogs, and for the
59 number of amenities that you are adding to the park. Now they have the volleyball court, the ping
60 pong table has been there, the table tennis. There are always people playing basketball there. I can
61 attest to that because when I first moved to Harmony, I wanted to play basketball, and I could not
62 because somebody was always there, and who wants to play with somebody my age. So I started
63 playing pickleball instead. I think it is a safety issue and not just an aesthetic issue. I do not
64 understand how this person, who is on the Board, could say that was an issue at Ashley Park, but
65 this is not, and this is a perfect spot for it because it is not.

66 Ms. Phillips stated I am sitting right here.

67 Ms. Marsowicz stated I did not know who you were.

68 Ms. Phillips stated this is not a back and forth.

69 Ms. Kramer stated correct, it is not a back and forth. You have a question also about a survey
70 conducted to years ago.

71 Ms. Marsowicz stated yes, it was, I think, more than two years ago.

72 Ms. Kramer stated it was pretty much the same issue, but go ahead.

73 Ms. Marsowicz stated there were ideas for parcel VC-10, and the prevailing desire of the
74 community was for it to remain a park: a park-like setting, a tranquil area. Some people wanted to

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75 have a meditation garden. This proposal to erect a maintenance facility with storage for trucks and
76 golf carts, I think is in direct contrast to the community wishes.

77 Ms. Kramer stated thank you so much for your input. I appreciate it.

78 Ms. Marsowicz stated I hope you reconsider.

79 Ms. Kramer stated hearing no further comments, I will close the public comment period.

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81 **THIRD ORDER OF BUSINESS** **Contractor Reports**

82 **A. Benchmark Landscaping (“Benchmark”)**

83 Mr. Lomasney stated I am the production manager with Benchmark Landscaping.

84 Ms. Kramer asked do you have anything you would like to report for us? I saw beautiful
85 flowers out there today.

86 Mr. Lomasney stated yes, today the flowers were installed. The irrigation was also double
87 checked, and in those particular zones, we added some water for that. The two-wire clock has been
88 installed, that was also discussed in the last meeting. The mainline that broke on U.S. Hwy 192
89 has also been repaired. Right now, repairs are underway for the new valves that we had found
90 when we were going through the irrigation system. Leaf cleanup will continue next month. A
91 couple hot spot areas that I had seen that were caked up, which we had discussed last time. In the
92 past month, we have risen some of the trees up in the parks.

93 Ms. Kassel stated meaning you have trimmed their trunks up.

94 Mr. Lomasney stated right, for trucks that pass by, and people checking their mail. So then
95 today, we were trimming over the sidewalks. In all our spare time, we have been raising trees. The
96 flowers were done today. We are just continuing with the cutbacks. As far as recleaning the CDD
97 land, we kind of fell back on that due to the rain, and we started focusing more on the details, such
98 as the trees, shrubs, getting annual beds ready to go, and irrigation. We have had a team out here
99 all week doing just that. I have two proposals with me to leave with you regarding the trees.

100 Ms. Kassel stated across from my house all along Schoolhouse was caked with leaves at the
101 school where the sun dial is, and on Cat Brier at the pavilion where the golf course is and where it
102 starts on the northeast end all the way up to the circle. I have not really walked it, and I have not
103 walked on Five Oaks.

104 Mr. Lomasney stated I will put eyes on there, as well.

105 Ms. Kassel stated I think what has happened is, leaves are going on the area between the curb
106 and the sidewalk. Leaves that fell on the street were taken, but what was left between the curb and
107 the sidewalk was not.

108 Mr. Lomasney stated we will blow them out and remove them completely.

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109 Ms. Kramer stated that way the grass can fill in.

110 Mr. Lomasney stated absolutely, that would help.

111 Ms. Kassel stated it is choked.

112 Mr. Lomasney stated we also are using TruGreen now. It was about 780,000 square feet we
113 had treated. Fire ants for the 10 acres were also put out.

114 Ms. Kramer stated regarding the area adjacent to the soccer field, the kids were out Wednesday,
115 and the fire ants were still there. I do not know if you were able to get that section yet.

116 Mr. Lomasney stated what we are doing is, as we see stuff like that, we are still spot treating.
117 We have bags with our maintenance teams. When we see them, we will address them. I be out here
118 Monday.

119 Ms. Kramer stated look at the soccer field area.

120 Ms. Kassel stated the thing is that with the rain we have had recently, the ants are moving.

121 Ms. Kramer stated they are.

122 Mr. Lomasney stated we will keep it in the trucks.

123 Mr. Perez asked did you say you applied the treatment already?

124 Mr. Lomasney stated yes.

125 Mr. Perez stated so the rain is going to be really beneficial to that, as well, because that will
126 help break it down and establish the barrier.

127 Mr. Lomasney stated yes, it was installed.

128 i. **2023-184 Tree Removal and Installation at 7029 Buttonbush Loop**

129 Ms. Kramer stated the first proposal is proposal 2023-184 for tree removal and installation at
130 7029 Buttonbush Loop. Can you tell us what type of tree? I did not see the type of tree in there.

131 Mr. Lomasney stated it is a shumard oak, and it will be a 30-gallon. We will put a half-inch
132 bubbler on it at the base of the trunk when it is installed.

133 Ms. Kassel stated I would like just a comparison with the other proposal. I do not really
134 understand the other proposal that says “this tree behind our house.”

135 Ms. Kramer stated we will talk about that just a moment.

136 Ms. Kassel asked is there a tree replacement? It is only \$470 for that, but it is \$1,900 for this.

137 Mr. Lomasney stated this one is a removal and a replacement.

138 Ms. Kramer stated it is a huge tree. It is one of our larger trees right there on the corner of
139 Buttonbush Loop.

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140 Mr. Lomasney stated so when we get into the removal, we need to have different equipment,
141 whereas the other one is just an install. He is going to come over there. That is the difference
142 between the two.

143 Ms. Kassel asked the tree is failing significantly?

144 Ms. Kramer stated it is dead. It is dangerously dead. I was shocked because I had been there
145 maybe four or five months ago.

146 Mr. Lomasney stated it certainly is a concern for us.

147 Ms. Kramer stated then when I saw this, I thought there are no dead trees over there until I
148 came around the corner. It is dead and scary.

149 Ms. Phillips asked are we replacing it with a similar tree?

150 Ms. Kramer stated it will be similar. What happened originally when the development was in,
151 they were supposed to have put shumard oaks in, but they did not. They mistakenly placed pintail
152 oaks in, which are very similar to the shumards, but they do not thrive in Florida at all. They are
153 going to replace it with a shumard, which is the correct tree that should have been put in there.

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155 Ms. Kassel made a MOTION to approve proposal #2023-184 from
156 Benchmark Landscaping for tree removal and installation at 7029
157 Buttonbush Loop, in the amount of \$1,950.00.
158 Ms. Phillips seconded the motion.

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160 Upon VOICE VOTE, with all in favor, unanimous approval was
161 given to proposal #2023-184 from Benchmark Landscaping for tree
162 removal and installation at 7029 Buttonbush Loop, in the amount of
163 \$1,950.00.

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165 ii. **#546 Replacement of Tree**

166 Ms. Kramer stated the next proposal is #546 for replacement of a tree.

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168 Ms. Kassel made a MOTION to approve proposal #546 from
169 Benchmark Landscaping to install a tree at 3314 Sagebrush, in the
170 amount of \$470.00.
171 Mr. Leet seconded the motion.

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173 Ms. Kramer stated this is an area on Sagebrush. I guess the developer, when they were coming
174 around, was putting in clumps of three cypresses in different areas, and this was a clump of three
175 cypresses. I presume it was a clump of three cypresses from what Mr. Perez said. There are two
176 very healthy, very good looking cypresses at the rear of this home right now that are on CCD

177 property. I really do not see the need to put another one in there, especially when those grow up.
178 They will be more than enough to cover that area.

179 Ms. Kassel stated I will rescind my motion.

180 Mr. Leet asked if we have a second, do we still have to vote on it?

181 Ms. Kramer stated we can rescind it, or we can go ahead and vote on it.

182

183 Ms. Kassel rescinded the MOTION to approve proposal #546
184 from Benchmark Landscaping to install a tree at 3314 Sagebrush, in
185 the amount of \$470.00.

186 Mr. Leet rescinded the second.

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188 Ms. Kramer stated our developers are required to put in a lot of trees. Now as they mature, they
189 are crowding each other out. If we replace this one, we are just setting ourselves up for a crowding
190 issue in that little area.

191 Ms. Phillips asked is this just a resident request as supposed to a need?

192 Ms. Kramer stated Mr. Perez explained that there was a clump of three, one of them fell over,
193 the crew went out and cleaned it up, and then the thought was we have to replace it. The
194 homeowner wanted a maple instead of a cypress, but then it really would have been a problem.

195 Ms. Phillips stated there would have been three trees together: two cypresses and a maple.

196 Ms. Kramer stated yes. At this point in time, I do not see a real reason unless somebody has a
197 particular concern or reason to replace this.

198 Ms. Phillips stated no.

199 **iii. Offer of Amaryllis and Spider Lily Bulbs**

200 Ms. Kassel stated we have had a very generous offer for spider lilies and amaryllis bulbs. There
201 are many of them, a couple hundred each. The thing is, they have some toxicity. They are mildly
202 toxic; they are not heavily toxic. No one is going to die from them. A dog is not going to die for
203 eating a leaf or a flower. Children are not probably even going to get sick from touching or
204 ingesting it in small amounts. I know that the residents are concerned about toxic plants, so I
205 thought we could put them in areas by the entrances where there may be short material that is
206 questionable at this point. The thing about amaryllis is that it comes up and blooms, and then it
207 dies back. It has some very nice green leaves, but it dies back. For the spider lilies, I need to do
208 more research in terms of whether they die back. Amaryllis is a bulb, so usually at a certain time
209 of year, it leafs out, then it flowers, the bees accumulate more food for the bulb, and then the leaves
210 die back. So we would not want it to put it in a place where it is completely bare because part of
211 the year, it would be completely bare. But the bulb regenerates until it reblooms. I do not have any

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212 kind of graphic or plan, but I can work with Benchmark to take a look at where those areas might
213 be where it might be appropriate if the Board is amenable.

214 Mr. Lomasney stated we certainly could provide and assist with locations where we feel it
215 would do well, where it would be out of harm's way and not be an eyesore when they have to be
216 cut back and it is bare.

217 Ms. Kassel stated I am figuring near the entrances to Harmony, where there is not much foot
218 traffic, where people are not walking dogs, and where there are no kids out there because it is by
219 the highways.

220 Ms. Montagna asked is Benchmark going to plant these and then maintain them?

221 Ms. Kassel stated no, I thought residents could, maybe the Harmony Nature and Animal
222 Committee.

223 Ms. Kramer stated it is important, I think, for Benchmark to be involved in the location.

224 Ms. Kassel stated yes, for watering.

225 Ms. Kramer stated yes and making sure that it is not going to complicate your other landscape
226 activity.

227 Ms. Montagna stated so Harmony Nature and Animal Committee would maintain and plant.

228 Ms. Kassel stated no, just plant them.

229 Ms. Montagna stated and Benchmark will maintain them.

230 Ms. Kassel stated right, as long as Benchmark is okay with that.

231 Ms. Kramer stated if it substitutes for something they are maintaining now or replaces it.

232 Mr. Lomasney stated I will speak with Jacob, but I am sure that would be approved.

233 Ms. Kramer stated thank you. Is there any opposition from the Board on that?

234 Ms. Phillips stated no, they are beautiful. I just pulled them up on the internet.

235 Ms. Kramer stated they are gorgeous.

236 Mr. Leet stated it sounds like we are not adding any expense or anything like that or original
237 work for the landscaping company, so it is a win-win.

238 Mr. Lomasney stated right now it is consulting.

239 Ms. Kramer stated wonderful, thank you.

240 Mr. Leet asked do we need to take any action for that?

241 Ms. Kassel stated we do not need to vote on it. It is just acceptance.

242 Ms. Kramer stated it is at no cost or anything.

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243 Mr. Lomasney stated I will get with Jacob and let him know that the one tree removal and
244 replacement was approved, and then the one on the CDD land we are dismissing.

245 Ms. Kassel asked are they not both on CDD land?

246 Ms. Kramer stated yes.

247 Mr. Lomasney stated yes, the one on Sagebrush.

248 Ms. Kramer stated the one on Sagebrush, the two cypresses that are there now.

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250 **FOURTH ORDER OF BUSINESS Consent Agenda**

251 **A. Minutes for the March 30, 2023, Regular Meeting**

252 The minutes are included in the agenda package and available for public review on the
253 District's website or in the District Office during normal business hours.

254 Ms. Kramer stated we have the minutes from the regular meeting of March 30, 2023. Do the
255 minutes in the packet include all the changes that were submitted?

256 Ms. Montagna stated Supervisor Kassel and Supervisor Kramer provided some revisions, and
257 those have been included.

258 Ms. Kramer asked so that is what you did included in the packet itself?

259 Ms. Montagna stated correct.

260 Ms. Kramer stated we also have our March financial statements and number 275 March 2023
261 invoices and check register.

262 Ms. Montagna stated the storage fee that is on there has been refunded, because you declined
263 and they charged for it. I just wanted to let you know that. I have already asked for a refund for
264 that, and they also put it on your April invoice again, so I had that removed, as well.

265 Mr. Leet stated one thing I noticed going back through some previous minutes, my name is not
266 always consistent. Sometimes I am Mr. Leet, sometimes I am Supervisor, and sometimes I am
267 Vice Chair. Make sure we are consistent with that.

268 **B. Financial Statements (March 2023)**

269 The financial statements are included in the agenda package and available for public review
270 on the District's website or in the District Office during normal business hours.

271 **C. #275 Invoices and Check Register (March 2023)**

272 The check register and invoices are included in the agenda package and available for public
273 review on the District's website or in the District Office during normal business hours.

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Mr. Leet made a MOTION to approve the consent agenda,
minutes as amended.
Ms. Phillips seconded the motion.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, minutes as amended.

FIFTH ORDER OF BUSINESS **New Business**

A. Discussion of Harmony Florida Land Offer

Ms. Kramer stated we are going to discuss an offer from Harmony Florida Land to donate some land to us.

Ms. Kassel stated Harmony Florida Land approached me to ask if you would consider accepting a number of parcels from them. The parcels that are offered are in the agenda package. The question is still unanswered. I was put in touch with Mr. John Nicholas, the owner of Biosphere in regard to whether or not we would be obligated to monitor and manage invasive plants on those parcels. He just got back to me this afternoon.

Ms. Kramer asked who is he?

Ms. Kassel stated he is the owner of Biosphere. He was recommended to me by Harmony Florida Land as a knowledgeable person. I also reached out to South Florida Water Management District (“SFWMD”). I tried to speak with two different people; neither were in the office. I went to their voicemail, and the message rattled off their phone number, and I could not write it down that fast. They gave an email address, and I tried to send one, but it bounced back because I could not hear it. I need to reach out to them again to find out whether or not we need to monitor and manage invasive plants on those parcels. The document that Ms. Montagna sent me has some maps. The last page on that map seems to show some wetlands. I am going to put in a request from SFWMD.

Ms. Kramer stated I can provide you with much clearer maps of all the conservation areas that our permit covers. I think we did send out a map that covers all those. I do not know if Mr. Leet has it to show on the screen.

Ms. Kassel stated it was emailed. It was sent more recently, this week.

Ms. Kramer stated this is the one that Pegasus Engineering had put together. The green-shaded areas are what we currently own. and the pink areas are the areas that are held under different ownership, mostly Harmony Florida Land. Our permit requires us to basically monitor and treat all of these wetlands; however, if they are under a different ownership, we cannot go into private-owned lands and treat. So they gave us a pass on all those that are under private ownership because of that issue: we cannot go spraying chemicals on somebody else’s land. If we do take ownership, we then become responsible because it is under our permit and the permit requires that we maintain

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312 it in perpetuity basically free of all invasives, but they give us the ability to have up to 10%
313 coverage because they know the invasives just take over and are difficult to keep down. They
314 cannot force the private owner to do it because the private owner is not the responsible entity for
315 the permit.

316 Ms. Kassel asked an option would be, and maybe Mr. Hamstra has experience with this, if the
317 current property owner transferred ownership to a different property owner, has that kind of thing
318 been done?

319 Mr. Hamstra stated usually conditions follow it, though. Are you talking about the conditions
320 of the permits if it transfers?

321 Ms. Kassel stated the permit holder is the CDD.

322 Ms. Montagna stated she is saying if Harmony CDD was to accept the new land.

323 Ms. Kassel stated no. I am saying if Harmony Florida Land is the current owner of the property
324 that is being offered were to transfer ownership to a different private entity, not the CDD, but allow
325 the CDD access, then the CDD would not have to comply and the new owner probably would not
326 have to comply with wetland and conservation area monitoring and management.

327 Ms. Montagna asked what would we need access for?

328 Mr. Hamstra stated when you transfer the property, they inherit the conditions of the permits,
329 the new owner.

330 Ms. Kassel stated the permit is only with Harmony CDD.

331 Ms. Montagna stated I am sure they have a permit, though, too.

332 Ms. Kassel stated no, according to the current owner, they are not obligated to do any
333 monitoring or management.

334 Ms. Kramer stated that that is not exactly true, and that is where I would be careful with this.
335 A year ago, I sat in on a conference call with Mr. Jim Lentz and Mr. Robert Evans, who were the
336 original folks involved. They were thinking the same way you are right now. Their original plan
337 was that none of these conservation areas would come to the CDD because they recognize that
338 then and in the future, maintenance of them would be extremely expensive. Their intent was to
339 keep all of these in a land trust, as well as Buck Lake. That way it is in private hands, they could
340 control the access to them, and it would not be public ownership so there would not be that thorny
341 issue of letting anybody from the public go on these lands. Unfortunately, that fell through when
342 the bulk of the land changed hands, and they deeded it over the CDD, so we ended up with about
343 230 or 248 acres. The others, it was anticipated that they would be turned over as the developments

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344 developed, but he held on to them. There is one small parcel down here, and I was trying to go
345 back and find it, but it is like the parcel on page 116, I think, or the little one on page 121 right at
346 the bottom. There was some access going through the parcel where Mr. Fusilier used to let him
347 dump dirt back there. They impacted that wetland, and when they did that, SFWMD went to the
348 person who did it, which was Mr. Fusilier's group, and Mr. German enforced against them. They
349 had to restore it, and they had to come up with a long-term monitoring plan. They contacted us
350 and said we were the permit authority and should take over responsibility and pay for this
351 monitoring. We do not own it. When it is ours, then we will do it. So that is still out there. I had
352 trouble finding it because it is such a difficult website to go on, so we need to be careful with that
353 one. But again, the rest of it is pros and cons. I would love if we had enough money to say we will
354 take some of these areas, like at the end of either Feathergrass or Middlebrook, I cannot remember,
355 which is an upland conservation area. It is beautiful. The kids go out and they get to spend time
356 outdoors; they enjoy it. I would love to see Harmony have all of this. The problem is, whether we
357 have it or not, that old world climbing fern is going to be taking over. My fear, whether we have
358 it and do not treat it or someone else has it, is that it gets worse and worse. It is going to again
359 overtop the trees, kill off the vegetation, and we are going to have basically Harmony ringed by
360 dead vegetation that will go up in a heartbeat. This is a really difficult question because to accept
361 the donation means a lot of money upfront to treat it and then another full staff member to keep on
362 top of it.

363 Ms. Montagna stated at least.

364 Ms. Kramer stated at least. That is what that means, but to not take it means we have old world
365 climbing fern basically surrounding us and spores coming into our currently treated area which
366 then causes problems. I am in a quandary as to what to do. The ideal, which I would absolutely
367 love which is a big ask, is if the owner would remediate for the invasives, particularly the old world
368 climbing fern, before he turned it over to us, or if it is a better tax situation for him, if he would
369 donate the land and the money for remediation so we could have it done immediately as he turns
370 it over to us.

371 Ms. Kassel stated but then you are still talking about ongoing remediation.

372 Ms. Kramer stated that is true.

373 Ms. Kassel stated we are obligated to keep treating into perpetuity, and one treatment, even if
374 that money is put aside, may make a dent, but it is just going to come back if it is not continuing
375 to be treated.

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376 Ms. Kramer stated right, it would mean the initial treatment would hold it for the time being,
377 but we would have to go back and budget for an extra staff person to keep after it.

378 Ms. Kassel stated that is only if we accept it.

379 Ms. Kramer stated right, if we accept it.

380 Ms. Kassel stated as CDD property.

381 Ms. Kramer stated now the question is both to Mr. Hamstra and to our attorney. What would
382 happen, what would the enforcement look like? Right now we cannot go in; it is private property.
383 Is there a way for SFWMD, with it being private property, to force us to monitor and treat for
384 invasives?

385 Mr. Eckert stated I have not looked at that issue, but obviously just because there is a permit
386 does not mean that we have the right to go on the property. So we would have to either locate an
387 easement that is already there, or we would have to go to the property owner and get an easement
388 for permission to go on their land. One of the other things that you might want to consider, because
389 whether or not you can do this in a staged approach and work from the inside of the community
390 outward, that is just a thought for you all to consider. But typically, unless you have that property
391 right, you cannot go on somebody else's property. Whether or not SFWMD can force you to
392 exercise eminent domain, that has never been tried for them to do so that you can go on that
393 property. Typically when there is a permit issue, it is going to be applicable against all the property
394 owners, that they have to comply with the conditions. I would defer to Mr. Hamstra, but that has
395 always been my understanding, is the property owner is not without any responsibility.

396 Mr. Hamstra stated I am a little confused. Are you not accepting the land, or you do not want
397 to?

398 Ms. Kramer stated we are trying to decide and make an informed decision on whether to accept
399 it or not based on what we may or may not have to do if we do accept it. It is going to be a huge
400 financial burden if we accept it and we have to treat it. You have seen already it was about
401 \$194,000, and this is about the equivalent acreage.

402 Ms. Montagna stated just for number purposes for you all, we reached out to Mr. Snively and
403 asked if we wanted him to come in and maintain what you all just had treated, it is another \$95,000
404 per year just to keep up with it.

405 Ms. Kassel stated we are probably going to be spending not that much but for a staff person to
406 monitor, treat, and the chemicals and equipment to do it. So we are probably going to spend
407 \$60,000 to \$70 000 as it is.

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408 Ms. Montagna stated right, but if you take on that property, you are going to need staff. Brad
409 cannot do it all.

410 Ms. Kassel stated right.

411 Ms. Montagna stated that is just not realistic.

412 Ms. Kassel stated let us let Mr. Hamstra answer the question. My thinking is, we see if some
413 additional private owner could take ownership of that property, not the CDD, and if they would be
414 exempt from having to monitor and manage invasives.

415 Mr. Hamstra stated my belief is, whoever takes that land over, that permit has to get transferred
416 to the new owner.

417 Ms. Kassel stated the permit is not on that land. The permit is only with Harmony CDD.

418 Mr. Hamstra asked there is no permit that encompasses that property?

419 Ms. Montagna stated we probably should check.

420 Ms. Kramer stated there is a permit that encompasses that property, but we are the responsible
421 entity for that permit because of the development. Those were conservation areas set aside to
422 mitigate for the wetlands that were destroyed during the development of Harmony.

423 *Mr. Chokanis joined the meeting at 6:37 p.m.*

424 Ms. Kramer asked is Mr. German, the private owner, responsible? It sounds like Mr. Eckert's
425 statement is that the private owner should be responsible for mitigation.

426 Mr. Hamstra stated you are telling me that this area is encompassed in your SFWMD permits.

427 Ms. Kramer stated yes.

428 Ms. Kassel stated the permit regards the bounds of the CDD, and the land is in the bounds of
429 the CDD.

430 Mr. Eckert stated I do not think all the land is within the CDD's boundaries.

431 Ms. Montagna stated it is not.

432 Mr. Eckert stated I think there is a fair amount that is outside the CDD boundaries.

433 Ms. Kassel stated yes, on the northeast side. But our permit is in regard to the property that is
434 within the CDD bounds, but we do not own all the property in the CDD bounds. SFWMD has not
435 been requiring us or, according to Mr. German, him to monitor and manage invasives on his
436 privately owned property that is within the CDD boundary.

437 Mr. Hamstra stated so you want to use it.

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438 Ms. Kassel stated no, an idea that I am floating is that we have somebody else, another private
439 entity, take ownership from Mr. German's company, and if that private entity is not going to be
440 required to monitor and manage invasives.

441 Mr. Hamstra stated I am not comfortable on an answer to that. If Mr. Eckert is not throwing
442 me a lifeline, I am going to recuse myself.

443 Mr. Eckert stated I looked at the issue of whether or not the District could own anything outside
444 of its boundaries and what the parameters are for districts that do that. I provided some information
445 I think to Ms. Montagna prior to the meeting on that issue, but regarding the permitting issue. I
446 have not reviewed the permit that the Chair is speaking of, so I do not know the bounds of where
447 it is. I think that is something that we need to take a look at. I need to talk to Mr. Hamstra and then
448 get back to you all at the next meeting if the Board has an appetite for pursuing this further. I will
449 note that when I talk about starting from the inside out, there are some what I will call island
450 parcels here that look like they are part of that and may be a little bit easier to bite off for the
451 District than some of the ones that are larger on the exterior. With that, I would just ask to discuss
452 it in the next meeting so Mr. Hamstra and I can review the documentation.

453 Ms. Kassel stated maybe we will put off your review until I speak with both the current owner
454 and the contractor for Biosphere to have their input and also try to get in touch with SFWMD.

455 Mr. Eckert stated that makes sense to me.

456 Ms. Phillips asked why do they want to turn this property over to us?

457 Ms. Kassel stated they may be paying taxes.

458 Ms. Kramer stated the Osceola County ("County") taxes are minimal; it is considered waste
459 land, is what the designation is. I do not think it is either of those. I know he is finishing up his
460 development in Harmony, and there is no reason for him to hold onto this.

461 Ms. Phillips asked my other question is, if we find a way that we do not have to pay to treat
462 the invasives, do we want those invasives left there? Is that the quandary?

463 Ms. Kramer stated my quandary is, I do not want the invasives left there because they are just
464 going to continue affecting our land.

465 Ms. Phillips stated and there is nothing we can do about someone's invasives coming in from
466 their land.

467 Ms. Kramer stated it is spores that travel through the air, and there is nothing we can do about
468 it.

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469 Mr. Leet stated to clarify, we have it on the screen on Zoom. Figure 2 is showing, I think, all
470 the different areas that are being suggested to done. Is that correct?

471 Ms. Kramer stated just the ones to the east. I do not know why he did not offer the properties
472 around Butterfly Trail.

473 Mr. Leet stated I think there it goes over to the Harmony West CDD boundary.

474 Ms. Kramer stated right, but I am just saying that I think that is what the Nature and Animal
475 Committee had approached him on because of the vandalism over there. Right?

476 Ms. Kassel stated yes.

477 Ms. Kramer stated but that was not in the offer that he presented in the agenda package.

478 Mr. Leet stated this dotted red line here is not the CDD boundary.

479 Ms. Kramer stated yes, so you can see up to the northeast is where he is offering us lands that
480 are outside the Harmony CDD.

481 Mr. Leet stated I do not know if we need to discuss anymore.

482 Ms. Kassel stated no.

483 Ms. Kramer stated I think we need definitive determination from SFWMD. We have the one
484 statement from our consultant that you own it, it is under your permit, and you have to treat it and
485 take care of it.

486 Ms. Kassel asked which consultant is that?

487 Ms. Kramer stated Bowman & Blake.

488 Ms. Kassel stated if you own it.

489 Ms. Kramer stated right, so the question there is, do the private owners have to treat it? The
490 problem is, when this was originally done, it got totally screwed up because they had us back
491 several years ago signing over easements to the Army Corps of Engineers on properties we did not
492 own and could not get an easement on. It never should have ended up this way, but here we are.
493 We have a lot of these.

494 Ms. Phillips asked can we just burn it?

495 Ms. Kramer stated no. It has been experimented on, and they found that that actually spreads
496 it more.

497 Ms. Phillips stated okay.

498 Ms. Kramer stated it spreads it through the air, and then after the burn, you have open ground
499 that new spores come in, and you have even a worse problem. That technique ended up in a
500 nightmare for those landowners.

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501 Ms. Phillips stated okay.

502 Mr. Chokanis asked what is the benefit of taking on these parcels as far as the offer goes? And
503 then if we were to take up some of these, would that increase the overall CDD assessments for the
504 residents here in Harmony?

505 Ms. Kassel stated we had discussed this before earlier. The benefit would be because a number
506 of these areas have some trail capabilities on them. One parcel in particular had a trail called Jeffrey
507 Trail on it. So increasing the trail system for the residents was one of the main motivations for
508 considering accepting the donation. In terms of cost, that is what we are talking about and what
509 we have been talking about for the last 20 minutes: can we accept this property without having any
510 additional monitoring and maintenance costs for invasives. That is the question we need to answer,
511 and that is the question I am going to continue to research after the meeting.

512 Mr. Chokanis stated okay, sounds good, thank you.

513 Ms. Phillips stated Ms. Kramer had mentioned the lands so that the children could play on it.
514 Was that not part of it?

515 Ms. Kramer stated yes, that is it that is an upland preservation area that the kids explore and
516 use kind of as a nature classroom outside.

517 Ms. Kassel stated it is part of Buck Creek Trail.

518 Ms. Phillips stated okay.

519 Ms. Kramer stated at this time, we will table it, and Ms. Kassel will continue investigating and
520 communicating with a property owner on this.

521 Ms. Kassel stated yes.

522 Ms. Phillips asked before Harmony was developed, did one person own the whole huge area?

523 Ms. Kassel stated one company.

524 Ms. Phillips stated okay.

525 Ms. Kramer stated it was a couple of different landowners that the company put together, but
526 it was pretty much a ranch, right?

527 Ms. Kassel stated yes.

528 Ms. Phillips stated that is what I thought and now all these other owners are popping up.

529 Ms. Kassel stated it was a cattle ranch and orange groves.

530 Ms. Kramer stated the other property owners are the subsequent developers who bought
531 portions of Harmony at different times over the years.

532 **B. Consideration of Parks and Recreation Facility Usage Application, Harmony High**
533 **School and Middle School Jazz Band Concert and Dinner (May 19, 2023)**

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534 Ms. Montagna stated they have submitted their application. They are looking at about 200
535 attendees. Their school jazz band is going to put on a concert and sell tickets for dinners. They
536 have not submitted any other information because first they want to make sure the Board was going
537 to approve them using Town Square, and then once they do that, they will have to provide their
538 insurance and all of the normal things.

539 Ms. Kassel stated normally we do not request any funds from them, but with 200 people, we
540 need to ensure that we have a deposit in case of cleanup requirements.

541 Ms. Montagna stated correct, I agree. Can we also ask them to make sure they have enough
542 garbage cans set out there for their event?

543 Ms. Kramer stated yes, that is one of the requirements.

544 Ms. Kassel stated it is a requirement.

545 Ms. Kramer stated that they have made arrangements for solid waste.

546 Ms. Kassel stated yes, during the event and afterwards. The CDD is not responsible for taking
547 their trash; they have to take it out themselves.

548 Ms. Montagna stated okay.

549 Mr. Chokanis stated right. I think they should leave it the way they found it, right?

550 Ms. Kramer stated yes, that is exactly right.

551

552 Ms. Kassel made a MOTION to approve the parks and recreation
553 facility usage application from Harmony High School and Middle
554 School for a jazz band concert and dinner on Town Square on May
555 19, 2023, requiring a deposit but waiving any fees.

556 Mr. Leet seconded the motion.

557

558 Upon VOICE VOTE, with all in favor, unanimous approval was
559 given to the parks and recreation facility usage application from
560 Harmony High School and Middle School for a jazz band concert
561 and dinner on Town Square on May 19, 2023, requiring a deposit
562 but waiving any fees.

563

564 **SIXTH ORDER OF BUSINESS**

Staff Reports

565 **A. Field Manager**

566 **i. Field Report**

567 The field report is included in the agenda package and available for review on the website or
568 in the District office during normal business hours.

569 Mr. Castillo stated as you guys know, the Primrose Willow sidewalk was completely already.

570 Ms. Kramer stated and it came in about a \$1,000 under what we estimated.

571 Ms. Kassel stated wonderful.

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572 Ms. Kramer stated so that worked out well. Any other ongoing things? How is the splash pad
573 doing?

574 Mr. Perez stated the splash pad actually was moving along great until this morning. Staff was
575 working yesterday, they were coming back out on Monday, they have figured out all the issues,
576 and they were going to finish cleaning it out. They had the center nozzle going, and a lot of the
577 ones on the outside circles they were starting to get cleaned up and figured out. Mr. Castillo's staff
578 went down there this morning to work with Pool Sure to make sure that the chemical feeder was
579 accurate because last week, we did have a spot inspection by the health department on the pool
580 and splash pad and everything else. Everything was fine. The splash pad, since it was shut down,
581 there was no inspection. Mr. Castillo and Pool Sure were making sure the chemical feeder was
582 working. They opened the vault, and it was flooded. So we reached out to PFS right away. We
583 have the sump pump going to get it out. They will be out here on Monday to find out. There was
584 a break that I will let Mr. Castillo explain because he actually saw it, but it was one of the valves
585 that he repaired, correct?

586 Mr. Castillo stated correct.

587 Mr. Perez stated there is about a quarter-inch crack in it, and it just happened between yesterday
588 and this morning.

589 Ms. Kassel stated I thought when I passed there this morning it was on, but that was 6:00 a.m.

590 Mr. Perez stated again, it may have happened somewhere in that timeframe. Hopefully the
591 breakers and everything worked as they were supposed to, because the pump was underwater, and
592 the new motor was underwater. Hopefully that engaged the breaker to kick off and we did not blow
593 the pump. But that is where it is at. I was really excited to come in and tell you guys that Monday
594 we were going to be in really good shape, but he sent me a text at 12:15ish today.

595 Ms. Montagna stated the pictures were very promising. Water was shooting up; it was ready
596 to go.

597 Ms. Kramer asked were kids playing in it?

598 Mr. Perez stated no, I do not think so. Here is what I honestly believe could be the issue. From
599 what Moe said from PFS, a lot of this is original. If they are running backups or over time clogs
600 that he is finally cleaning out, and then you get the right pressure going, you may have some water
601 hammer, you may have you know a blue joint that fails, or a small crack that is now expanded.
602 That would be my guess as to what happened, but again, I am not Moe or PFS.

603 Ms. Kramer stated he had been working on the mouth.

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604 Mr. Perez stated he had replaced the solenoid in it and was doing the clean out part of it. Again,
605 maybe when he was tightening it back up, there was a small crack farther back that you are not
606 going to see in the fitting, and as you increase pressure, that crack moves down the pipe from the
607 fitting and it blew. We will know more on Monday, and I will obviously send an update out to the
608 Board accordingly once I hear from him and Moe. I do have a bit of positive news for you. We
609 took the Polaris to Route 1 Motorsports (“Route 1”) because Briggs, who we were supposed to be
610 taking this thing to according to Polaris, has still not responded to the engine. A few weeks ago,
611 as Mr. Castillo was cleaning out the containers, the Polaris fired up, and they were able to drive it.
612 I told them to shut it down just in case. We do not want to further compound the issue of the
613 Polaris, but we did take it to Route 1. Route 1 called me right before this meeting, and they feel
614 that it is just a gasket on the muffler and possibly a fuel pump, not a blown engine.

615 Ms. Kramer stated wonderful.

616 Mr. Perez stated I am waiting on that proposal to come back. Again we based the engine issue
617 off of Kissimmee Motor Sports saying they just serviced it and if it was smoking, we probably
618 threw a rod and need a new engine. So that is what we were chasing. That is a bit of good news. It
619 should save you close to \$6,500 with the quotes I was seeing for the new diesel engine.

620 Ms. Kassel stated if it works.

621 Mr. Perez stated but they did have it running; they had it running at the dealer today, and it
622 was running. He said there is some smoke, but he said that is probably a gasket from the muffler.
623 He said the reason it may have shut off was because it could be a fuel pump or could be a fuel
624 filter or something with a fuel regulator. I am not a mechanic.

625 Ms. Kramer stated I am very happy that they have gotten it and they were able to diagnose it.

626 Ms. Kassel stated and we have a new vendor.

627 Ms. Kramer stated yes.

628 Mr. Perez stated I will go back to the Primrose sidewalk. Inframark is going to be installing
629 ADA pads at no additional cost. There are actually two. We tried to do them today, but they were
630 too big, the pads were too long. So you have the ramp and we did not want to put them in
631 incorrectly. We are going to order the proper ones, and those will be installed once they arrive by
632 Mr. Freddy Blanco and his staff.

633 Ms. Montagna stated you have only one.

634 Ms. Kassel stated there should be two because there is an alley in between with sidewalks on
635 either side of the alley.

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636 Ms. Kramer asked you guys are still working on the revised sidewalk inspection? It will be
637 coming back sometime in the future?

638 Mr. Perez stated yes and no. I think it is probably best that we move forward and find vendors
639 to do this sidewalk project and not the Inframark staff and field staff. When we looked at it from
640 a decision standpoint, what we do not want to do is muddy the waters with what Mr. Castillo and
641 staff are doing and Ms. Montagna and myself, versus our other side of it and to make sure that
642 moving forward, it is probably the best idea to go that way because it is a very large project moving
643 forward with sidewalk replacements. I think finding those vendors is probably going to be the best
644 bet to move forward instead of us doing it in-house.

645 Ms. Kassel asked did we use a vendor the last time?

646 Mr. Perez stated you went through us.

647 Ms. Kassel stated no, not just this last time but before that.

648 Ms. Kramer stated yes.

649 Ms. Montagna stated I can look in the system and see who that was.

650 Ms. Kramer stated we have a couple of different folks who can do it.

651 Ms. Montagna stated we can ask them to come out and do an inspection and kind of provide a
652 report to you all so you can determine how you want to move forward.

653 Mr. Perez stated going back to that, the intent of the report was not to say here is everything
654 that is broken; the intent of the report was more because we were coming into budget season. We
655 have other districts that ask for these sidewalk inspections so they have an idea, like a go-forward
656 plan. If you look at the proposal that was sent that is, again, the grand total of everything that is
657 either broken or lifted. Obviously, you have taken almost \$5,000 out of that, which is not a very
658 big chunk when you look at the total dollar figure.

659 Ms. Kramer stated not of \$200,000.

660 Mr. Perez stated no, and again, the thought was, yes, it is cracked, and it may not be a trip
661 hazard right now, but like on Middlebrook, there were some cracks on Middlebrook. Well, the
662 trees are not very big yet on Middlebrook, but in the next five to ten years, those trees are going to
663 be now close to the age of the trees on Cat Brier. So wherever it is cracked currently, those roots
664 are going to lift that sidewalk because it is already cracked. Looking as a go-forward budgetary
665 wise, we went through and did everything.

666 Ms. Kassel stated that is renewal and replacement versus operations and maintenance.

667 Mr. Perez stated correct, but it was it was more for budgetary purposes.

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668 Ms. Kramer stated but we needed to know which ones were appropriate to do now.

669 Ms. Kassel stated versus one year or five years or ten years, because those ones Middlebrook
670 are probably going to be at least five but not ten years because the ones on Cat Brier are 20 years
671 old.

672 Ms. Kramer stated right.

673 Mr. Perez stated could be, I mean, if you have a hurricane come through and those oaks topple
674 over, if there are roots under there, it will break.

675 Ms. Kramer stated those will be really obvious.

676 Mr. Perez stated correct.

677 Ms. Kramer stated and we can get those repaired with our insurance.

678 Mr. Perez stated correct.

679 Ms. Kassel stated I did have a question, but I do not know if it should be addressed with Mr.
680 Hamstra and the engineering report, or with you guys. It is really about the repaving project.

681 Ms. Montagna stated Mr. Hamstra's report.

682 Ms. Kramer stated yes, let us wait until his report.

683 Ms. Kassel stated it is about the signs.

684 Ms. Montagna stated that would be Mr. Castillo.

685 Mr. Perez stated we will joint answer this one. How about that? Is that fair?

686 Ms. Kassel stated whatever you want.

687 Mr. Perez stated last week I believe I shot an email update out with the new schedule, their go-
688 ahead schedule or look-ahead schedule. I asked after that if there were any firm dates, based on
689 each individual section of the alley like there were before, and there were not. So the signs were
690 originally going to be based off of how they sectioned out each alley and when they would finish
691 in August or September as those signs would move. We can get more signs.

692 Ms. Montagna stated they are really not relevant.

693 Mr. Perez stated I do not have dates to put necessarily on the signs.

694 Ms. Kassel stated we do have dates.

695 Mr. Hamstra stated not quite.

696 Mr. Perez stated you have a milling and resurfacing date, but that is for every alley. I can get
697 those signs with those dates on them, but I cannot tell if you live on this alley, it is going to be
698 between the 1st and the 5th or it is going to be the 4th. I do not know that.

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699 Ms. Kassel stated no, you just have signs in all the alleyways saying grinding and repaving are
700 happening between May 1 and May 5 or whatever it was. And then there are other things, like
701 cleanup or whatever. I know in my alleyway, it is the major part of the cleanup. I do not know if
702 there is cleanup elsewhere that needs to happen. Certainly on our alley, it has been a huge mess. I
703 should say my alley because nobody else lives there.

704 Mr. Perez stated I get what you are saying.

705 Ms. Kassel stated residents need to be informed. These signs have been up for a couple months
706 now, and they have essentially been pretty ineffectual. Let us do something to inform the residents
707 about what is coming up with dates that are still legible.

708 Ms. Montagna stated so we take Mr. Hamstra's thing that he sent out from them, that whole
709 group, and put it on a sign, put it in every alleyway, and there you go. Painting is this date.

710 Ms. Phillips asked can it go on the door knobs? Can we do that?

711 Mr. Perez stated it is too big.

712 Ms. Montagna stated that is the only way you are going to be able to do it.

713 Ms. Kramer stated I do not think, when they go back to fix the irrigation and sod and things,
714 that those activities will probably have a huge impact to the people who live along the alleys. The
715 biggest thing is just getting the word out. I do not want to get the wrong dates out if they need to
716 change them, that May 1 through 5, that there will be the milling and paving of all the alleyways.

717 Ms. Kassel stated but there are dozens of homes where they have destroyed the irrigation
718 system. I just read about somebody yesterday or the day before whose water bill was really high.

719 Ms. Montagna stated hopefully everyone who is listening and is on zoom and everyone here,
720 spread the word. If it is on Facebook, it does not exist in our world, if it does not get reported to
721 cddmaintenance@inframark.com.

722 Ms. Kassel stated I did report it to cddmaintenance.

723 Ms. Montagna stated you reported some, but I see and hear it is reported on Facebook. We do
724 not monitor Facebook, so if it is not reported to cddmaintenance or Mr. Castillo, we do not know
725 about it.

726 Ms. Kassel stated but I did report that they were destroying irrigation in both CDD and owner
727 lots when they first started with all the ribbon curves. People were not notified about that, and so
728 their sprinkler system was on, and their water bills are huge. There was no notification about that,
729 and there has been no notification about when it is going to be addressed.

730 Mr. Hamstra stated I have comments on that, but I will wait.

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731 Ms. Kramer stated we will take more of this up later.

732 Ms. Kassel stated we need better communication, is all I am saying.

733 Mr. Perez stated we need to get signs, then, by tomorrow or this weekend.

734 Ms. Montagna stated verify those dates with CCI before you get the signs done.

735 Mr. Hamstra stated the dates I sent you guys today was right from them this afternoon.

736 Ms. Montagna stated okay, so we can use those.

737 Mr. Hamstra stated weather permitting, it is the latest and greatest.

738 Ms. Kassel stated you might want to add that.

739 Ms. Montagna stated weather permitting, yes.

740 Mr. Perez stated we are just going to say alleyways are currently being milled and resurfaced
741 between May 1 and May 5, weather permitting; that is all the sign is going to say. I am not going
742 to say “closed” because they are not technically closed.

743 Ms. Montagna stated right.

744 Mr. Perez stated it is just alerting residents.

745 Ms. Kramer stated that there is going to be work in their alley. I know and I have seen the
746 destruction of some of it, but I have had a lot of people reach out to me excited about it. They have
747 seen the new drains come in and be put in, and they are really excited about the improvements that
748 are coming because we have had a lot of problems with the alleys. They are excited about that
749 coming. Unfortunately, like with any construction project, there are going to be oopsies. I just wish
750 the oopsies were not just folded in half and left sticking out of people’s yards.

751 Ms. Kassel stated without any notification to them.

752 Ms. Kramer stated right. We will discuss the alleyways more when we get to Mr. Hamstra’s
753 report. The frontage fence we talked about last month, a huge number, \$140,000. I was hoping that
754 we might be able to do stage something.

755 Ms. Kassel stated that is what I had suggested.

756 Ms. Kramer stated I looked at the aerials and talked to you guys about fences. All that fence
757 was put in at the same time. I was hoping that the stuff to the west was put in at a later date, but
758 the whole thing, according to the aerials. looked like it went in at the same time, which means it is
759 the same age. The question is if the Board wants to start maybe with the most obvious areas, like
760 maybe just at the east entrance from our property line.

761 Mr. Leet stated not all of it is in a worst-case condition.

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762 Ms. Kramer stated right, and there is a lot of that fence where there are a lot of shrubs and
763 things that would put a barrier if we did have to remove a portion of it. You cannot even see from
764 the highway the white fence from the point where the overpass starts, so that is not even visible
765 from the streets or most of Harmony at all.

766 Ms. Kassel stated not from U.S. Hwy 192.

767 Ms. Kramer stated right.

768 Ms. Kassel stated but certainly inside the community.

769 Ms. Kramer stated for some for some select areas it is. I do not know if we want to go out and
770 at least start doing the area from the east entrance east to the property line and the east entrance
771 east to the tunnel, maybe, or where it starts.

772 Ms. Kassel stated we need the costs for those.

773 Ms. Kramer stated we just have to measure it up and look. But is that something the Board
774 would like us to go further down the line in investigating? That would be, I am going to say, about
775 one-quarter to one-third of it.

776 Mr. Perez stated we would have to measure it. I do not know.

777 Ms. Kramer stated that would take it down, but again, it is still a big number, \$40,000 to
778 \$50,000.

779 Ms. Kassel stated right.

780 Ms. Kramer stated or we could do even less, but more directly at the entrance.

781 Mr. Leet asked do we think we have to get a new quote for that small portion?

782 Ms. Kramer stated I do not know if they would hold their per-linear-foot price.

783 Ms. Montagna stated they might.

784 Mr. Castillo stated I walked it yesterday; it is about 100 rails and about 80 posts that need to
785 be replaced.

786 Mr. Leet asked with that subset being a smaller job, do we think there might be a cost savings?

787 Mr. Castillo stated it is a lot smaller job.

788 Ms. Kassel asked do you mean a 100-rail section?

789 Mr. Castillo stated 100 individual rails.

790 Ms. Kassel stated so that is 25 sections.

791 Mr. Perez stated right, because it is a four-rail fence.

792 Mr. Castillo stated it is not all in one location.

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793 Ms. Kassel asked is it possible that because of a visual break in the fence, Ms. Phillips
794 suggested for replacing that we go with a three-rail fence instead of a four-rail fence? If we have
795 a three-rail fence here and we have a break, nobody is really going to notice that we go to a four-
796 rail fence here. Maybe later when we go replace that, we can replace it with a three-rail fence and
797 save 20% on our materials cost.

798 Mr. Perez asked did you not get a quote?

799 Mr. Castillo stated I did get a quote.

800 Mr. Perez stated but that was for materials.

801 Mr. Castillo stated for those rails and the 80 posts.

802 Mr. Perez stated it was like \$5,000.

803 Mr. Castillo stated yes, \$5,000, just for materials.

804 Mr. Perez stated that means we would do it in-house. Field staff would be the ones going out
805 and replacing the fences and the rails.

806 Ms. Kramer stated the rails are easy enough to do.

807 Mr. Perez stated the rails are, yes. The posts are different.

808 Ms. Kassel stated because apparently there are no wood centers in the posts.

809 Mr. Perez stated those posts that you got quoted do not have them, either. You would have to
810 buy them, or does it have it?

811 Mr. Castillo stated on that quote, it comes with concrete, so we will be putting it in concrete.

812 Ms. Kassel stated you would be putting the bottom of the post in concrete, but the post itself
813 is hollow recycled plastic, so there is nothing inside.

814 Mr. Perez stated it is 4x4.

815 Ms. Kassel stated so you need to include that in your cost. That sounds a lot more reasonable,
816 \$7,000 or \$8,000 maximum for replacing that. Is that a really bad section?

817 Ms. Kramer stated no, that is the top rail here, four sections down the middle rail. So what is
818 going to happen, we are going to get those replaced and then other ones are going to break.

819 Mr. Perez stated right, it is not a complete replacement.

820 Ms. Kramer stated the question is, if we replaced, and I do not know how far out, from the east
821 entrance east, there are no homes or anything to feel jeopardized by removing it. What if we
822 replaced a certain distance but maybe not all the way to our property boundary?

823 Ms. Kassel asked do we not have pillars in between?

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824 Ms. Kramer stated yes, we do. Or replace that, and then we may be able to scavenge enough
825 usable material to replace the ones that are broken down the line. Are any of them usable to move?

826 Mr. Castillo stated some of them are.

827 Ms. Kassel stated so we have 80 posts and 100 rails. That is just to replace what is really in
828 bad shape?

829 Mr. Castillo stated yes.

830 Ms. Kassel stated it is not one section; it is to replace what is really bad. Considering what our
831 financial state is right now and coming up on budget season, that would be my suggestion.

832 Ms. Kramer stated to keep us out of hot water with code enforcement.

833 Ms. Kassel stated yes, and have the fence be more presentable and a really much more
834 reasonable cost than \$160,000 or even \$40,000. That is my suggestion. We could do a not to exceed
835 of \$6,500 because we are adding those 80 4x4 posts. Is that reasonable? It is about \$5,000
836 materials.

837 Mr. Perez stated we probably need to buy 40 4x4x6s and then cut those in half, and you will
838 get your 3-foot 4x4s.

839 Ms. Kassel stated you mean 4x4x12s.

840 Mr. Perez asked you want to sink them 6 feet?

841 Ms. Kramer stated check with the fence company. I was really kind of shocked that there was
842 no wood in them, but those have lasted 20-some-odd years without wood in them. Find out from
843 the fence contractor, are they supposed to have wood in them.

844 Mr. Leet stated PVC is sturdy enough.

845 Ms. Kramer stated right. If the way they are made, if they are reinforced to be sturdy enough,
846 then we do not have to go to that extreme and add that. So you said \$6,600?

847

848 Ms. Kassel made a MOTION to approve purchase of fencing
849 material and for field services staff to replace damaged fencing
850 along the CDD frontage, in an amount not to exceed \$6,500.00.

851 Mr. Leet seconded the motion.

852

853 Ms. Phillips stated I think we should just rip it all out.

854 Ms. Montagna asked this is the 100 rails and 80 posts that we are discussing?

855 Mr. Perez stated I can resend the quote.

856 Ms. Montagna stated that is fine. I just wanted to put something in the notes.

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857 Mr. Chokanis stated I know the financials are not well right now, and we are coming to the
858 end of the fiscal year, but we keep band aiding stuff. It is going to be a constant battle just to get
859 things fixed again. so just my two cents there.

860 Mr. Leet stated I agree with that. Just in general, that is not stopping us from in the future doing
861 a more thorough replacement as needed. The other thing you can consider again is, where are the
862 fences in front of people's homes where they are obviously the most concerned about that
863 aesthetically or by the entrances, versus if it is just in front of a section of the golf course, is that
864 as important to not rip out.

865 Ms. Kramer stated the golf course fence does not belong to us.

866 Mr. Leet stated the point being, that is all stuff we can do in the future. This, with the smallest
867 budget impact, at least gets us looking presentable and not having code enforcement right now.

868 Mr. Chokanis stated I would suggest the front of the entrances be the first priority of getting
869 fixed to make sure our community looks nice on the outside. I know there are a lot of issues
870 throughout our community with fencing. I just think it has kind of gotten behind and not taken care
871 of.

872 Ms. Kramer stated this will get us so we are compliant with code enforcement so it looks better
873 for the time being. Then come back during budget time and start a phased approach, is what I am
874 hearing from the Board. Is that correct?

875 Ms. Kassel stated look at a phased approach.

876 Ms. Kramer stated right.

877 Ms. Kassel stated we are not going to obligate ourselves.

878 Ms. Kramer stated no, we will discuss it.

879

880 Upon VOICE VOTE, with all in favor, unanimous approval was
881 given to the purchase of fencing material and for field services staff
882 to replace damaged fencing along the CDD frontage, in an amount
883 not to exceed \$6,500.00.

884

885 ii. Proposals

886 a. Picnic Pavilion Awning (*Sunshades Awning, Sunstate Awning*)

887 Mr. Perez stated we were a little proactive, maybe jumped the gun a little bit and start moving
888 forward with this.

889 Ms. Montagna stated it was at my direction.

890 Mr. Perez stated it is the \$7,000 one from Sunshades Awning.

891 Ms. Kramer stated Sunshades Awning is \$7,500, and Sunstate Awning is \$13,400.

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892 Mr. Perez stated the reason for that is, both of them have eight- to 12-week lead times. The
893 thought was, if we wait until approval today, they needed a deposit, as well, so we were going to
894 have to then turn the deposit around. So we moved forward with the deposit on the Sunshades
895 Awning, pending ratification here at the meeting.

896 Ms. Montagna stated we can cancel it.

897 Mr. Perez stated yes, we can cancel it.

898 Ms. Kramer stated we had discussed, it is currently or it was currently the half left that is left
899 is a bright yellow because there are trees there now. That was fine when the trees were not growing
900 up over it, but now with the trees and other things, the thought was to use the same color that is in
901 the shade screens over the playgrounds, which is a tennis green or a deep green.

902
903 Ms. Kassel made a MOTION to ratify the proposal from
904 Sunshades Awning to replace the entire pavilion awnings in Buck
905 Lake Park, in tennis green, in an amount of \$7,500.00.
906 Mr. Chokanis seconded the motion.

907
908 Upon VOICE VOTE, with all in favor, unanimous approval was
909 given to ratify the proposal from Sunshades Awning to replace the
910 entire pavilion awnings in Buck Lake Park, in tennis green, in an
911 amount of \$7,500.00.

912
913 **b. Steel Building** (*Eversafe, Titan Steel Structures*)

914 Mr. Perez stated I reached out to four vendors; Titan Steel and Eversafe were the ones that
915 responded, and were the most responsive, but also easiest to work with. Some of them wanted
916 engineered drawings, which we do not have yet. Eversafe's price is obviously significantly
917 different than Titan Steel. Titan Steel definitely uses a different interior beam structure, it sounds
918 like, than Eversafe, but when you look at their wind ratings and what they are saying these
919 structures were hold up to, they are pretty similar. I think one is at 140 and one is at 150 in terms
920 of miles of per hour wind. I will say this is all preliminary right now because the design of the
921 buildings, the picture that you have is somewhat of a look that we were kind of discussing and
922 kicking around.

923 Ms. Kramer stated this one is a lot taller; ours would not exceed 12 feet.

924 Ms. Kassel stated they had different dimensions; it is much smaller, it is considerably smaller
925 than the other proposal.

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926 Mr. Perez stated the other one, Titan Steel, I tried to talk to them about a lean-to, and they were
927 like, so you want the building and then the lean-to on top of it. I said no, we want everything on
928 the 25 by 45 pad. That did not really stick. I should not say pad, but the area.

929 Ms. Kramer stated the impression I got from looking through the literature of the two
930 companies is, the other company, Titan Steel, is a true steel building. They are typically the bigger
931 buildings. They use the full steel i-beam,s and it is really more of an industrial manufacturing type
932 building than a storage or community maintenance building. Does that make sense?

933 Ms. Phillips stated yes.

934 Ms. Kramer stated but the requirement is, we have to meet the County's building codes, and
935 we have to meet the wind loading and the structural design requirements that the County has for
936 hurricane safety. But Eversafe, according to all their literature and what they had on the spec, they
937 meet all that, and they engineer to those.

938 Mr. Perez stated the design can be whatever we want it to be. This was just a preliminary. We
939 talked about it is going to be 25 feet wide on the side where the roll-up door is at. There would be
940 two roll-up doors. Then the 45-foot long sides is where the lean-to is going to come into play.

941 Ms. Phillips asked what is the lean-to for?

942 Mr. Perez stated outside storage, like if you want to put some of the smaller trailers instead of
943 carting them inside, you just back them up there, If you have any pallets, for example, the tractor
944 has attachments. We would put them on a pallet, and leave those under the lean-to so they are out
945 of the elements but not out of the elements, if that makes sense.

946 Ms. Phillips asked but why not put them inside if it is big enough?

947 Mr. Perez stated because inside you are going to have the golf carts, you are going to have the
948 CDD truck, and you are going to have the trailer.

949 Ms. Kramer stated no, we are not going to put the truck in there.

950 Mr. Perez stated you could.

951 Ms. Kramer stated you could. But why take up that space for the truck? We have got parking
952 spaces.

953 Mr. Perez stated I was just thinking for safety reasons and security reasons.

954 Ms. Kramer stated okay. One of the things that I reached out to Ms. Montagna for, soon after
955 the meeting, and Mr. Perez also, was obviously a fence is going to need to go around this because
956 it is going to be at least a six-foot fence if not a ten-foot fence to protect those assets and that
957 building from being vandalized or from theft. I do not know if the pad that is there is going to be

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958 sufficient, number one. I think that is a question and if we are going to have to replace that pad.
959 Then there is the building, there is fencing, there is landscaping, there is all the electrical work that
960 would have to happen. I am wondering, I am guessing that we are talking at least \$100,000, and
961 Ms. Montagna agreed it is at least \$100,000. If we have to spend that much money, maybe we
962 improve the road and keep field services where it is.

963 Ms. Kramer stated if you improve the road, that is \$250,000 plus we have to actually site plan
964 and permit whatever we put down there. From previous discussions, they are going to need a
965 building similar to this down there. We are right now spending \$500 a month on a trailer that is
966 substandard, at best. I am not sure that the County will allow us to keep a trailer down there. Their
967 discussions have been, no, we need to site plan it, we need to have a permanent building, not a
968 trailer. So we are looking at these costs, anyway.

969 Mr. Leet stated so the site plan has to happen, regardless.

970 Ms. Kramer stated right, regardless of where it is in Harmony.

971 Ms. Kassel stated some site plan in either location.

972 Mr. Leet stated understood.

973 Ms. Kramer stated right.

974 Ms. Kassel stated but we do not know that for sure yet.

975 Ms. Montagna stated for where it is at now, we do. When I talked to the County when they
976 sent the violation a letter, the violation letter basically says we have to bring all of that back there.
977 In order to keep that back there, we have to bring all of that up to code, which would include the
978 road, the trailer, and I think the storage containers.

979 Ms. Kramer stated right, there is a prohibition in our PD against storage containers and mobile
980 buildings so the trailer and the storage containers still have to go, and we would have to replace
981 them with something.

982 Mr. Leet stated right.

983 Ms. Montagna stated correct.

984 Mr. Leet stated it seems like it is getting cost competitive. If the pad that is at Buck Lake Park
985 is not sufficient and we have to add to it, then that sounds like that is going to be cost competitive
986 with just doing a new pad on some other CDD property. We already know there is the large added
987 cost of fixing the road that would have to go with using the current storage area. Building cost is
988 going to be the same whether it goes on either location. Utility service, do we have anything back
989 there?

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990 Mr. Perez stated you are currently paying for electricity.

991 Mr. Leet stated right.

992 Mr. Perez stated the water would be from the well.

993 Ms. Kramer stated right. We would have to check and see if they would allow us to use that or
994 whether they are going to require us to bring potable water in.

995 Mr. Perez stated I do not know.

996 Ms. Kramer stated we have potable water there.

997 Mr. Leet stated we want to get all the chips on table.

998 Ms. Kramer stated right. In either place, we have to have the 10-foot screened fence with
999 landscaping. Not 10-foot, the six-foot screened fencing with landscaping to screen the building
1000 from the garden use because the garden use is considered recreational and quiet and peaceful
1001 versus the field services or community maintenance or office. So you are going to have to have
1002 basically all those costs no matter where you put it.

1003 Mr. Leet stated yes.

1004 Mr. Hamstra stated this is my topic but since we are talking about this, I wrote down last
1005 meeting that the relocated area would be storage and office.

1006 Ms. Montagna stated correct.

1007 Mr. Hamstra stated right now the drawings that Mr. Perez and Mr. Castillo are showing is
1008 storage only. So if we are going to have an apples-and-apples comparison, does the new location
1009 have to provide a future office?

1010 Mr. Perez stated this picture is just a request for what it is going to look like.

1011 Mr. Hamstra stated I hit the brakes on my project drawings.

1012 Ms. Kramer stated because of the question of the office. Staff is currently getting ready to open
1013 operations at Ashley Park pool for the interim, right?

1014 Mr. Castillo stated I am already there.

1015 Ms. Kramer stated you are already there.

1016 Ms. Montagna stated we have to by April 10. That is your next inspection for this violation
1017 letter.

1018 Ms. Kassel stated May 10.

1019 Ms. Montagna stated sorry, the first one was April 10, and they extended it to May 10, so we
1020 have to have all of that out of there, including the office trailer. The only thing that we are going
1021 to have there are the two storage containers. Or do we have three?

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1022 Mr. Perez stated two; we are working to get the third out of there.

1023 Ms. Montagna stated two storage containers until we can get somewhere to store them. You
1024 all have pretty much everything out of that office, right?

1025 Mr. Castillo stated yes.

1026 Mr. Perez stated the storage container that is currently under lease is empty, and the trailer is
1027 by the office.

1028 Ms. Kramer stated what we could do is continue use of the Ashley Park pool office for the time
1029 when Mr. Castillo needs to be in the office, which in discussion, Mr. Castillo is a very different
1030 manager than we have had in the past. He does not use much office time, from what I am seeing,
1031 is that correct?

1032 Mr. Perez stated correct.

1033 Ms. Kramer stated he is more of a hands-on, out-in-the-field-with-the-guys manager, so when
1034 he has to do cards and get quotes and things like that, he would still need an office space. But
1035 again, he can use the Ashley Park for the interim, and then instead of having a formal office down
1036 here, he said to just throw in a desk for him or something that he can write on and keep papers on
1037 and stuff. Is that what I have heard?

1038 Mr. Castillo stated yes.

1039 Ms. Kassel asked so why were we thinking of improving? It seems to me it makes most sense
1040 to have field services all in one place instead of way up here and way down there. I am not sure
1041 why there could not be an office in this building.

1042 Ms. Phillips stated I agree because even though he does it the way he does it, if he needs to do
1043 something in the office when he is in the middle of doing something on the golf cart, now he has
1044 to get this thing and truck halfway across the community. I think it should all be together
1045 personally.

1046 Ms. Kramer stated now that will run this up in cost because you are going to have to insulate
1047 a portion of it, put room dividers in. Mr. Hamstra, what else do they have to do?

1048 Ms. Phillips stated that is what we need to look into.

1049 Ms. Kassel stated I think we would have to do that no matter where we are.

1050 Ms. Kramer stated no matter where it goes.

1051 Ms. Kassel stated so that is an additional cost.

1052 Ms. Phillips stated right. Has anyone considered having something stick built?

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1053 Ms. Kassel stated that is going to be more expensive. Have we really looked into whether there
1054 is any other property in Harmony that we can do this on where we do not have to improve the
1055 road?

1056 Ms. Kramer stated give me something else. I have been over it and over it and over it and over
1057 it. If you guys can come up with another buildable piece of property, I would love to see it. It
1058 breaks my heart to even think of putting it down there. Luckily, we are able to put it down the
1059 slope where it will be hidden and out of the way. It will be direct access in and out. It will not be
1060 anywhere near the playgrounds or the soccer fields.

1061 Ms. Kassel stated and there is going to be a dumpster.

1062 Ms. Kramer stated there will have to be a dumpster.

1063 Ms. Phillips stated but I still think we did something that looks nicer, yes, I know it would be
1064 more expensive, but I think it should all be together. I want to get back to my question here on the
1065 lean-to. So if the pad is 25 by 45, is the building going to be 25 by 45 plus a lean-to?

1066 Ms. Montagna stated that is the size of the pad. We want to keep something the size of the pad.

1067 Ms. Phillips stated so having a lean-to really does not save us anything.

1068 Mr. Perez stated not necessarily. One of the things I talked to Eversafe about is, the lean-to in
1069 this picture does not help because it shows the lean-to running the entire length of the building.
1070 You do not need that necessarily, so if it is a 10-foot lean-to and is 25 feet wide, you have the front
1071 of your shop, or the back, whichever, is a little more narrow, and then it kind of makes an L-shape.
1072 I can draw a rough drawing, but it would kind of look like this, where this area is your lean-to, and
1073 it still fits on the pad.

1074 Ms. Phillips stated I see. We could find a smaller building and then find one of those little ones
1075 from Amazon.

1076 Mr. Perez stated that is not going to hold.

1077 Ms. Phillips stated for the office.

1078 Ms. Kramer stated but we cannot do that because we have to meet building codes.

1079 Ms. Phillips stated I know.

1080 Mr. Perez stated this was kind of what Eversafe was looking at, and then again Titan Steel.

1081 Ms. Phillips stated I was just curious if the lean-to was going to extend over the pad.

1082 Mr. Perez stated it should not. Then regarding the fencing, we did not get to that point yet, but
1083 I reached out to Chapco who did our dog park fence. They were really engaged up front. I followed
1084 up with them three times and have not gotten a price back yet.

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- 1085 Ms. Kassel asked what did you say about the dog park?
- 1086 Ms. Montagna stated the fencing.
- 1087 Ms. Kramer stated the Chapco fence. He was following up on that.
- 1088 Ms. Phillips stated we could do away with one of the dog parks for this.
- 1089 Mr. Leet asked do we already have a deposit paid?
- 1090 Mr. Perez stated then I called Straight Line Fence.
- 1091 Ms. Kramer stated \$800.
- 1092 Mr. Perez stated we do not.
- 1093 Ms. Phillips asked why do we need a fence if the CDD building is closed?
- 1094 Ms. Kassel asked do we not have CDD property across from where the new dog park is? That
- 1095 is where we had talked about the CDD having the dog park, but the engineer got it wrong, not you,
- 1096 Mr. Hamstra, the old engineer got the location wrong. We dodged a bullet there. He got the location
- 1097 wrong, and we have property right there. It is not near anybody's house; it is across from the golf
- 1098 course.
- 1099 Ms. Kramer stated there is a large telephone easement on that, and also unless the County gives
- 1100 us a permit to do another curb cut, the only access way in would be through the golf maintenance.
- 1101 So we would have to work with the County on that, and we would have to take down some pine
- 1102 trees.
- 1103 Ms. Kassel stated it would just be a curb cut on the road down to the golf maintenance facility.
- 1104 They do not own the road.
- 1105 Ms. Kramer stated they own everything from Five Oaks in.
- 1106 Ms. Kassel stated not the CDD portion. Then we could do a curb cut in the existing road.
- 1107 Ms. Kramer stated right, off Five Oaks.
- 1108 Ms. Kassel stated or off the golf maintenance facility.
- 1109 Mr. Perez stated she is saying off the golf maintenance facility entry road, we could curb cut
- 1110 over there.
- 1111 Ms. Kramer stated we do not own that road; they do.
- 1112 Mr. Perez stated the golf course does.
- 1113 Ms. Kassel asked they own the road?
- 1114 Ms. Kramer stated yes, that is not a public road.
- 1115 Ms. Kassel stated there has to be an easement.
- 1116 Ms. Kramer stated no, it is not a public road.

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1117 Mr. Perez stated I will go back to the fence discussion while he is looking at that. I reached out
1118 to Straight Line Fencing about the \$8,000 deposit that was put down in 2019. I was told over the
1119 phone that I was the fifth person from Harmony that they have spoken to about this, and that the
1120 \$8,000 was put down to purchase the material for a project. All the material was purchased and
1121 was sitting in his yard, never used. He had to get rid of it because he took a loss. The material
1122 apparently was more than the \$8,000, is what he is telling me, and that he came out of pocket to
1123 get the rest of it, and it just sat there and began falling apart that he had to get rid of it or he took a
1124 loss. From what he is telling me, we do not have a deposit or any fencing left for them to use.

1125 Ms. Kramer stated but he resold it.

1126 Ms. Montagna stated he spoke to the attorney.

1127 Mr. Perez stated he said he spoke to the prior District counsel, as well, about this, and that there
1128 was an understanding, is what I was told, that that did not exist anymore.

1129 Ms. Kassel stated that is not the case.

1130 Ms. Kramer stated that is not what was reported to us.

1131 Mr. Perez stated I am just sharing with you what I have. He did provide a proposal for six-foot
1132 fencing with slats and without slats for that privacy sliding that goes through the fence. That came
1133 in today, and I will go to my email and read it.

1134 Ms. Montagna stated just so you know, Mr. Perez did go over the history of what was reported
1135 back to the Board. At that point, the Board appointed Mr. Steve Berube and Mr. Tim Qualls to
1136 work with Straight Line Fencing. What was reported to the Board was x, y, and z, and he very
1137 clearly told Mr. Perez that is not what was discussed.

1138 Mr. Perez stated he said that was not accurate. It is \$8,500 based on the drawing that I sent
1139 over for the non-slatted fence. It would be six-foot, black, commercial-grade, black-coated chain
1140 link. If we wanted the slats, it would be \$11,800 for the privacy sliding where they weave the vinyl
1141 through it. We could always get wind screens if you wanted to, for privacy, but that is up to you.
1142 It was an email; it was not a quote, but I did not get one back from Chapco yet.

1143 Ms. Phillips asked why do we need a fence if we go with a building?

1144 Ms. Kramer stated you have to, the County requires fencing and a visual screen.

1145 Mr. Leet stated setting that aside, looking at that parcel across from the newest dog park, even
1146 with that phone easement and even with the slice of it along the road that the golf preserve does
1147 own, there is still it like looks like maybe 100 by 80ish feet of just free and clear land that we own.
1148 As far as trying to find and strike about the best balance here, I do not know how we can do the

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1149 road improvement without a special assessment or a bond or something crazy like that with
1150 \$250,000. No one is going to like that. If we do it on that area across from the new dog park, do
1151 we think it would be worthwhile to talk to the golf preserve about just having access there? Or is
1152 there going to be a cost with a curb cut onto Five Oaks?

1153 Ms. Kramer stated I would suggest that we keep everything on our own property. Last time I
1154 spoke with the golf folks, there is some thought that they are going to sell that golf maintenance
1155 facility because they want to do some other work and move the golf maintenance facility to other
1156 property within the golf course.

1157 Ms. Phillips asked how much are they going to sell it for?

1158 Ms. Kramer stated way more than we can afford, trust me. But I did ask them if they do decide
1159 to sell to please contact us first. Those are huge buildings. I would love it, trust me.

1160 Mr. Leet stated they are already built.

1161 Ms. Kramer stated yes, they already exist. We would not need a site plan. We would just move
1162 in, and we could lease out the other the extra space.

1163 Ms. Phillips stated right.

1164 Ms. Kramer stated but again, that would be a huge special assessment to purchase that one, is
1165 my guess.

1166 Ms. Phillips stated but if we could purchase it, we could just keep the part we want and sell the
1167 rest.

1168 Ms. Kramer stated we do not know when they are going to want to do that, and we are on a
1169 time clock that is ticking heavily at \$250 a day.

1170 Mr. Leet stated to that end, it sounds like there would be a process with the County to get
1171 approval for a curb cut for our own access to that property on Five Oaks.

1172 Ms. Kramer stated yes.

1173 Mr. Leet asked do we think we could get relief from the County?

1174 Ms. Kramer asked that we are moving forward?

1175 Mr. Leet stated yes.

1176 Ms. Kramer stated I think they would probably if we are moving forward on an alternative. As
1177 long as we are moving forward in good faith on an alternative, where else would we go and what
1178 would we do? They cannot just shut us down and continue to fine us, and I do not think they would.
1179 Trust me, I would be visiting five County Commissioners and screaming and yelling. As long as

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1180 we have got a plan and some site plan moving forward, I think they are going to give us the time
1181 to get it done and moved.

1182 Ms. Kassel stated sorry, I was just interacting with Mr. Hamstra about the curb cuts and all of
1183 that and the parcel that is a potential. That parcel looks like it could be much more appealing
1184 alternative than Buck Lake Park.

1185 Mr. Leet stated it opens to a sand trap, so no one is going to be seeing this off their front porch
1186 or when they go to the park, except for the new dog park.

1187 Ms. Kramer stated I am telling you, somebody is not going to like it.

1188 Mr. Leet stated sure.

1189 Ms. Kassel stated someone is always going to complain, but at least it is not directly impacting
1190 any homeowners' views.

1191 Ms. Phillips stated it is a Victorian building, very nice and cute and pretty.

1192 Ms. Kramer stated I would love it.

1193 Ms. Phillips stated we just need to get some pieces of wood and paint it. Someone can hold the
1194 ladder, and I will go up.

1195 Ms. Kramer stated I could, but the problem is, we are a governmental entity, and we cannot
1196 get together and build it. Otherwise, I would; we could get together, I could oversee it, and it would
1197 be wonderful.

1198 Ms. Phillips asked how big of an issue is the telephone easement?

1199 Ms. Kramer stated if everybody in the audience can keep it down, because it gets really
1200 confusing on the audio tape.

1201 Ms. Kassel stated it is a nice little triangle here, so this is the property we are talking about.
1202 The new dog park is right here, and this would be the parcel that we are talking about.

1203 Ms. Kramer stated it is basically right before Feathergrass Court.

1204 Ms. Kassel stated it is to the left side of the golf maintenance facility.

1205 Ms. Phillips stated you drive down the road; it is on your left and the dog park is on the right.

1206 Ms. Kassel stated if you turn right from Five Oaks to the golf maintenance facility, the new
1207 dog park is on the right and the parcel is on the left. If you are passing on Five Oaks the golf
1208 maintenance facility, the dog park is before the golf maintenance facility, and this parcel is right
1209 after the golf maintenance facility.

1210 Ms. Phillips stated it sounds great.

1211 Ms. Kramer asked it is higher and drier, right? Than the dog park?

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1212 Ms. Kassel stated it is larger in terms of higher ground because that pad down by Buck Lake
1213 slopes off. Plus, there would be a dumpster out in the middle of a very nice natural area that would
1214 be pretty unsettling.

1215 Ms. Phillips stated we would have painted that.

1216 Ms. Kramer stated you would not have seen that dumpster.

1217 Mr. Leet stated here is the property, so three times the width of the road looks like it is the
1218 parcel the golf preserve owns. We own this whole property here, but there is a telephone easement
1219 in this corner here, so we would not be able to build up that corner, but that is still 100 feet of
1220 width here and probably 70 to 80 of depth. If there are any trees, there are not very many. We
1221 could have this area behind the building that would be even farther out of sight.

1222 Ms. Kramer stated the required setbacks, as I recall, are pretty minimal for a community
1223 maintenance.

1224 Mr. Leet stated we have got a sidewalk that is going right there.

1225 Ms. Kassel stated but you will have a curb cut.

1226 Mr. Leet stated I understand, just trying to visualize all this. We were talking about it would
1227 be helpful to maybe have some kind of floor plan of how much office space and how much storage
1228 space we need to have, whether that is including the truck or not and the other vehicles.

1229 Mr. Perez stated if we are fencing it in, I do not think you need the truck inside.

1230 Ms. Kramer stated the only concern I have is that, for our 500-square-foot building, we are
1231 only obligated by the County to have one parking space.

1232 Ms. Kassel stated there is street parking there.

1233 Ms. Kramer stated we really need at least five. No, there is not, there is no on-street parking.
1234 We are going to need at least five or six parking spaces for staff members' cars and the two trucks.

1235 Mr. Leet stated planning it out, I am not trying to get too much in the weeds here, but that area
1236 that is kind of down here seems to be a good fit for that. Or maybe the building is kind of alongside
1237 here. Then it is five or six parking slots kind of melting into the building. What is a parking space?

1238 Ms. Kramer stated be careful. It is 12 by 20 feet.

1239 Mr. Leet stated they have to be able to turn in.

1240 Ms. Kramer stated you have to have hammerheads.

1241 Mr. Leet stated yes, that is the site plan.

1242 Ms. Kassel asked do you think that it would be feasible on a parcel that size to have several
1243 parking spots, a driveway, and the building the size we are talking about or even a little larger?

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- 1244 Mr. Hamstra stated we can put a couple pieces in and see how they fit.
- 1245 Mr. Perez asked Mr. Hamstra, will the County require us to do any stormwater retention work
1246 for this?
- 1247 Mr. Hamstra stated possibly.
- 1248 Ms. Kramer asked yes because it is new for this area?
- 1249 Mr. Perez stated so you are going to lose some of that development area.
- 1250 Mr. Hamstra stated we can do that along the linear pond adjacent to the woods.
- 1251 Ms. Kassel stated we could maybe have a pervious surface for parking.
- 1252 Mr. Hamstra stated if you want to make a future place for CDD meetings, we will have to look
1253 at additional parking.
- 1254 Ms. Kramer stated I wish we could; that would be handy, but it is not realistic. At this point
1255 strategically, because we were hoping to be ready to go in for site plan submission right away, now
1256 we are backing up.
- 1257 Ms. Kassel stated we did not really do anything on Buck Lake except for getting these quotes.
1258 Right?
- 1259 Ms. Kramer stated no, he did design the site for it.
- 1260 Ms. Montagna stated he did plans.
- 1261 Mr. Leet stated the building was based on plans for storage only, and then they stopped because
1262 he did not have an office. Is that correct?
- 1263 Ms. Montagna stated no.
- 1264 Mr. Hamstra stated we got plans that are ready to submit to the County.
- 1265 Ms. Kassel asked you sent them to the County?
- 1266 Mr. Hamstra stated no, I held off on this. Issues were flaring, so I stopped.
- 1267 Ms. Montagna stated but your plans are storage and an office.
- 1268 Mr. Hamstra stated my plans are storage only but I told Greg to stop because I kept hearing
1269 conflicting information on Mr. Castillo's permanent office besides an RV trailer.
- 1270 Ms. Kramer stated the reason we were able to get so far so fast and would be able to leave this
1271 meeting and go ahead and put the final touches on the site plan and get it in is because there is a
1272 pre-existing pervious surface that it would be landing on, and there is already parking there, 12 or
1273 14 parking spaces right there. So we would not have to do any paving for parking or any parking
1274 design. No stormwater permits would be required, and we already have the ingress and egress.
1275 Again, that was one of the attractive things about that location.

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1276 Ms. Kassel stated I think those costs, which are probably going to amount to, my guess is
1277 \$30,000 or \$40,000.

1278 Ms. Kramer stated yes, at least.

1279 Ms. Kassel stated the trade-off for the \$30,000 or \$40,000 versus a location that is fairly central
1280 in the community and not going to affect the look of Buck Lake Park and it is not going to have a
1281 negative effect on residents' views, I think it is a good trade-off, personally, but that is just my
1282 opinion.

1283 Ms. Phillips stated this is my wish, that we could get input from the community to see what
1284 people prefer What if we do it and have to raise the assessments?

1285 Ms. Kramer stated I think we were hopefully looking at \$19,000 for the building installed and
1286 another \$11,000 for the fencing with the screening, that would be \$30,000. Then you need at least
1287 \$10,000 for the electric, getting that all working and hooked up even though it is right there. Figure
1288 high at \$19,000.

1289 Mr. Perez stated permitting fees and all that.

1290 Ms. Kassel stated landscaping.

1291 Ms. Kramer stated we are talking about probably the high side \$50,000 down at the lake front.
1292 Here you are talking a lot more; you are talking \$100,000+ is my guess.

1293 Ms. Kassel asked so you are thinking an extra \$50,000?

1294 Ms. Kramer stated yes. I have not priced concrete lately.

1295 Mr. Leet stated the best-case guess for the lakefront is assuming that we are able to fit exactly
1296 within that pad and we do not need any kind of earthwork.

1297 Ms. Kramer stated right, that is the whole attraction and that is what we were looking for, some
1298 place that you could land it very economically.

1299 Ms. Phillips asked the point being, do we want to take the cheaper alternative or more
1300 affordable, but it is looking to the future of having the maintenance building in its own site, a
1301 dedicated site that is just for that, and then who knows what else someone might want to put at the
1302 lakefront someday. With that building there, it is going to restrict future plan. Let us say someone
1303 else put in another basketball court or pickleball court. There are just so many things that the rest
1304 of that could be used for if somebody wanted to.

1305 Ms. Kassel stated it is not just that. There are a number of events that get held at Buck Lake,
1306 and that parking area where the pad is now is used for overflow parking a lot, especially when

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1307 there are events, and it flows out into the street. If we have community maintenance facilities there,
1308 then we lose that overflow parking.

1309 Ms. Phillips stated just put five spots and put a sign, No Parking 9:00 to 5:00 or whatever their
1310 hours are.

1311 Ms. Kassel stated it is often on weekend days when some of those events are held.

1312 Ms. Phillips stated I do not see that as a big issue. I think we can overcome it.

1313 Ms. Kramer stated the question now, so we can move on because we have got other things we
1314 need to take care of is, where does the Board want to go forward on, all things considered?

1315 Mr. Leet stated I think we have said most of it. The only other thing I have not heard is, as far
1316 as being a central location, is wear and tear on our gators and the vehicles and everything. The
1317 lakefront is close to the boats right there, but everything else, especially anything in the newer
1318 neighborhoods, you have to drive that entire length every time versus this is fairly close to where
1319 we are now. It is going to be similar. I do not think we are going to be greatly increasing wear and
1320 tear on our vehicles if we have to drive from this one end here all the way around for regular
1321 maintenance versus having something more centrally located.

1322 Mr. Chokanis stated I think Mr. Leet hit it on the head. I think the area over by the dog park is
1323 going to be a way less conspicuous area. I think most of the residents will be a lot more for it
1324 compared to the Buck Lake location. I think that is going to really ruin the open environment there
1325 that we have in Harmony if we put that there. There will probably be a lot of issues with parking
1326 and back and forth with the maintenance folks.

1327 Ms. Kramer stated Mr. Chokanis, we are going to be looking to you to approach this with the
1328 water side community. At this point, we need to make a decision of what to move forward on
1329 because we do not want to continue wasting engineering time on one parcel if we want to flip to
1330 another one.

1331 Mr. Perez asked am I changing anything with the building size?

1332 Ms. Kassel stated I do not think so, but that is a good question. We were going with 25 by 45
1333 because that was the size of the pad.

1334 Mr. Perez stated it is just a two-roll-door building. You are going to put the office in now, so
1335 you are going to lose some of the square footage for inside storage. We have the lean-to. Do you
1336 want it? Do you not want it? Do we need it? Do we not? I look to you for that.

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1337 Ms. Phillips stated I think we should go with as big a building as we can put, because we do
1338 not know what our future needs are today, and it is not that much more expensive to add for it to
1339 be a little bigger.

1340 Mr. Perez stated I think the other thing with the lean-to and outside storage is, we want to make
1341 sure we deal with Brad's chemicals. They should not be stored inside.

1342 Ms. Phillips stated okay.

1343 Ms. Kassel stated gasoline.

1344 Mr. Perez stated we should have a gas cabinet outside, in a flame-proof cabinet. That stuff
1345 should be outside.

1346 Mr. Chokanis stated I think we need to lean on you guys to let us know what size office you
1347 need, and I would say make your maintenance area as big as possible and try to minimize the office
1348 space as much as you can.

1349 Mr. Perez stated the office space probably does not need to be any more than 10 by 10.

1350 Mr. Leet stated question for Mr. Hamstra. Does our building size need have any impact on
1351 your remaining work, like site planning? Or is it all out the window with it being a new location?

1352 Mr. Hamstra stated a triangular piece, throw in the setbacks, and then back in what we can
1353 squeeze in there.

1354 Mr. Leet stated okay.

1355 Mr. Perez stated so then I can wait till Mr. Hamstra tells me how much room we have to work
1356 with, square footage wise, and if that building fits.

1357 Ms. Kassel stated then we really can have CDD meetings there.

1358 Mr. Perez stated you could put in a conference room. It is not a bad idea, though.

1359 Ms. Phillips stated no. I am all for building it.

1360 Mr. Perez stated a conference room with a table and a television that you can put on the wall
1361 with Zoom.

1362 Ms. Kassel stated but look at this space. We would need something 20 by 20 alone just for our
1363 meetings.

1364 Mr. Leet stated that might be torpedoed with parking spaces, fire, now it is a public space
1365 versus an office space.

1366 Ms. Kassel stated right, and parking on the street.

1367 Ms. Kramer stated it brings in all sorts of extras.

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1368 Mr. Chokanis stated parking on the side of the road where you have the white lines is always
1369 an option. I know that causes issues with traffic, but it is technically legal, right?

1370 Ms. Kramer stated that is a bike lane, not a parking lane, so no. Everyone would get tickets.

1371 Mr. Chokanis stated okay.

1372 Ms. Kramer stated if it was farther down where the parking was, that would be fine.

1373 Ms. Kassel stated there is no parking lane there. It is only a bicycle lane.

1374 Ms. Kramer stated that was one of the things when we put in the dog park we had to assure the
1375 County that it was a walk-to-dog park because there was no parking.

1376 Mr. Chokanis stated okay.

1377 Mr. Hamstra stated I will get with Mr. Perez and Mr. Castillo on minimum dimensions for the
1378 maintenance and the office, because I have to start somewhere. You told me how many parking
1379 spaces we need, minimum, and we can kind of squeeze it in from there.

1380 Ms. Kramer asked can we also go ahead and, once it is finished, do at least the cursory sit down
1381 with the County? What is it called, Mr. Hamstra, before you pay the fees and stuff?

1382 Mr. Hamstra stated like a pre-application meeting.

1383 Ms. Kramer stated a pre-application meeting. Is that okay? Because I think we are going to
1384 need to do at least that much right away to get them to give us more time where we are.

1385 Ms. Phillips asked who goes to that meeting?

1386 Ms. Kassel stated I can. You can.

1387 Ms. Kramer stated our engineer would.

1388 Ms. Phillips stated okay.

1389 Ms. Kramer stated I do not know that one of us needs to go. Mr. Hamstra, do you need one of
1390 us to muddy the water for you?

1391 Mr. Hamstra stated no.

1392 Ms. Kramer stated all right.

1393

1394 Ms. Kassel made a MOTION to approve the engineer to start a
1395 conceptual site plan for Tract D for the community maintenance
1396 facility and office with pervious parking, adhering to all County
1397 requirements, office no bigger than 10-feet by 10-feet, and pre-
1398 application meeting with the engineer and Osceola County.

1399 Mr. Leet seconded the motion.

1400

1401 Upon VOICE VOTE, with all in favor, unanimous approval was
1402 given to the engineer to start a conceptual site plan for Tract D for
1403 the community maintenance facility and office with pervious

1404 parking, adhering to all County requirements, office no bigger than
1405 10-feet by 10-feet, and preapplication meeting with the engineer and
1406 Osceola County.

1407

1408 **iii. Update on Polaris Engine**

1409 This item already having been discussed, the next item followed.

1410 **iv. Revised Sidewalk Inspection Report**

1411 This item already having been discussed, the next item followed.

1412 **v. Update on Sidewalk Repair on Primrose Willow Drive**

1413 This item already having been discussed, the next item followed.

1414 **vi. Discussion of Frontage Fence**

1415 This item already having been discussed, the next item followed.

1416 **vii. Discussion of Benches**

1417 Ms. Kramer stated I wanted to bring up a question about benches. We had, I think it was two
1418 or more meetings ago, we moved to have benches put in, one here in the Lakes and one over near
1419 Long Pond is what I call it.

1420 Ms. Kassel stated right. Benchmark was going to donate the benches.

1421 Ms. Kramer asked is that moving forward?

1422 Mr. Perez stated yes, Benchmark has already confirmed again. We just have to get benches
1423 ordered.

1424 Ms. Montagna asked are they doing one or two?

1425 Mr. Perez stated one.

1426 Ms. Kramer stated I had also had a request from the folks that as you notice the basketball
1427 court is getting phenomenal use. The one little bench that they have adjoining the basketball court
1428 is always in the sun no matter what time of day and definitely during the evening when they play,
1429 and they really have no benches in the shade. There are surrounding benches over at the picnic
1430 pavilion, but they are frequently in use by someone, so they had requested one or two benches to
1431 be placed in the shade there closer to the basketball court.

1432 Mr. Perez stated but those do not have to be as nice as the one on the road?

1433 Ms. Kramer stated no, we want them to look more like basketball court benches.

1434 Mr. Perez stated so aluminum, gymnasium-style bench.

1435 Ms. Kramer stated yes.

1436 Ms. Kassel stated I am wondering if we can get an inexpensive trash can there because they
1437 cannot seem to move their empty bottle from the side of the court to the other side of the pavilion
1438 where there is a trash can or up by the road, which is only like 40 feet to the trash can there.

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1439 Mr. Perez stated but you do not want riser benches. Do you want just a single flat bench, or do
1440 you want almost like aluminum stands like you have at the soccer field?

1441 Ms. Kramer stated it does not need to be that big, but we could depending on the expense.

1442 Ms. Kassel asked what is the cost?

1443 Ms. Kramer stated if it is cheaper to get a small three-level riser, let us put that in for them. If
1444 it is cheaper to just get two aluminum benches to put in, let us do that. It would be nice to just take
1445 the soccer one and move it down because no one uses it at the soccer field.

1446 Ms. Kassel stated no, they do sometimes.

1447 Ms. Kramer stated not all of us parents sit on the other side in the shade. We do not want to go
1448 sit out in that sun because again, that riser is out in the sun almost 24/7.

1449 Mr. Leet stated I would say when they have some of the really small kids and they have leagues
1450 there and they have like half of the field being used or something is the only time I can remember
1451 that far set of risers being used.

1452 Ms. Kramer stated and that has been years ago.

1453 Mr. Leet stated yes. Does anyone else or any of the other Supervisors have anything for field?
1454 I did not take a formal vote on the benches.

1455 Ms. Montagna stated proposals for either a three-level riser or two aluminum benches.

1456 Ms. Phillips asked how about a not to exceed?

1457 Ms. Montagna stated I do not even know what the cost would be.

1458 Ms. Kassel stated I think it is within their budget, but this is to actually put in a new facility.

1459

1460 Ms. Kramer made a MOTION to approve a seating area under the
1461 afternoon and evening shade near the basketball court, either
1462 aluminum benches or a small three-level riser, whichever is less
1463 expensive.

1464 Ms. Kassel seconded the motion.

1465

1466 Upon VOICE VOTE, with all in favor, unanimous approval was
1467 given to a seating area under the afternoon and evening shade near
1468 the basketball court, either aluminum benches or a small three-level
1469 riser, whichever is less expensive.

1470

1471 Ms. Phillips stated a six-foot-long bench with a back is \$362, I mean that is what I found on a
1472 website.

1473 **B. District Engineer**

1474 **i. Site Plan for Community Maintenance Facility Move**

1475 This item having been discussed under the Field Manager report, the next item followed.

1476 **ii. Quote on Billy's Trail Culvert Placement**

1477 Mr. Hamstra stated I only have two things. One will be lengthy, possibly: Billy's Trail. Mr.
1478 Leet, I gave you a couple of emails. If you are okay with the alignments, I need to get a few survey
1479 things located, and we will finalize the plans.

1480 Mr. Leet stated okay.

1481 Ms. Kassel stated we have plans, but we still do not have estimates.

1482 Mr. Hamstra stated the plans are as far as I can take it. Greg needs to have a few things located
1483 by the surveyor, primarily the trees at the north end because after we walked, we decided to take
1484 a different route than we envisioned a year ago, so I do need to locate a few things. It will not be
1485 a lot, but I do have some supplemental surveying to be done. But the plans otherwise are teed up
1486 and ready to go. I just need to get the surveyor out there quickly.

1487 Ms. Kramer asked do we have any thoughts about ball park ranges on cost?

1488 Mr. Hamstra stated no, I have not given it to T.J., yet.

1489 Ms. Kramer stated okay. That is just the one culvert? Or two culverts?

1490 Mr. Hamstra stated two: the one at the north end and the one by the wetland.

1491 Ms. Kassel stated I had a question because there were two sets of three question marks at the
1492 end near the Billy's Trail property near the end of the CDD property in the documentation that
1493 was sent to the County. It was on the last page we received.

1494 Ms. Kramer stated and I have concerns on the second page.

1495 Ms. Kassel stated I wondered what those question marks were about.

1496 Mr. Hamstra stated those are the trees that we want to meander through, so that is why I need
1497 to locate the bigger trees. The little ones, we are just going to clear and put the path to it.

1498 Ms. Kassel stated I did not see where there is supposed to be a culvert that links the end of the
1499 trail to Billy's Trail proper.

1500 Mr. Hamstra stated because we have to survey the ditch so we know what to pop in there. This
1501 is the original Billy's Trail and what it is going to tie into.

1502 Ms. Kramer stated okay, I was confused. Another drawing had our parcel just touching the tip
1503 to Billy's Trail.

1504 Ms. Kassel stated and that is the case.

1505 Ms. Kramer stated I guess my question is, when I look at this and this is Billy's Trail but our
1506 parcel just touches just by the corner.

1507 Ms. Kassel stated that is what we are talking about, putting a culvert in here where there is a
1508 ditch to join this trail to Billy's Trail.

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1509 Mr. Leet stated no, this easement is not the trail. The trail is off of our property here.

1510 Ms. Kramer stated okay, that is what I wanted to know.

1511 Mr. Leet stated the alignment of that easement comes straight in, so it is fully facing our
1512 property. The ditch is along the side of the trail and really does not run anywhere.

1513 Ms. Kramer stated okay, I know, it is really a dead-end ditch.

1514 Ms. Kassel asked but do not we have to, from the end of our property, create a culvert to cover
1515 it over the ditch?

1516 Mr. Leet stated right, to maintain drainage from those houses back there.

1517 Ms. Kassel stated no, to access the trail.

1518 Mr. Hamstra stated yes, there is a swale behind these houses that dumps into the ditch. We are
1519 going to go over the ditch with a pipe so we can jump on the current trail.

1520 Ms. Kramer asked but all the work we are doing and the culvert and everything are going to
1521 remain on our property?

1522 Mr. Hamstra stated yes.

1523 Ms. Kramer stated okay, that is what I want to be sure of. We get in all kinds of trouble when
1524 we start wandering off.

1525 Mr. Leet stated that other easement is the water main.

1526 Mr. Hamstra stated yes. the current Billy's Trail heading to the woods.

1527 Ms. Kramer asked is that a really old water main?

1528 Mr. Hamstra stated that I do not know.

1529 Ms. Kramer stated I do not remember ever seeing when they put it in.

1530 Ms. Kassel stated it may have been put in way before.

1531 **iii. C-1 and C-2 Alleys**

1532 Ms. Kassel asked have they started monitoring the work?

1533 Ms. Kramer asked the inspector?

1534 Mr. Hamstra stated we have had an inspector out there. I got his daily reports I will give to
1535 Ms. Montagna to give to the Board. I have a couple requests, however you wanted to disseminate
1536 this. When they mill every surface, it makes a dusty mess. However you want to put that out there,
1537 I do not want a ton of social media posts. When you when you mill up the old asphalt, it just makes
1538 it complete and utter dust storm. That is number one. Number two, I did not appreciate Mr. Mike
1539 Lewis with Waste Management saying, "I am not responsible for curb and gutters." Now the
1540 alleyway is 14 feet wide. The average garbage truck is eight feet wide. I cannot tell their guys how
1541 to drive out there. If they are going to continue to run over our new curb and gutters, they will

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1542 break. Garbage trucks are the most destructive trucks on public rights-of-way. They break curbs
1543 and gutters, sidewalks, inlet tops. I did not preach at that old social post, so if his guys keep their
1544 trucks on the asphalt, the curb and gutters on the ribbon curbs will be fine.

1545 Ms. Montagna stated right.

1546 Ms. Kassel asked is there anything we can do to protect that investment?

1547 Mr. Leet stated bollards.

1548 Ms. Kramer stated that is another option. We have that on the Cupseed alley. We have the
1549 nice ribbon curbs, and then right on the corner on the little bit that is left, and the property owners
1550 are usually really willing to cooperate, we put some large boulders, and that really does work.

1551 Mr. Hamstra stated because they are high enough to hit the bumper of a car or the truck.

1552 Ms. Kramer stated they really do. Boulders cost, but the wear and tear on them is minimal,
1553 and upkeep is non-existent.

1554 Mr. Leet stated they are more aesthetically pleasing.

1555 Ms. Kramer stated and they are really nice looking. The bollards are just ugly. So that is
1556 something we can think about. The other thing option is, we did not have this problem when the
1557 County waste management was using the smaller trucks, and the only other thing would be to start
1558 asking the County to step up and to force them to use smaller trucks.

1559 Mr. Hamstra stated we call it a residential truck. I used to work on one, so it is a lot smaller.

1560 Ms. Kramer stated they would put less wear and tear on our new alleyways and the existing
1561 alleyways that we currently have. They require a little more manpower, but they do not have to do
1562 double duty. Right now, those huge trucks are having to go down every alleyway twice because
1563 they only pick up on inside, and it is just ridiculous wear and tear on our alleyways. So that is the
1564 other alternative. Maybe they will get the message if we just put the big boulders out. I do not
1565 know.

1566 Ms. Kassel asked should we get some information on boulders then?

1567 Ms. Montagna stated I will tell you, you probably should do something because we had
1568 conversations with this gentleman as he inserted himself everywhere. We actually had a
1569 conversation with his boss, also, and they have no intentions of changing anything that they are
1570 doing. I think he was one of the ones out there measuring the curbs and saying they were not done
1571 accurately, and the trucks are going to mess them up because they were not done properly, which
1572 is completely and utterly not true. They do not have any intentions of changing, so you might want
1573 to try something.

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1574 Ms. Kramer stated let us do that; let us go ahead. We have a place that has those large boulders
1575 right here in Saint Cloud.

1576 Mr. Leet asked is it on Old Canoe Creek?

1577 Ms. Kramer stated yes.

1578 Ms. Kassel stated Evers Wood Products.

1579 Ms. Kassel stated they have good products. Let us get some pricing from Evers. I know that
1580 the one you are talking about on Cupseed has two sizes of boulders right at the corner.

1581 Ms. Kramer stated right. The homeowners put some nice plants in them and flowers.

1582 Ms. Kassel stated not anymore.

1583 Ms. Kramer stated we can go ahead and look at doing that. The other thing that really keeps
1584 the garbage trucks at bay, on the other side of that same curb, the mailbox happens to be located
1585 right where that truck takes the turn. I do not really want to put anybody's mail box at risk, so
1586 hopefully the boulders will be the best bet to set out there.

1587 Ms. Kassel stated we would need a count in terms of how many.

1588 Ms. Kramer stated yes, and how many locations.

1589 Mr. Hamstra stated I thank you for accepting or being open for that.

1590 Mr. Leet stated we are sorry that happened.

1591 Mr. Hamstra stated no, we are not talking about the first time, and it will not be the last.

1592 Ms. Phillips asked can we put something on the website about reminding people that there is
1593 going to be a lot of dust?

1594 Ms. Kramer stated yes, we need to update the dates.

1595 Mr. Leet stated so Mr. Hamstra, if you could just on your way out, I already have something
1596 ready to go with May 1 through 5 and anything else we want to put just on the front page.

1597 Mr. Hamstra stated okay.

1598 Ms. Kramer stated probably a note just saying there is going to be an extreme amount of dust
1599 or something, just be aware that construction is always dusty.

1600 Ms. Phillips stated if they go out and check their irrigation, then they would not get surprised
1601 with big bills.

1602 Ms. Kramer stated also just make a note that if they do have any damage, the sod will be
1603 repaired, but if they have any damage to their irrigation system, please contact CDD maintenance.

1604 Ms. Montagna asked whenever they are going out to get quotes for these boulders, where are
1605 they looking to put them? The corner of every alleyway on both sides?

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1606 Mr. Hamstra stated at least at both ends and a couple in the middle. I would say a minimum
1607 of four for each corner, and I do not know how much these cost.

1608 Ms. Kramer asked are they at the ends, or just where we have a T intersection?

1609 Mr. Hamstra stated I do not know when they start to come off the pavement to do the damage.

1610 Ms. Kramer stated the problem is, right there, I wish we could put them, but that is where we
1611 have our sidewalk and our ADA ramps and stuff. I would like to put them there, but I think the
1612 boulders would probably interfere.

1613 Mr. Hamstra stated they do not have to be exactly what the ribbon curb starts, but at least
1614 where they approach the curb.

1615 Ms. Kramer asked so where the ribbon curbs are?

1616 Mr. Hamstra stated yes, that is what I am talking about.

1617 Ms. Kramer stated okay, I thought you meant on the inside.

1618 Mr. Hamstra stated no, I did not want an obstacle

1619 Ms. Phillips stated so wherever the ribbon curbs are at the Ts, is where you are talking about.

1620 Ms. Kramer stated right, wherever the ribbon curbs are.

1621 Ms. Kassel stated on mine, Dan and Cherry's house on the corner, they make a turn there, and
1622 they are going to need some on there. And they may also come around this way, so they are going
1623 to need some on the CDD property, and the same with the opposite corner because that alleyway
1624 has two entrances. So we are going to need some on that people's property, and then also on this
1625 side of the CDD.

1626 Ms. Kramer stated I think there are several ribbon curbs right in that alley.

1627 Ms. Kassel stated yes.

1628 Ms. Kramer stated there are a number of them.

1629 Mr. Hamstra stated right.

1630 Ms. Kassel stated now there is the trench drain, which is right on the edge of the alley, and I
1631 can imagine them driving over that just cracking it.

1632 Mr. Hamstra stated yes, and I know they made a request. The contractor did not put that in,
1633 but I have been out there enough times. That area is always wet next to the park, and I did not want
1634 to mill and resurface and we have some chronic ponding again. I know they had contractors that
1635 asked if you were sure you want to put it there, but once they pull off the site and are done, it is
1636 kind of difficult to get them back out again.

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1637 Ms. Kassel stated I do not know what, if anything, we can do to protect that trench drain
1638 because it is very exposed. Is there anything we can do? Because people are going to drive on it.

1639 Mr. Hamstra stated you can put a boulder at both ends so they have to make an effort to go
1640 around. Again, these roads are 14 feet wide.

1641 Ms. Kramer stated there is plenty of room.

1642 Mr. Hamstra stated there is plenty of room to drive. If you put something in both ends, nobody
1643 is going to be driving up 45 miles an hour and be a safety issue. The last thing is, I got a pay request
1644 today for number one. We are checking the quantities, Ms. Montagna, before I submit them to you
1645 directly, the first pay request for the C-1 and C-2 project.

1646 Ms. Montagna stated okay.

1647 Mr. Hamstra stated they came in today. Greg is going to check the quantities before we have
1648 them submitted officially to you with a signed copy.

1649 Ms. Montagna stated so basically if I get it from you, it is signed off on, and I can release
1650 payment.

1651 Mr. Hamstra stated yes, Greg signed off, and I will actually sign and date so it is official. Then
1652 I can keep all the inspection reports until the end or feed them to you as I get them from the
1653 inspector; it is up to you guys how you want to do that.

1654 Ms. Kramer asked what is the summary?

1655 Mr. Hamstra stated he just he takes pictures and daily notes where they are working. One day
1656 it says they are pouring concrete in a certain area. Another day they are opening up the trench drain
1657 to be installed.

1658 Ms. Kassel stated but we are asking him to not just report on what they are doing but on
1659 whether they are doing it well and right.

1660 Mr. Hamstra stated they are doing it right. Some of the forums said somebody measured, a
1661 car went over it and it whacked them out, but they put it back in place. I had the inspector go out
1662 there and the contractor. They measured six inches wide in numerous places, and they pulled the
1663 dirt back and they made it eight inches deep. We are good.

1664 C. District Counsel

1665 i. Ethics Training for Board Members

1666 Mr. Eckert stated just one thing you might know, that it does look like the four hours of
1667 mandatory ethics training for all special District Board members, that still is moving through the
1668 process, at least the last time I checked earlier this week. Once that goes into place, as soon as it
1669 passes this year, we will get with the Board and find the least painful way for you to satisfy that

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1670 ethics training, Currently, city council people and county commissioners do that through an online
1671 program, and then sometimes their actual attorneys will give them that training, as well, if they
1672 can get approved for them. I just want to let you know that it is out there.

1673 **ii. Discussion of Any Changes to District Counsel Agreement**

1674 Mr. Eckert stated the other thing I would just report on is, the activity level for us has really
1675 dropped off, which is a great thing. I just wanted to report to the Board, and if there are any
1676 questions the Board has, I am happy to answer them.

1677 Ms. Kramer stated the one question I had, in your write-up that you did for the Board, you
1678 discussed a different flat fee schedule, but I was not sure if those two flat fees, one for the in-
1679 person and one for the Zoom, if those included basically all work except for litigation and bond
1680 issues.

1681 Mr. Eckert stated it would be the same carveouts that we had the original agreement, so it
1682 would litigation or anything that is not expected. If you said we want to go out and buy another
1683 piece of property and we want you to represent us in buying that piece of property, then that would
1684 be something that would be extra. Just given the reduced level of activity, I am not so sure that
1685 you guys want to make any changes right now, but certainly I am happy to evaluate that with the
1686 Board at any time.

1687 Ms. Kassel stated this financial statement ending March 31, 2023, is the first six months of the
1688 fiscal year, half the fiscal year. I actually did have a question about this, so we are budgeted for
1689 \$60,000, and the first six months, we spent \$56,000, but I did not know whether that includes that
1690 \$13,000 that was going to be returned to us or not.

1691 Ms. Montagna stated you will not see that credit back until your May financials.

1692 Ms. Kassel asked so in other words, this \$56,000 should actually \$43,000?

1693 Ms. Montagna stated we are just talking about that deduction, but I do not know what they
1694 included.

1695 Ms. Kramer stated in this amount.

1696 Ms. Montagna stated correct.

1697 Ms. Kassel stated but their invoice for this month was, sorry I do not have it right here.

1698 Ms. Kramer stated it was about \$10,000.

1699 Ms. Kassel stated yes.

1700 Ms. Kramer stated but I think that included two months' meetings, if I am not mistaken when
1701 I went over it.

1702 Ms. Kassel stated in May, but it is still only half our fiscal year, and we are at this point close.

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1703 Ms. Kramer stated to breaking the bank.

1704 Ms. Kassel stated exactly on this particular line item. I am all for minimizing our expenses as
1705 much as possible so we do not end up spending.

1706 Ms. Phillips stated I think he resolved a lot of the things that we have going on. There was the
1707 property.

1708 Ms. Kramer stated there was the Berube issue.

1709 Ms. Phillips stated right and all of that.

1710 Ms. Kramer stated and Mr. Qualls refusing to give the records.

1711 Ms. Phillips stated the records and there was stuff with the RV lot that costs quite a bit.

1712 Ms. Montagna stated that is what he is talking about now, all that stuff. You got through all
1713 your hot issues. Now his stuff is starting to taper off to just normal.

1714 Ms. Phillips stated right.

1715 Ms. Kramer stated we will see how it goes in the next couple of months and where we are at.

1716 Ms. Phillips stated I think we have settled down to a dull roar.

1717 Ms. Kramer stated it would probably be, I do not know. What do you think about possibly not
1718 contacting or anything but just a quick glance over our Straight Line Fencing contract to see about
1719 the \$8,800 they have been holding for the last four years, if there is any hope.

1720 Mr. Eckert asked you said four years, but is it beyond five years?

1721 Ms. Kramer stated no.

1722 Mr. Eckert asked when the contract would have been made?

1723 Ms. Kramer stated no, it is within that five-year statute.

1724 Mr. Eckert asked is there is there a written agreement or is it an oral agreement?

1725 Ms. Kramer stated it is a written agreement.

1726 Mr. Eckert stated if there is an agreement, I would be happy to take a look at it. I think that
1727 would make sense.

1728 Ms. Kramer stated okay, just take a quick look and see if there is any way that we might be
1729 able to at least get a little of that money back. I am not sure why this Board did not immediately
1730 turn around when they could not get a fencing permit and demand that deposit back, but be it as it
1731 may, that is water under the bridge. But if we can hold his feet to the fire or at least get him to give
1732 us a significant discount on any future fencing needs, that would be wonderful.

1733 Mr. Eckert stated I understand if the District is going to be doing additional work in the future,
1734 sometimes a credit is easier to get than cash, so it is certainly worth looking at.

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1735 Ms. Kramer stated okay, thank you.

1736 **D. District Manager**

1737 **i. Update on Website Management, Campus Suite**

1738 Ms. Montagna stated I only have two things. I did get an update. I answered the questions that
1739 the Board had regarding Campus Suite. The email is in your agenda behind the proposal, and I
1740 answered the questions. If that is something you want to move forward with, great. If you do not,
1741 Mr. Leet can keep doing it and everybody is right in the world.

1742 Ms. Kassel stated Mr. Leet, you saw that our resident had sent an email.

1743 Mr. Leet stated to be fair, that was a legitimate issue. It is not something I have seen before,
1744 but whatever sales flyer they sent, something got messed up with it. I am not sure if it happened
1745 on their end or our end.

1746 Ms. Montagna stated it was on our end. It has happened more than just with Campus Suite.
1747 There are other things if you have noticed in past agendas. We compress the files because your
1748 agendas are so large just with the minutes alone that we have to compress those agendas in order
1749 to get them out to you, or we have to send them all WeTransfer. When they compress them,
1750 sometimes images and different things get compressed that you do not get to see those. The email
1751 that came out was let alone very inaccurate and did not have even the proper information in it, but
1752 that was not on Campus Suite. That was because of compression of the agenda, and it is happened
1753 on more than one occasion.

1754 Ms. Kassel asked is it possible to put the agenda on Dropbox for our access, or to access on
1755 Dropbox, and then send a link to us to for the Dropbox file for the agendas?

1756 Ms. Montagna stated no, what we would do is send it WeTransfer, and then you could
1757 download it on your own.

1758 Ms. Kramer stated they have been coming through pretty good, now that we moved over to
1759 Microsoft.

1760 Ms. Montagna stated Ms. Kramer did not have a problem with hers. She let it sit, and it came
1761 through very clear.

1762 Ms. Kassel stated so my question for you, Mr. Leet, was more about the concerns this resident
1763 had with what Campus Suite is offering and whether it has value.

1764 Mr. Leet stated to me, the value is, the issues I see are, and also I am happy to tabled this
1765 because we are already at 8:30, but it would be saving me the time in doing the manual updates
1766 each month, putting on the new minutes and agendas and everything. We would be buying just a
1767 refresh of the website, like right now, it is not very usable on the phone.

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1768 Ms. Montagna stated it is not user friendly at all.

1769 Mr. Leet stated right, so it would be more in line and more accessible in that way, and it would
1770 be taking me out of the loop of needing to do the OCR and the upload and edit the page and
1771 handling all that.

1772 Ms. Montagna stated right.

1773 Mr. Leet stated it is not super expensive.

1774 Ms. Phillips asked how much time does it take you on average?

1775 Mr. Leet stated if it is something short, like I just did the front page updates here during the
1776 meeting, but especially when the fiscal year rolls around, you have to change every page. It takes
1777 hours, not days of work.

1778 Ms. Phillips stated but still, you have a family, you have a job, and you are on the Board.

1779 Mr. Leet stated right, and in talking to other residents about other things, there is only so much
1780 time I can put into the CDD, and this would free that up.

1781 Ms. Phillips stated right.

1782 Mr. Leet stated we are not violation right now.

1783 Ms. Montagna stated correct.

1784 Mr. Leet stated we could stay the course.

1785 Ms. Montagna stated you are not in violation. The only thing this is going to do is, obviously
1786 free up Mr. Leet, and when we email something to be posted, it is automatic. It gets posted
1787 immediately.

1788 Ms. Kramer stated I need to ask a question about that, a couple of quick things. One, as I was
1789 reading it, it says there is a 48-hour turnaround for posting agendas. Is that going to work for us?

1790 Ms. Montagna stated we have never had it in 48 hours. I can show you any report we send.

1791 Ms. Kramer stated okay, but if they are saying it could potentially take 48 hours, we just need
1792 to make sure that is not going to be the case. Right now, we need about an hour to turn around or
1793 less to get the agendas up, so just a caution there to make sure that is there.

1794 Mr. Leet stated and if it is still Inframark doing the preparation, if there is still this compression
1795 issue, then it would still need to be addressed one way or the other, I guess, getting a very large
1796 file to them.

1797 Ms. Montagna stated we have never had an issue with them coming back. The onus is on them.
1798 Essentially, they keep your website up-to-date, current with ADA compliance. They provide
1799 quarterly reporting. So if something was not in compliance, that is on them, not on the District.

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1800 Ms. Kramer stated there is a 1,500 page limit for onboarding remediation. All of our stuff is
1801 ADA compliant now, so there should not be any remediation, right?

1802 Mr. Leet stated I brought that up. I do not know if that can you know we get consideration for
1803 that. We expect the onboarding to be the design of the site and everything, but they do not need to
1804 scrub all our seven years of minutes because you know I have already done that.

1805 Ms. Kramer stated they will probably want to look over them. I just want to make sure that
1806 there is no chance we are going to meet or exceed the 1,500 pages. We could exceed it if they are
1807 going to basically say anything that comes across, even though it does not need remediation
1808 because they are touching it, is one of the 1,500 pages, right? So we just need that clarified.

1809 Mr. Leet stated right because our position is that everything that is on there right now is screen
1810 readable and ADA compliant. The only thing that needs to be scrubbed would be there new design,
1811 and then going forward anything that we send to them.

1812 Ms. Kramer stated that we just need to be sure of. Their email states unlimited page provision
1813 in the cost, and but I only saw unlimited remediation, not posting. Page 211 states "PDF documents
1814 cost \$1.05 to \$1.75 a page to post."

1815 Ms. Montagna stated it is unlimited posting. What they used to have, which they have taken
1816 off probably in the last six months prior to when this first started, they allowed 750 pages annually
1817 to be posted to your website for free. That is when a lot of the districts were not expending that
1818 extra money, so we just want the agenda page posted, not the full package. In the last six months,
1819 they have done away with that, and it was like \$1.05 or something per page over 750 annually.
1820 They have done away with that, and it is unlimited.

1821 Ms. Kramer stated okay, we just need to be sure because it is still in their documents that they
1822 revised and sent to us.

1823 Ms. Phillips stated but they sent clarification.

1824 Ms. Montagna stated no, it is clarified.

1825 Ms. Phillips stated because I knew that. They sent comments; otherwise, we would not even
1826 be looking at that.

1827 Ms. Montagna stated correct.

1828 Ms. Phillips stated you went through this with us before.

1829 Ms. Kassel stated I know it was clear last month.

1830 Ms. Kramer stated I just want to be sure.

1831 Ms. Montagna stated it is stated in there.

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1832 Ms. Phillips stated it is going to cost \$3,000 for the first year because we have the \$1,500 to
1833 get it up and going, and then it is approximately \$1,500 a year going forward.

1834 Ms. Montagna stated correct.

1835 Ms. Phillips stated so we are looking at \$120 a month.

1836 Ms. Montagna stated they only charge you just one time annually.

1837 Ms. Phillips stated I know but I meant budget wise.

1838 Ms. Kassel stated Mr. Leet, I want to know from you whether you feel this is a good proposal,
1839 a good investment, the company is trustworthy, and doing what they promised to do.

1840 Mr. Leet stated I would like to take a look for another month. It is not urgent. If we are going
1841 to do anything, having it in place before the fiscal year would be good for me.

1842 Ms. Phillips stated the other thing to keep in mind is if we do pay for one year and we do not
1843 like them, we do not have to get them back the following year.

1844 Ms. Montagna asked all right so I can take this off of the agenda?

1845 Mr. Leet stated if we are tabling it, yes.

1846 Ms. Kramer stated put it on next month's agenda.

1847 Mr. Leet stated then I will be done with it, I promise.

1848 Ms. Montagna stated no, it does not bother me. All I do is either send it to you or send it to
1849 Campus Suite.

1850 Ms. Kramer stated we are doing our first cut budget, and it will be going out next week or two
1851 weeks, but let us go ahead and we will pencil this in.

1852 Ms. Montagna stated I think you may already have \$3,000 in there now for a couple of different
1853 things that you would be able to absorb this.

1854 Ms. Kramer stated but I want to be sure. Considering what we deal with, it is a pretty small
1855 cost, but I want to be sure it is there if we decide to do it.

1856 Ms. Montagna stated if you have any additional questions, email them to me, and I can email
1857 them to him and at least get you the answers before your next meeting.

1858 Ms. Phillips stated then with the large agenda package, if the compression thing is going to
1859 continue as a problem, which we did not need the whole brochure for the awning, you could just
1860 give us a link. I mean if it was an issue, just give us a link, and we can go to the website and view
1861 those things, too. That might solve the issue.

1862 Mr. Hamstra stated I think my plans were a lot, too, if we are going to come up with a different
1863 way, because the plans I gave you were huge.

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1864 Ms. Phillips stated the color brochures were a lot.

1865 Mr. Leet stated they were ledger size.

1866 Ms. Montagna stated that is typically what happens. It is the stuff that is colored and large.

1867 Ms. Phillips stated most of that is, they are trying to sell us something.

1868 **ii. Budget Process**

1869 Ms. Montagna stated the last thing I have really quickly is super simple and it is the budget
1870 process. We are finalizing some numbers now and putting them in. I will be able to have that out
1871 to you all next week to review, and then it will be put into your May agenda, It is going to go into
1872 your workshop agenda because we have a workshop at 4:00 the day of your meeting, and then we
1873 will go right into the meeting at 6:00.

1874 Mr. Leet stated 4:30.

1875 Ms. Montagna stated whatever it is, I do not know. Whatever it says on there is accurate.

1876 Mr. Leet stated 4:30.

1877 Ms. Montagna stated yes.

1878 Ms. Montagna stated 4:30 is the workshop.

1879 Ms. Kassel asked May 25?

1880 Ms. Phillips stated yes.

1881 Mr. Leet stated same day as the next meeting.

1882 Ms. Montagna stated correct and then we will go into the 6:00 meeting. So you will discuss
1883 the budget in the workshop, go into the meeting, and if we do not get it approved in that meeting,
1884 you will need to have a special meeting before June 15. Obviously, your goal is not to raise
1885 assessments, but we are going to put in realistic numbers that you all can by.

1886 Ms. Kramer stated OUC, like we said, doubled, or fuel. Things are going up astronomically; it
1887 is painful.

1888 Ms. Montagna stated right.

1889 Ms. Kramer stated we have to have that budget approved so you guys need to, as soon as you
1890 get it, spend some time with it because it is really serious, and get your questions and concerns and
1891 comments back to Ms. Montagna as soon as possible. I apologize, I did not catch it. I am not really
1892 comfortable with this process of having our only budget workshop within minutes of having to
1893 make a final decision. I would rather have our budget workshop the month before.

1894 Ms. Montagna stated I have already started all my budget workshops; we started them in April.
1895 You stuck to your same meeting schedule.

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1896 Ms. Kramer stated I do not like that. It was fine when the budget was quasi dictated, but now
1897 that we want every Supervisor to be heavily involved.

1898 Ms. Phillips stated the one thing that would help be a lot, because I am still struggling to find
1899 out what some of these things are. I know a lot of it is we are legally obligated to do certain things,
1900 like the invasives, and there are certain things that we cannot cut. It would be helpful to me to
1901 know what those things are, so if I am looking at the budget, I will not waste my time sitting there
1902 wondering if I can do something about this one.

1903 Ms. Kramer stated set an appointment with Ms. Montagna, and she can even have somebody
1904 from accounting.

1905 Ms. Montagna stated I can answer those questions for you.

1906 Ms. Kramer stated you guys can sit down and go over it line by line and get all the information
1907 because you guys are new, you, too, Mr. Chokanis. Find out about all these, It takes a lot to
1908 understand. I was pretty familiar with it before I got on the Board, but it still took me a lot once I
1909 was on the Board to really get more comfortable with the budget process. I am not totally there
1910 yet, but more comfortable.

1911 Ms. Phillips stated it is very complicated, and like I said, there are a lot of ins and outs and
1912 twists and turns.

1913 Ms. Kramer stated there definitely are, especially with our bond financing and everything.

1914 Ms. Montagna stated I am going to keep your May agenda light, so we will have the workshop,
1915 and then you can also go into the meeting and discuss it, as well.

1916 Ms. Phillips stated now we have the Harmony community maintenance facility on the May
1917 agenda. Maybe we should just do the website tonight.

1918
1919 **SEVENTH ORDER OF BUSINESS** **Old Business**

1920 **A. Code Enforcement Inspection, April 10, 2023**

1921 Ms. Kramer stated it is my understanding we have not heard any ramifications, and hopefully
1922 we will be working with them to get it further.

1923 Mr. Leet asked do we need to do anything notifying the County that we are moving forward
1924 with tract D?

1925 Ms. Montagna stated no, they are going to come back; the next inspection is May 10, so we
1926 have to have all that cleared out by May 10.

1927 Mr. Leet stated right away.

1928 Ms. Kramer stated but we are supposed to have the other two containers gone, too, and we will
1929 not. So it may be a good idea to reach out to them before he shows up onsite, saying we have got

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1930 everything out except these two storage containers, but we cannot get those out until we have a
1931 place to put the stuff, and this is what we are moving forward with. You see what I am saying?

1932 Ms. Montagna stated yes.

1933 Ms. Kramer stated because if he walks in, it is better to pre-prepare him for what he is going
1934 to see.

1935 Ms. Phillips stated I do not know. I think it is easier to ask forgiveness than permission.

1936 Ms. Kramer stated except for code enforcement.

1937 Ms. Montagna stated he is probably going to ask if we are going to leave these there, that we
1938 ask for another extension.

1939 Ms. Kassel stated yes.

1940 Ms. Montagna stated I do not know what his timeframe is for that.

1941 Ms. Kramer stated I think we should just ask him for another extension prior to him showing
1942 up. He is still going to want to see it.

1943 Ms. Montagna stated he is still coming.

1944 Ms. Kramer stated also last time I was down there, the gate to the RV storage area was not
1945 locked. I think every vehicle is out right now, right?

1946 Mr. Castillo stated yes.

1947 Ms. Kramer stated so we should go ahead and get that locked up.

1948 Ms. Montagna stated okay.

1949

1950 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

1951 Ms. Kassel stated I have one, and we do not have to decide tonight, but I would like the Board
1952 to consider footing the cost to create, and could be kiosks like what we have now, trailhead signs
1953 on our property on Butterfly Trail and Billy's Trail, verbiage about the length of the trail, maybe
1954 a few words about its history, and guidelines like if you bring it in, take it out, please do not leave
1955 your garbage there, no vehicles on the trails, and only biking and walking. I do not think it is going
1956 to be very expensive to create, to buy those, and install them, but I think that would be an asset to
1957 the community.

1958 Ms. Montagna stated the kiosks on Butterfly Trail.

1959 Ms. Kassel stated and Billy's Trail heads, trailhead signs.

1960 Ms. Kramer stated we have a kiosk there on Billy's Trail, but we do not have one on Butterfly
1961 Trail.

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1962 Ms. Kassel stated we have a kiosk, but we do not have any content about Billy's Trail in that
1963 kiosk right now. So we need to put something in there.

1964 Ms. Kramer asked can you put something together?

1965 Ms. Kassel stated yes. I will ask Ms. Montagna to include in the notes that I need to provide
1966 some verbiage, and I will talk with my trail people on the Harmony Nature and Animal Committee
1967 about what the verbiage should say for those trails.

1968 Ms. Montagna stated yes.

1969 Ms. Kramer stated that would be wonderful.

1970 Mr. Leet stated CDD property by Butterfly Trail, that would have to be on the east side that
1971 has the sidewalk.

1972 Ms. Kassel asked the post boxes?

1973 Mr. Leet stated right, because it is just the road, and then there is Harmony Florida Land. CDD
1974 only has the property on the east side of the road.

1975 Ms. Kassel asked there is absolutely no property? Do we not own the sidewalks? Is there not
1976 a sidewalk right there?

1977 Mr. Leet stated there is a sidewalk on the east side of the road. Okay, we have a ribbon, but it
1978 is under trees and all that area that. The area is actually cleared out and you can see as you are
1979 walking up Billy's Trail is all road.

1980 Ms. Kramer stated so we need to find a location for it. I was disappointed. I was hoping there
1981 would be an offer of land over there so we would be able to do more of this, but unfortunately not.
1982 I would request that on the next agenda, we talk about updating our reserve study. I am not at all
1983 comfortable with the pricing.

1984 Ms. Kassel stated we never finished.

1985 Ms. Kramer stated I know, yes. My understanding was that they were going to, because they
1986 gave us numbers that were pretty crazy inflation, and we said no, you need to give us realistic
1987 numbers. I thought they were going to step up and redo it.

1988 Ms. Phillips asked who did we get those numbers from?

1989 Ms. Kassel stated from a company that does reserve studies.

1990 Ms. Phillips stated okay.

1991 Ms. Montagna stated that is all they do.

1992 Ms. Kramer stated it is Florida Reserve Study and Appraisal. Mr. Hamstra, what did he say
1993 about updating those numbers?

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1994 Mr. Hamstra stated I know he said when we got bids if we would share that information with
1995 them. The only bids we got in since they completed that work was the garden road rock, and the
1996 milling and resurfacing.

1997 Ms. Kramer stated and the frontage fence.

1998 Mr. Hamstra stated yes, the frontage fence, but I did not know if their contract included for me
1999 to keep feeding them information.

2000 Ms. Montagna stated it does not. I got a proposal from them, and I have to see what it actually
2001 is. We cannot give them ones and twosies like. When we get a whole collective thing, then we
2002 could essentially do that if the Board approves it, but you cannot just keep sending them stuff every
2003 time.

2004 Ms. Kramer stated right.

2005 Mr. Leet stated I do believe those three things were in the study for 2023. Correct?

2006 Ms. Montagna stated I do not know.

2007 Ms. Kramer stated I would have to go back. We need to share that study with both Mr.
2008 Chokanis and Ms. Phillips. I do not think they have seen it, with the proviso that the numbers are
2009 much lower than we are seeing coming in, so understand that. But it will give you a feel for the
2010 magnitude of stuff we are responsible for.

2011 Mr. Leet stated C-1 and C-2 was going to be 2022.

2012 Ms. Kramer stated right.

2013 Mr. Leet stated this is all based on that having been done.

2014 Ms. Montagna stated correct.

2015 Mr. Leet stated then for 2023, I think we had the frontage fencing in 2023, and tower painting,
2016 basketball court.

2017 Ms. Kramer stated we came under for that. Understand that whatever they are proposing, if it
2018 is anything above the \$5,700 for a full update, that is a guaranteed price that we have for it.

2019 Ms. Montagna stated yes. The Board can go ahead and authorize that \$5,700, but again I would
2020 not do that unless Mr. Hamstra has a bulk of things to submit.

2021 Ms. Kramer stated yes.

2022 Ms. Kassel stated we will revisit it next month.

2023 Ms. Kramer stated yes.

2024 Ms. Montagna asked do we have to put his proposal on the agenda?

2025 Ms. Kramer stated yes.

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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 8:54 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

Subsection 4Aii

**Regular Meeting Minutes
May 25, 2023**

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

3
4 The regular meeting of the Board of Supervisors of the Harmony Community Development
5 District was held Thursday, May 25, 2023, at 6:00 p.m. at the Jones Model Home, 3285 Songbird
6 Circle, Saint Cloud, FL 34773.

7
8 Present and constituting a quorum were:

9
10 Teresa Kramer Chair
11 Daniel Leet Vice Chair
12 Kerul Kassel Assistant Secretary
13 Joellyn Phillips Supervisor
14 Lucas Chokanis Supervisor
15

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

17
18 Angel Montagna District Manager: Inframark
19 Michael Eckert District Attorney: Kutak Rock
20 Kate John District Attorney: Kutak Rock
21 David Hamstra District Engineer: Pegasus Engineering
22 Nick Lomasney Benchmark Landscaping
23 Brett Perez Inframark, Area Field Director
24 Residents and Members of the Public
25

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

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

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

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

33
34 **SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**

35 Ms. Kramer stated this is a time in our meeting when anyone from the public can appear before
36 the Board and has three minutes to provide comments and ideas and suggestions to the Board. it
37 is not a time of discussion and back and forth, but if anyone would like to provide comments,
38 please feel free to come forward, and state your name and address for the record.

39 Hearing no comments, we will close audience comments.

40
41 **THIRD ORDER OF BUSINESS** **Contractor Reports**

42 **A. Benchmark Landscaping (“Benchmark”)**

43 Ms. Kramer asked do you have anything to report, progress through the neighborhood?

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44 Mr. Lomasney stated we are still going ahead with the irrigation. We also have a proposal for
45 Tract K wiring.

46 i. **Proposal #563 for Tracking and Exploratory Work for Tract K**

47 ii. **Proposal #564 to Run Wire from Closest Satellite to Tract K**

48 Ms. Kramer stated the first two proposal are for Tract K for wiring and other things. That is
49 actually a developer expense, so please ignore those two proposals. Those do not have to do with
50 the CDD.

51 Mr. Lomasney stated right.

52 Ms. Kramer stated they were sent in error.

53 iii. **Proposal #754 for Irrigation Repairs**

54 Ms. Kramer stated there is a third proposal for irrigation.

55 Mr. Lomasney stated yes, it is for four timers to be installed. One was already replaced due to
56 an emergency situation where sod was being laid. We had installed that and located a valve.

57 Ms. Kramer asked is this for additional, fairly expensive repairs?

58 Mr. Lomasney stated it is additional because as we fixed the lines, we move on down, and we
59 are discovering more things. There are four that need to be replaced.

60 Ms. Kramer asked so the \$20,000 is not just for the four controllers, though?

61 Mr. Lomasney stated no.

62 Ms. Kramer asked it is for more than that?

63 Mr. Lomasney stated yes.

64 Ms. Kramer stated I presume this proposal is for basically another not-to-exceed \$20,000 for
65 further maintenance to bring the system up to standards.

66 Mr. Lomasney stated yes. As we go, we are finding more leaks, more discovery, and we are
67 repairing those, the timers and the valves. As we go through, we are discovering more.

68 Ms. Kassel stated I would like to see the proposal reworded so that we know. It looks like we
69 are just paying for these things that are listed here: replacing bad controllers, locate missing zones,
70 four days to locate missing coverage areas, track areas still down with unknown controllers, and
71 replace heads and lines. It does not say “not to exceed.” I am confused, because what Ms. Kramer
72 was saying about four controllers is not even on here. It says replace three bad controllers. I am
73 confused about what this proposal is for. We agreed to \$20,000 to initiate an irrigation exploration.

74 Mr. Lomasney stated overhaul.

75 Ms. Kassel stated it was just an exploration, not even an overhaul.

76 Ms. Montagna stated that was a not to exceed of \$25,000. That has been exhausted.

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77 Ms. Kramer asked and that has been repairs, not just exploration?

78 Ms. Montagna stated no.

79 Mr. Perez stated I do not believe Mr. Lomasney was here for that meeting, but when you took
80 over the initial 30 days, I think they asked for a 60-day extension because there was so much they
81 found. They came to us and talked about closing the system.

82 Ms. Montagna stated looping it.

83 Mr. Perez stated they sat here and said they are going to make some repairs and ladder line
84 repairs and find valves and fix those, but that will then cause additional stuff that has not been
85 running to be found as broken after that initial \$25,000 that they proposed. That is what this
86 additional \$20,000 as a not to exceed would then move forward to.

87 Ms. Kassel asked are we going to be asked for another \$20,000 after this?

88 Mr. Perez stated the problem, Ms. Kassel is, I do not think they know that answer. I do not
89 think we know that answer because there are so many valves. For example, the pocket park where
90 the alleyway was at, there are only two valves that are working when that alleyway was stripped.
91 We were told there were three, and they found a fourth valve there. So there were two valves there
92 that were not even working prior to these guys taking over and doing their audit. They would not
93 have known that. As they are going to the controller and turning stuff on, if the valve was
94 disconnected or there is a bad solenoid, it would not fire. Now the next step would be for them to
95 track the wire, which luckily they did not have to do at the pocket park because we had working
96 going on there, and that is how they determined there was a fourth valve. There could be more,
97 and I do not want to speak on behalf of Benchmark because I do not know how much more there
98 may be, but these, from what I was explained to by Jacob, these repairs include clocks that were
99 bad that we did not know about, and from closing the main line and the ladder lines and fixing
100 valves that were not working in the initial process, this is now what is coming down the line for
101 additional repairs, from getting stuff that was not working back up and running.

102 Ms. Kramer stated I think what would help us is if we could get an itemized summary of the
103 work that was done on the first \$25,000, so we can see what all has been going on, and give us an
104 idea of where the next \$20,000 that they are asking for is going to be going. I know you cannot
105 predict everything. This is money they are going to need as things start popping up as they go.

106 Ms. Montagna asked do we have the binders already that they provided?

107 Mr. Perez stated we have the binders from their initial inspection, but some of that is going to
108 show the zones not working. Once they kick those on, now you are going to have a zone kicked

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109 on and 10 or 15 heads or a ladder line break or whatever it is. We can ask for more description.
110 Again, if the Board wants to move forward with a not to exceed, we will not move forward with
111 approving it until we get a proposal that is presented that is more in depth, if that helps. You are
112 into your rainy season. I just do not want you to forget about this. The way the contract is written,
113 they will become responsible for anything less than two inches, but they have to get the system
114 operational first for them to become responsible. If you sit on it, then theoretically the way the
115 contract is written, they are not responsible for anything less than two inches because they have
116 not accepted the system because there are so many repairs still.

117 Ms. Kassel stated I understand. What I am trying to get at is, what percentage of system
118 exploration and repair are they at with the \$25,000? Where do they expect to be with the additional
119 \$20,000? Are we going to be 90% or 100% through or 50% through? Where are we?

120 Mr. Perez stated I believe the \$25,000 initial is done.

121 Ms. Kramer asked but how far did it get?

122 Ms. Kassel asked how far in terms of looking at the whole system did they get? Are they 25%
123 done?

124 Mr. Lomasney stated I will get with Jacob and find out percentage wise where we are at and
125 where the \$25,000 has taken us and where we see the \$20,000 taking us. As Mr. Perez was saying,
126 once we make these corrections, it will take us farther down the line, and we will find more
127 problems, more issues, more timers that are bad, and more bad valves. That is how that was done.

128 Mr. Perez stated some of the stuff they are talking about—timers and valves—are not meeting
129 the two inches and under.

130 Ms. Kramer stated that is going to cost us anyway.

131 Mr. Perez stated we do need better descriptions. Like the last time, you guys gave us head
132 counts, you gave us number of lateral breaks, you gave us estimated number of mainline breaks.
133 That is what we want to see on this proposal to move forward with it.

134 Ms. Kassel stated also how far this is getting us percentage wise from where we started to the
135 \$25,000 to the \$20,000, and where the \$20,000 will take us approximately, like are we 50% done
136 or 75% done.

137 Ms. Kramer stated however, my understanding is they are at a standstill, moneywise, and they
138 cannot continue on with repairs at this point. If the Board is willing to provide a not to exceed for
139 further repairs to close the system, so to speak, if it is \$20,000 or something less, I would entertain
140 a motion.

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141 Ms. Kassel stated we have a proposal. I would like to hear from our attorney if that is a wise
142 thing to do. The proposal is not very detailed and does not show a lot of information.

143 Ms. Kramer stated I would not adopt this proposal. I would not grant this proposal.

144 Ms. Montagna stated money.

145 Ms. Kramer stated I would go with another motion that Mr. Eckert could help us with.

146 Mr. Eckert stated sure, what I would suggest, because I think it is a very valid question the
147 Board members are raising, you could approve a not-to-exceed amount subject to final review and
148 approval by a Board member who wants to dig into this and wants to make sure they get the
149 proposals that have the backup want and not approving it before you understand where the \$25,000
150 went. Because if they come back and say the \$25,000 got you 3% done, I am pretty sure you are
151 going to come back to the Board and have a different discussion on that item. Now, I am not
152 suggesting that is where it is, but you can approve it and give a Board member the ability to work
153 with District staff to refine it so that you actually know where this money is going after you
154 understand where the last money went.

155 Ms. Kassel asked what does the motion sound like?

156 Mr. Eckert stated the motion would be to approve not to exceed \$20,000 in irrigation repairs
157 with Benchmark, subject to District management and a specific Board member approving the work
158 before it gets done.

159 Ms. Kramer asked who is the Board member? Ms. Kassel?

160 Ms. Kassel stated that is fine.

161

Ms. Kassel made a MOTION to approve not to exceed \$20,000 for Benchmark Landscaping to provide irrigation repairs, subject to District management and Ms. Kassel approving the work before it gets done.

165

Mr. Leet seconded the motion.

167

Upon VOICE VOTE, with all in favor, unanimous approval was given not to exceed \$20,000 for Benchmark Landscaping to provide irrigation repairs, subject to District management and Ms. Kassel approving the work before it gets done.

169

170

171

172

173 Ms. Kramer stated you will be working with Ms. Kassel and Inframark to pull all that together,
174 to confirm where we are and where we are going with the additional money. You, along with our
175 District manager, will work to get that.

176 Mr. Chokanis asked how long does this \$20,000 last for?

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177 Mr. Lomasney stated it just depends per break, per situation. Each thing costs something
178 different. The valve is a lot different than a sprinkler head. Once we put eyes on that, we can give
179 a better answer.

180 Mr. Chokanis asked how long did the \$25,000 last for, two or three months?

181 Ms. Montagna stated three.

182 Ms. Kassel asked is that right, Mr. Perez?

183 Mr. Perez stated yes, but it is not necessarily allotted a timeframe. It is more allotted to
184 materials and labor to fix what was broken.

185 Mr. Chokanis stated but if we are exploring around and we are not finding things broken, that
186 is labor and time.

187 Mr. Lomasney stated no, we are finding them.

188 Ms. Kramer stated our system is trash.

189 Mr. Perez stated the initial inspection did come back with, I believe, over 6,500 heads broken,
190 five rotors, 30+ sprays, 15 or 16 mainlines or laterals, so that was identified in their initial 60-day
191 audit. They found clocks that were not working, so those monies when to fix that. The way they
192 explained it is, the system was not closed. With all these breaks, when you turn something on, if
193 you have a mainline break, you are losing pressure down the line. So once you fix that mainline,
194 you re-pressurize farther down the line, and you may find more stuff that was broken that is not
195 really showing yet. That is where we are at with this one.

196 Ms. Kassel stated but we do not know what percentage of the system has been repaired.

197 Mr. Chokanis stated it would be nice to see a map, maybe of where they covered and where
198 they are going.

199 Ms. Kramer stated that would be helpful.

200 Ms. Kassel stated or at least what percentage.

201 Mr. Chokanis stated they will know the percentage if you know where the lines and the heads
202 are.

203 Ms. Kassel stated if we know the percentage, then we do not really need the map.

204 Ms. Kramer stated it will help. I am a map person, also.

205 Mr. Eckert stated there should be a work authorization under your existing agreement.

206 Ms. Kramer stated right.

207 Mr. Eckert stated it is not just signing this proposal, because it is a not to exceed. We need to
208 make sure unit prices are associated with it. Four days to locate missing coverage areas. What is

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209 the cost for that if it is not in our contract already. Those are some of the issues that we will be
210 able to work through.

211 Ms. Phillips asked does anyone know how many miles of irrigation system we have in
212 Harmony?

213 Mr. Perez stated if you have 39 miles of sidewalk, you have probably 1,000 miles of irrigation.

214 Ms. Phillips asked if we do not spend this \$20,000, then what? Do we have an alternative?

215 Ms. Montagna stated yes, your irrigation does not work.

216 Ms. Phillips stated right. Then we lose our plants and our trees.

217 Ms. Kramer stated we are good. I will go forward and ask. I received a phone call on May 22
218 from Toho Water Authority (“Toho”) saying there is a high-water notice, there is a problem. In
219 fact, evidently this high-water notice had been given out previously, and nothing was done about
220 it, and it is extremely high. I do not even know what the amount is for this. It at 0 Harmony Square
221 Drive West. The water bill for the previous month for this meter was \$455. For the month we just
222 paid, it is \$5,589. That is about a twelve-fold increase. And they say the current one looking at us
223 is going to be even higher.

224 Ms. Montagna asked what address is this?

225 Ms. Kramer stated 0 Harmony Square Drive West, and we actually have two meters there.

226 Mr. Perez stated there are three.

227 Ms. Kramer asked three?

228 Mr. Perez stated in that general area, yes.

229 Ms. Kramer stated it is 0 Harmony Square Drive West. The bigger issue I have, I am really
230 concerned about this. The good thing is, Toho usually works with it. If we get right on it, they will
231 actually credit us money back. But it is important that someone is watching these bills like a hawk,
232 and someone is taking their calls and passing them onto Benchmark, if not having them go to
233 Benchmark when they get these high-water bills.

234 Ms. Montagna stated I do not know who Barbara set that up with.

235 Ms. Kramer stated they were going to Ms. Sally Chalkley.

236 Ms. Montagna stated Ms. Chalkley is retired.

237 Ms. Kramer stated Ms. Chalkley left, and whoever answered the phone at Inframark on May
238 22 said, “Ms. Chalkley is gone; call Ms. Kramer” and gave them my number. I do not mind taking
239 the call, but I do not think it is the most efficient way to do it.

240 Ms. Montagna stated probably not.

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241 Ms. Kramer stated it would have been good if Benchmark is getting these bills the moment
242 you get them, and they can take a look and see the irrigation water is going berserk, hopefully
243 Toho is trying to get a real time system to where our vendor can actually look at our service in real
244 time and see what is going on. Until then, we need someone whose designated job is to watch
245 these. Help me with that.

246 Ms. Montagna stated yes, that is easy. We need to call them and put it in my name. I am not
247 sure why it was ever in Ms. Chalkley's name, just because she pays the bills. That is probably not
248 the best person to be sending that to. It should have been coming to me all along. I have no problem
249 sending you all those bills.

250 Mr. Lomasney stated I will look into that meter immediately, priority one, and see if there is
251 something we can do to stop the bleeding and resolve that.

252 Mr. Perez stated also to that, there was a mainline break that Toho shut down all of Harmony
253 the end of March, the first of April. It was a considerable leak and a valve blowout that was
254 repaired. That is the information I got today from Jacob. That is probably why your invoice for
255 this month shows high.

256 Ms. Kramer asked is it this one? Are we confirmed that Toho confirmed this one?

257 Mr. Perez stated yes, that is my communication with Jacob.

258 Ms. Kassel asked do you have a meter number?

259 Ms. Kramer stated yes, I have a meter number.

260 Mr. Perez stated yes, 000784430.

261 Ms. Kassel stated no.

262 Ms. Kramer stated no.

263 Mr. Perez stated that is 0 Harmony Square Drive West.

264 Ms. Kramer stated I am sorry, that is our account number. I thought you said meter number.

265 Mr. Perez stated on the meter map, that is what matches that account.

266 Ms. Kramer stated that is the account number. The meter number is different.

267 Ms. Kassel stated okay, so you were talking about the account number, not the meter number.

268 Mr. Perez stated we have a meter map that has all these numbers on there, and they are all
269 different numbers. That number associates with 0 Harmony Square Drive West.

270 Ms. Kramer stated okay, I am just letting you know that is the account number: 000784430
271 according to the Toho bill is our account number. You may call them a meter number, but if you
272 speak with Toho, they will know it as an account number. Does that make sense?

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273 Mr. Perez stated no. I will show you the map, and that map associates with what we get from
274 Toho, yes, on their account number. if you look at the account number for that, and I do not know
275 who created that map, we did not, but here is the \$5,500 bill which associates with 784430, which
276 on that map is down at the very bottom.

277 Ms. Kramer stated this is a meter map, but it has account numbers associated with the meters.

278 Ms. Montagna stated that is what he is saying.

279 Mr. Perez stated that is what I am saying, that is the \$5,500 charge you are looking at.

280 Ms. Kassel stated these numbers are account numbers; they are not meter numbers.

281 Ms. Montagna stated correct.

282 Ms. Kramer stated 0 Harmony Square Drive West, the second one, went from \$278 to \$700.
283 Again, we have several, so that is why our bill was \$19,000 that month.

284 Mr. Perez stated we are also pushing a lot more water as dry as it was.

285 Ms. Kramer stated yes, but it has been dry for a lot of months. Just be aware. I knew the \$5,500
286 one must have been some sort of break or problem, and I am sure you will find it.

287 Mr. Lomasney stated right, if it was already repaired, like what Jacob is saying, then it is
288 resolved, but we will still follow up for the investigation and make sure there is no more leaking
289 at that particular leak.

290 Ms. Kramer stated yes, and you can call Barbara and he can give you her name and number,
291 and she can even send you down the every-two-hour usage for what is coming out.

292 Mr. Chokanis asked are you guys running the water more for these leaks and these issues?

293 Mr. Lomasney stated per zone, but it is no more than a test. So each zone will run for a couple
294 minutes while we are doing that once we discover whatever issue it may be. Then we shut it down,
295 make the repair, and move on. It does not run its whole cycle.

296 Ms. Kassel stated there were a lot of valves that were turned off. Right? That are not running.

297 Mr. Lomasney stated yes.

298 Ms. Kassel stated so we are using more water because we had turned off areas that are now
299 getting water.

300 Ms. Kramer stated or, I have seen on a couple meters where they may have had two or three
301 zones or valves, and because they found the other ones, they have turned on another one, and then
302 the other one goes down because they do not need to use spray as hard. What I will do is hand this
303 to you. These are the two high meters at 0 Harmony Square Drive West. That way you have all
304 the meter number and account number for that particular meter and all the information.

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305 Mr. Chokanis asked who did that mapping?

306 Mr. Perez stated I do not know. The dates for that ACH for \$5,500 was from March 21, 2023,
307 to May 17, 2023. So that falls in line with when that first mainline break was taking place.

308 Ms. Montagna stated yes, we have already established that. There was a leak, and it was
309 repaired.

310 Ms. Kramer stated since it has been repaired, we need to give evidence of the repair to Toho
311 so they can reimburse us. We need to be able to track the reimbursement. There are also several,
312 over five meters, that, for the last eight months, show no usage whatsoever of reclaimed water. I
313 will give you those, too, and that might give you a hint as to what other meters are shut off and not
314 functioning and need some attention. I thought I would provide you with that. If you get with Mr.
315 Perez, he can give you Barbara's contact information. She is ready to give you any of the data and
316 run those logistics. That will help.

317 Mr. Lomasney stated we have been doing the maintenance. We installed two oak trees at the
318 school today, 45 gallons. They will be staked Monday. We will be watering them by bucket, so
319 whether that particular zone is running or not, we are still going to make sure they are watered.

320 Ms. Kramer stated there is no zone there.

321 Mr. Perez stated our field staff has already been emailed, too, to make sure they are watering
322 daily for the first 60 days.

323 Ms. Montagna asked these are the replacement for Inframark?

324 Ms. Kramer stated that is to the school. We have not identified, but let me know if you find
325 irrigation in that. If you find irrigation in that verge area next to the school, let me know. My
326 understanding is, if there is irrigation in there, the school controls the water that goes to that. I will
327 try to work with the principal and Osceola County ("County") staff. I have some contacts with
328 them.

329 Ms. Kassel stated last month we approved the Nature and Animal Committee was going to
330 plant some amaryllis and spider lily bulbs, and you were going to tell us where to put them. We
331 have the volunteers ready to put them in. We just need to know where.

332 Mr. Lomasney stated I am available for whenever you would like to go over there, and I can
333 give my recommendations.

334 Ms. Kassel stated I will give you a card.

335 Mr. Lomasney stated that will be perfect.

336 Ms. Kassel asked leaf pickup, was that done?

337 Mr. Lomasney stated we are still working on it. With the rain and the fertilizer, we did not
338 want to go crazy with it. We wanted that granular fertilizer to soak in. But there is an area that has
339 not been fertilized. We were doing some removals.

340 Ms. Kassel asked what about the areas that were fertilized? Will they be picked up later?

341 Mr. Lomasney stated yes, we are constantly doing it, especially in areas that were neglected
342 over the course of some time. We will be constantly removing those. We have hot spots that are
343 really bad, like we had discussed last week, and I had also discovered a couple other areas. They
344 are on the list, the top of the list when it comes to leaf removal when I come to visit those areas
345 first. We wanted the grass to fill in and look nice.

346 Ms. Kramer stated wonderful. That has really been needing a lot of that.

347 Mr. Chokanis asked since we are still fixing the irrigation, is there any spots in the grass that
348 are dying that we need to look at and fix?

349 Mr. Lomasney stated we have hot spots. That is probably along with the budget. We found
350 some hot spots at the end of the cul-de-sac that were pretty bad by the soccer field with the splash
351 pad, the whole thing went down instead of just the splash pad. So we are rebounding in that area,
352 as well. There are a few spots. The rain is going to help. When the rain stops, it will become an
353 issue again. That is why we want to keep progressing with the irrigation.

354 Mr. Chokanis asked when you give us the updated quote, can you give us the estimate of when
355 you guys think you can complete this task, like a timeframe?

356 Mr. Lomasney stated yes, we can. Just be mindful that we can only know what is broken.

357 Mr. Chokanis stated I understand. Just give us an estimate.

358 Mr. Lomasney stated I can give you a ballpark estimate.

359

360 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

361 **A. Minutes for the April 27, 2023, Regular Meeting**

362 The minutes are included in the agenda package and available for public review on the
363 District's website or in the District Office during normal business hours.

364 Ms. Kramer stated the minutes are summary minutes, not the near verbatim. If you do want
365 the near verbatim, we can remove this from the consent agenda and wait and review and pass near
366 verbatim next month. It is the pleasure of the Board. Our policy has been to do the near verbatim
367 minutes.

368 **B. Financial Statements (April 2023)**

369 The financial statements are included in the agenda package and available for public review
370 on the District's website or in the District Office during normal business hours.

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371 **C. #276 Invoices and Check Register** (*April 2023*)

372 The check register and invoices are included in the agenda package and available for public
373 review on the District's website or in the District Office during normal business hours. I have some
374 comments about the invoice and check register, but I will let anyone else go first on any of those
375 three items.

376 Ms. Kassel stated maybe we can discuss them, and we can take a motion as to what we want
377 to do. I am happy with tabling the minutes until we have near verbatim. I do not know how the
378 rest of the Board feels. Then we can go over your questions, and then we move to approve the
379 consent agenda with these corrections or amendments or revisions.

380 Mr. Leet stated sounds good to me.

381 Ms. Kramer stated as far as the minutes, we will not approve these. We did not get our breakout,
382 and I did not see any money that has come back to us. We had some refunds that we are expecting.
383 I think you were tracking a few of those and where that money went, the \$22,000 refund from
384 Toho.

385 Ms. Montagna stated yes, that was applied in 2022, but I still have not seen how it is going to
386 be reflected.

387 Ms. Kassel stated I do not see it from Kutak Rock, either, the \$13,000 refund.

388 Ms. Montagna asked which one?

389 Ms. Kramer stated the \$13,000. You sent that over.

390 Ms. Kassel stated it is not reflected.

391 Mr. Eckert stated it was overnighted, I know that.

392 Ms. Kramer stated yes, but we have not seen it hit or show up. In the invoices and check
393 register, there are a couple things I want to go over. The Carr & Collier for the alleyway, I have
394 several concerns with the categories there. Has this been approved yet for payment by our
395 engineer? Or where are we?

396 Ms. Montagna stated we have not made the final payment, but we made the first one.

397 Ms. Kramer asked just the first payment that they have applied for?

398 Ms. Montagna stated yes.

399 Ms. Kramer stated I was concerned. The management of traffic, the MOT, of \$26,475, it was
400 very poorly done. I know Mr. Hamstra was not here onsite, but they did not put up barricades.
401 They just dropped three cones at the end, and we had traffic rolling over the fresh pavement.

402 Ms. Kassel stated in many areas.

CARBON

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403 Ms. Kramer stated that caused some damage. They did not communicate well. I have problems
404 approving that. There was no signage, as should have been out. They had clearing and grubbing
405 for \$7,900, but I did not see any. There was some minor digging for the ribbon curbs, but I saw no
406 clearing or grubbing that went on. Mr. Hamstra, I am confused. It says compacted subgrade 12
407 inches. Can you explain to me what that was?

408 Mr. Hamstra stated yes, we could have talked about this on Monday. That has to do with the
409 compaction underneath the extension of the pavement and/or the ribbon curb.

410 Ms. Kramer stated okay. That is 12 inches? There is another compacted subgrade contingency
411 allowance?

412 Mr. Hamstra stated it would have been the trenches they put in.

413 Ms. Kramer stated they had a line item for the trenches. Then they gave an optional base group
414 04 which is six inches. I am not sure what that is.

415 Mr. Hamstra stated I will look it up. I wish we had talked about this on Monday. You are
416 hitting me cold turkey with all this stuff. We had this pre-meeting on Monday. I do not know why
417 you are doing this.

418 Ms. Kramer stated I do not know anything about Monday.

419 Ms. Montagna stated we had a pre-call.

420 Mr. Hamstra stated it was a pre-call.

421 Ms. Montagna stated we went through the agenda.

422 Mr. Hamstra stated this would have been the perfect time for me to look into this and respond
423 back.

424 Ms. Kramer stated I am sorry; I just got to this today. I looked at this, and I was really confused.
425 Our concrete ribbon curbs are cracking.

426 Mr. Hamstra stated we have garbage trucks driving over them.

427 Ms. Kramer stated this was before the garbage trucks went over them. Mr. Hamstra, I am sorry.

428 Mr. Hamstra stated I am not going to do this to this contractor, Ms. Kramer. I have had
429 everyone in the world second-guessing. I have known these guys for many, many years. I know
430 the inspector for many years. I am not going to do this to the vendor. I walked it today, every
431 square foot. I found nine problem areas. I think overall it looks great; I really do. We can sit here
432 for hours and talk about how we are going to reduce their fees or take it out of their approved
433 budget.

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434 Ms. Kramer stated I am just really concerned. Mr. Leet, can you put up some pictures for me?
435 Before I even came on this Board, the Board was considering alleyway paving, and I did a lot of
436 investigation and research. Everything they said to look out for and be concerned about is showing
437 up in this paving project. This shows there is an area where they milled right next to an area where
438 they have not milled. And they milled approximately one-half inch down in many areas. However,
439 it was very uneven. The next picture, Mr. Leet. As you can see, some places were totally devoid
440 of any type of asphalt at all. It had totally chipped up. I guess it did not adhere to the subbase well,
441 and it totally came off. Yet when you measure, it was a major step from subbase to half an inch up
442 to that remaining road base that was not milled. Let us see the next one, Mr. Leet. This was all the
443 way around, so some of it was able to accept the one-inch of pavement they put back down, but
444 others of it, if they laid one inch in those voided areas, then they were only getting maybe one-
445 quarter to one-half inch on the rest of the pavement. The next one, Mr. Leet. This goes throughout
446 all the alleyways. The new alleyway, they laid the asphalt down. They did not finish the edges
447 well. The next one. The asphalt has fallen over. We do not have the nice, even edges, and we have
448 a lot of millings and things in the new drains. We have a lot of ponding areas everywhere. They
449 are going back and filling in the ponding areas, but that is just chasing the ponding areas farther
450 down and leaving a big patch-like spot. They did not do any of the pollution control or protection
451 of our stormwater systems. We had an enormous amount of millings and asphalt down in there.
452 Then we also have the cracking that is in the ribbon curbs. And I was concerned about this, they
453 have not done the compaction under many of the ribbon curbs. Some of them are setting halfway
454 on the road base and are halfway on a totally uncompacted area. This is the edge of a driveway,
455 and they did not even come close to getting up to the edge of the driveway with the asphalt. Then
456 we have plants that are not growing in the crevice between the driveway and the asphalt but
457 actually growing out of the asphalt itself. I cannot imagine. And we do not have straight edges
458 along any of the driveways. These are just some of my concerns. I would like them to try and
459 correct a lot of these. I did not see the job that I thought two-thirds of a million dollars would have
460 gotten us. That is \$647,000 that we are going to spend on this, and I expected a really good quality
461 job. The question now is, do we have an independent group come in and evaluate it and see what
462 the problem areas are? Again, standing water deteriorates the asphalt very quickly. These are my
463 concerns, and these are my concerns about going ahead and making payments.

464 Mr. Hamstra stated all right, my turn, I guess.

465 Ms. Kramer stated yes.

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466 Mr. Hamstra stated if you will remember correctly, we did a public advertisement. Not one
467 contractor bid on this. We had all the big boys download the plans, and nobody was interested. So
468 I was given permission, thank you, Mr. Eckert, for letting me know if you go public. So I called
469 the guys I worked with for many years, and they team with Middlesex who is the County's
470 contractor for milling and resurfacing. When you do work like this in an alleyway, it is not going
471 to be like a brand new development. I think you guys think we are building a model home and it
472 is going to look crystal clear. You are ripping up with this machinery the old asphalt. You are
473 laying down the new asphalt. It is not going to be squeaky clean perfect. It is a rehabilitation
474 project. And we had an inspector out there from an international firm, the guys I have worked with
475 for many years—Middlesex—and we are sitting here questioning, I think, somebody's integrity
476 and quality of work, after the fact.

477 Ms. Kramer stated but that is my job.

478 Mr. Hamstra asked so we are waiting until we are done?

479 Ms. Kramer stated no, I called you numerous times during the project.

480 Mr. Hamstra stated and I talked with the contractors, and they assured me.

481 Ms. Kramer stated that is right; they assured you.

482 Mr. Hamstra stated I am not going to question their integrity. Ms. Kramer, I have known them
483 for many years. I do not look at people and think they are trying to screw me over. I take people
484 for their word, and then I have an independent guy out there watching them, who said they were
485 walking behind the machine as they were laying the asphalt. Yes, it may be less than one inch in
486 one area and maybe more than an inch in another. Based on what I was told from everyone, it was
487 in horrible shape, and you are going to see cracking in less than six months because the soil cement
488 base is a mess. I already saw cracking already. You were not going to pay to do roadway
489 reconstruction.

490 Ms. Kramer stated I do not know. We were not given the opportunity to even make that
491 decision.

492 Mr. Hamstra asked what decision? Do roadway reconstruction?

493 Ms. Kramer stated right.

494 Mr. Hamstra asked you are going to pay \$2 million to redo them? There is no way you would
495 have done that.

496 Ms. Kramer stated I do not know what roadway reconstruction is going to cost right now. we
497 are paying \$647,000. They did not even try to protect our stormwater system. They did not even

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498 try. They did not even do the first bit of work to really manage this project. They left us out. I
499 apologize to everyone here that I did not see the handwriting on the wall when they kept giving us
500 contradictory information or not providing information at all.

501 Mr. Hamstra stated and they were held hostage by the equipment they had to order. They were
502 not doing it purposely.

503 Ms. Kramer stated but it has been a nightmare from day one. I see real structural issues.

504 Mr. Hamstra stated I am going to be honest; I thought it was a good job. I am not just saying
505 that because I am sticking up for them. I think it turned out well. It really did. Yes, we walked
506 every bit of it this morning, and we have six areas they are going to fix, and the driveway you put
507 your tennis shoe next to is on the list.

508 Ms. Kramer stated there were about 12 driveways like that, or more. That is why I tried over
509 and over and over again to get you to come and walk with me.

510 Mr. Hamstra stated I paid somebody \$25,000. You want to pay me at my rate to be out here?

511 Ms. Kramer stated I just wanted you to come and see what was going on.

512 Mr. Hamstra stated I relayed everything I got from Ms. Phillips and Ms. Kassel and you to the
513 inspector and to the contractor. I did not ignore your emails and photographs. I said, "guys, stay
514 on top of this and make sure it is getting done right." I was not ignoring you, trust me.

515 Mr. Leet stated it sounds like there are still things on the punchlist, so maybe the resolution is
516 to make sure we maybe reconcile what you have on your punchlist with what Ms. Kramer
517 identified with the photographs, and make sure we are in agreement.

518 Mr. Hamstra stated that is pay request #1. There is still a big chunk you have not seen yet.

519 Ms. Kassel stated I would suggest we keep on top of this with the balance, which is two thirds.
520 We are looking at paying the first third. They certainly did that much work. So I would suggest
521 that we not withhold that but we approve invoice and check register for this first payment, and we
522 move forward. Any additional issues that you have identified, maybe you communicate them with
523 Mr. Hamstra to add to the punchlist.

524 Ms. Kramer asked are there companies that will do borings to make sure we have what we
525 need for a good alleyway project?

526 Mr. Hamstra stated you can swiss cheese all these alleys all you want. There are companies
527 that go out there. So if we find one area that is less than an inch and another area that is an inch
528 and a half, we can spend a lot of time and money trying to quantify to either prove these guys
529 cheated you or you got what you paid for. It did say the average is an inch.

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530 Mr. Chokanis stated I do not think she is telling you that she was cheated on; she is saying she
531 wants the job done correctly and get what we paid for.

532 Ms. Kramer stated right.

533 Mr. Hamstra stated it was done correctly.

534 Mr. Chokanis stated obviously it was not because there are things that are missing.

535 Ms. Montagna stated there is always a punchlist at the end of a project.

536 Mr. Hamstra stated yes, and we did a punchlist today. We are going to fix that, so there is a
537 retainage that will be kept at a minimum, besides the second pay request that has already come in
538 that we already reviewed and commented on, but that is what the retainage is for, is the punchlist
539 items to be cleaned up. We watch them, and they agreed to do what we walked on. I will look at
540 your additional list. I walked the curbs, and the garbage trucks are already pushing the borders off
541 the edge of the pavement. It is going to be a problem.

542 Ms. Kramer stated right, and that is why we have the ribbon curbs put in, so that we would not
543 have them pushing that asphalt out. The ribbon curbs would hold them in.

544 Mr. Hamstra stated over time, they do, but you have boulders out there already that I saw tire
545 marks on the boulders. I do not how we are going to continue to police that with Waste Pro, it may
546 be a guy pulling his jeep or boat in the back of a pickup truck. All the curbs are being botched up
547 by the homeowners, residents, FedEx, garbage trucks. That is why we put the ribbon curbs there,
548 to keep the asphalt from raveling off the edge, and it keeps it tight.

549 Ms. Kramer stated right.

550 Mr. Chokanis stated that is understandable. They are going to get damaged.

551 Ms. Kramer stated right, but the cracking I am seeing does not indicate wear and tear damage.

552 Mr. Hamstra stated concrete does not just crack on its own. There has to be a force or a pressure
553 on it. You do not pour concrete and then it just cracks.

554 Ms. Kramer stated unless it does not have a good base.

555 Mr. Hamstra stated no, something had to be applied on that surface. There is no reason a car
556 or pickup truck, whoever lives there, should have to go off the edge of these curbs.

557 Ms. Kramer stated I do not know. I am finding three to four already fairly serious cracks in
558 every single one of these ribbon curbs. I do not think people are driving over every single one of
559 them.

560 Mr. Hamstra asked you did not see the pictures from the garbage trucks? The big, huge wide
561 ones?

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562 Ms. Kramer stated I saw that, but that is not happening with all of them. Like I am saying, it is
563 uniform through all the ribbon curbs. I do not know if it was a concrete problem or what the deal
564 is. I am just letting you know so you can further research it. That is what I am looking for from
565 you. I am hoping that you are scrutinizing the work from the point of view of the District and not
566 of the vendor.

567 Mr. Hamstra stated I am making sure you are getting the product we envisioned and that
568 Harmony gets. I drove it. I walked it. I think it turned out well. Is it perfect? No. And we agreed
569 there are things they are going to fix. I will look at your additional list, and I will talk with them.

570 Ms. Kramer stated the other things I had, the Inframark invoice, there is a recording fee for
571 this past month for verbatim minutes, which we did not get, and it was for \$350 instead of what
572 should have been \$275. It should be off altogether.

573 Ms. Montagna stated that is my fault because when it happened, I did not relay it to them.

574 Ms. Kramer stated okay. Also the record storage fee is still on there of \$1,780.

575 Ms. Montagna stated I already have that in an email; they are crediting that.

576 Ms. Kramer asked you are letting them know now?

577 Ms. Montagna stated yes.

578 Ms. Kramer stated the OUC bill, we still have two bills for Harmony Tract K. Again, we had
579 a situation where we went over the agreement and everything. The Board needs to approve
580 accepting that, and my understanding is it has because it is showing up on our bill.

581 Ms. Montagna stated yes.

582 Ms. Kramer stated somehow it has been signed. I did not sign it.

583 Ms. Montagna stated back when Tract K came up, Mr. Sean Israel was here. He worked with
584 you. We have emails. In order for us to accept Tract K, what had been done previously is for the
585 developer to show that they paid everything that they have to pay. They sent us a copy of the check,
586 and all that, so we were able to move forward and accept the lights in Tract K. That is what
587 happened, and that is what you are paying for.

588 Ms. Kramer stated you need to realize that the agreement says that we need to approve that.
589 Do we need to bring that to the Board?

590 Ms. Montagna stated we can bring it back.

591 Mr. Eckert stated I looked at K400, K600, and K900. Is K different than those three?

592 Ms. Kramer stated no, this is the actual street lights.

593 Ms. Montagna stated this is the street lights, not that.

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594 Ms. Kramer stated it is not a piece of property.

595 Mr. Eckert stated I am not sure I have looked at that issue. If I have, I have forgotten about it.

596 Ms. Montagna stated it is the normal light agreement.

597 Mr. Eckert asked is it an OUC agreement?

598 Ms. Montagna stated yes. That is all it is, where it is the lease. What happened was, the
599 developer had Tract K, and all the street lights are done I do not even know how long ago. it was
600 when Mr. Israel was here.

601 Ms. Kramer stated it was about four months ago because we paid four months of bills.

602 Ms. Montagna stated they reached out and said they want to turn these over to the District. I
603 researched it. Mr. Israel actually spoke with Ms. Kramer and said they have to provide us with a
604 copy of the check, showing they paid all their requirements, which is a large chunk of money.
605 Once that is done and it is paid in full, then we would just transfer the account into the District's
606 name. That is essentially what happened, and that is where we are today.

607 Mr. Eckert stated sure, and I know from reviewing that agreement as it related to the other
608 tracts, there is an engineer's certification.

609 Ms. Kramer stated yes, this was a separate section. He said the CDD had to accept that.

610 Ms. Montagna stated correct.

611 Mr. Eckert stated to answer your question, ideally it should come before the Board when they
612 accept it.

613 Ms. Montagna stated I always done that.

614 Mr. Eckert stated that is the ideal way to do it. Then there is no question about it. it is not
615 necessarily required unless the agreement says, "subject to Board approval."

616 Ms. Montagna stated right. And it does not, but again, when we do turnovers for anything to
617 the District, the engineer walks it, whoever is needed to be there walks it, then they submit all the
618 documentation to the Board, and you all accept it. Street lights was something that came up, and
619 we followed suit. We reached out to the Chair and got that done. We got all the documentation.
620 They paid whatever. Moving forward, we can absolutely do that.

621 Ms. Kramer stated yes, I just feel better if we ratify it, just so nobody comes and asks why we
622 are paying these bills because they did not see it accepted.

623 Ms. Montagna stated sure, we will put Tract K on your next agenda, and the Board can ratify
624 it.

625 Ms. Kramer stated it is just the street lights.

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626 Ms. Montagna stated yes that is all there is right now.

627 Ms. Kramer stated yes, Mr. Hamstra is waiting for as-builts and a couple other things from
628 them, and they are waiting for tracking down wires or something. The PFS work, the bill for
629 payment is in this package. Is there any problem with us going ahead? They currently have the
630 contract, but the work got done before the contract. Is there any problem with us going ahead and
631 authorizing payment?

632 Ms. Montagna stated it got done on an authorization.

633 Mr. Eckert stated I think you are going to be approving the contract tonight. Did they sign the
634 one that we sent them?

635 Ms. Kramer stated yes, we have already approved this work to be done.

636 Mr. Eckert stated I understand that, but what I am saying is, that was what we attached as the
637 initial work to the agreement. My question is, did they sign the agreement?

638 Mr. Perez stated not yet.

639 Mr. Eckert asked are they objecting to signing the agreement?

640 Mr. Perez stated no, they have not necessarily said anything. They were wondering, the email
641 I got back from them when I sent it over was if this was for the work that they are trying to propose
642 now for the repiping, and I said no.

643 Ms. Kramer stated right, but there will be a work authorization.

644 Mr. Eckert stated yes, there will be a work authorization for that additional work if the Board
645 approves it.

646 Mr. Perez stated correct.

647 Mr. Eckert stated I do not think I answered the question. I do not see a concern with going
648 ahead since it has already been done and been done under your other approval process. Again, the
649 agreement was just to get a master agreement in place so that each time this stuff comes up, we
650 can do a work authorization and we are not having to sign their proposals, which are written by
651 their attorneys.

652 Ms. Kramer stated right. I just wanted to be sure of that. We also have WillScot the staff trailer
653 that has been returned. I know Mr. Perez has been working on this, but I wanted to approve it with
654 the \$2,213.18 for the knockdown charge. We are not paying that, right?

655 Mr. Perez stated correct.

656 Ms. Montagna stated we short paid it.

657 Ms. Kramer stated okay, but it is in our approvals for our invoices.

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658 Ms. Montagna stated it is.

659 Mr. Perez stated we sent that invoice over before.

660 Ms. Montagna stated in avid it is short paid the knockdown rate of \$2,213.18.

661 Mr. Eckert stated the motion to approve them can just without that charge.

662 Ms. Kramer stated with the exception of this.

663 Ms. Montagna stated yes.

664 Ms. Kramer stated let us keep this in the amendment. Also, another invoice they have for the
665 storage unit, they are charging us a full month for it. That is invoice 9017594023. They are billing
666 us for the entire month of May when they removed it on May 8. That needs to be addressed, also.
667 Those are my concerns about the invoices.

668 Ms. Kassel asked short of any one and every one of those things that was discussed, can

669

670 Ms. Kassel made a MOTION to approve the consent agenda,
671 except for the minutes, the invoices as discussed from Inframark for
672 recording fees for verbatim minutes and the record storage fee, the
673 WillScot staff trailer knockdown charge, the storage unit charge
674 between May 8 and 31, accepting the financial statements and
675 approving the remainder of the invoices and check run summary.

676 Mr. Leet seconded the motion.

677

678 Upon VOICE VOTE, with all in favor, unanimous approval was
679 given to the consent agenda, except for the minutes, the invoices as
680 discussed from Inframark for recording fees for verbatim minutes
681 and the record storage fee, the WillScot staff trailer knockdown
682 charge, the storage unit charge between May 8 and 31, accepting the
683 financial statements and approving the remainder of the invoices
684 and check run summary.

685

686 Ms. Montagna stated the WillScot invoices is prorated for May.

687 Mr. Perez stated I am looking at it right now. It is \$79.03.

688 Ms. Kramer stated no, that is for the staff trailer proration. If you look at the container for the
689 other invoice, it is not prorated.

690 Mr. Perez stated I thought you were talking about the staff trailer.

691 Ms. Montagna stated I will look at it.

692 Mr. Leet stated it is for the full month with a late payment fee, as well.

693 Ms. Montagna stated May is to be prorated, and we already took care of the knockdown charge.

694 Ms. Kramer stated when you put the invoices in our package, if they have changed it, like they
695 have taken off taxes or taken off a late fee or an interest charge or something, if you will just note

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696 that on the invoice, so when we see it, I do not have to go looking it up to make sure it actually
697 happened that way.

698 Ms. Montagna stated sure, I can make that request.

699 Ms. Kramer stated I appreciate that.

700
701 **FIFTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2024 Proposed**
702 **Budget**

703 **A. Fiscal Year 2024 Proposed Budget**

704 Ms. Montagna stated we all just went through it, and I will run down briefly for you if you
705 would like, and then you can talk about the point of contention that you still have not determined,
706 then we can move forward. Essentially what we did was went line for line. We will start with
707 expenditures. Essentially, everything stayed the same, with the exception of management fee,
708 which is a 3% increase in your contract. Miscellaneous contingency, we got rid of that line. Legal
709 advertising, all that stayed the same. Meeting expenses we increased to include if the Board decides
710 to go with Campus Suite, which we will be determining later so I can actually lower that amount
711 if you decide not to do that and keep it the way you are doing it now. It also includes if you have
712 to pay for future meeting space when this space goes away because currently you do not pay for
713 this space. That is in administrative. Your field contract increased 10.9%. The reason for that was
714 to cover labor expenses. We did not increase it last year, and there is about a 25% just labor rate
715 increase, so that would basically be a pass-through to the field contract. That was an increase. Your
716 Benchmark increase, you did take on a new landscaper mid budget year. With it being eight months
717 of a carryover, essentially eight months from now to the carryover into your new budget, the full
718 amount for year 2 is \$710,000, but you will be paying \$699,567. There was an increase there.

719 Mr. Chokanis asked how does that compare to our previous?

720 Ms. Montagna stated it is about \$200,000, I believe, roughly, a little more than that. That was
721 the increase overall from one contractor to the next.

722 Ms. Kassel stated may I just add that we hired the same contractor as previously with the hope
723 that they would improve their service, and they did not.

724 Mr. Leet stated even then, it was an increase of looks like over \$100,000 from the year before.

725 Ms. Kassel stated yes, so that is when we went out to bid again.

726 Ms. Montagna stated we did increase landscape replacement from \$35,000 to \$50,000, and
727 that includes any kind of landscape replacement, enhancements, fire ant treatments, and sycamore
728 tree treatments, would all go into that line. Your electricity, street lighting, water and sewer,
729 obviously all those have gone up, so we did a 5% to 7% increase in that. You are taking on

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730 additional street lights, which is also included in that, as well. Your refuse removal for the
731 dumpster, they did increase, so that is a contract. Ponds, Buck Lake conservation stayed the same.
732 Pools stayed the same. We took out the storage lot, so we took out that money being that closed.
733 Parks and facilities went up from \$25,000 to \$45,000. Again, that is anything that is needed for
734 your field staff to maintain just general stuff in your community. Essentially you have one line
735 item, aside from chemicals and stuff. Boats and equipment stayed the same. Garden lot stayed the
736 same. Essentially they right now try to spend what they bring, or what have you, so it is a wash
737 from revenues to here. That is all that is budgeted, is what they bring in. Invasive follow-ups, this
738 money is in there for anything having to do with your invasives species that you paid last year to
739 do. Brad is currently keeping up on those, but if for some reason it gets overgrown again and
740 quickly and you have to make a decision to have a company come in and do it again, we got a cost
741 for that, and that is where the \$105,000 comes from.

742 Ms. Kassel stated hopefully we will not have to spend it.

743 Ms. Montagna stated yes, if you do not, you can move that money to reserves or use it for
744 another project, what have you. We did leave vehicles in there. The reserve-other is the
745 contribution. We left that the same, and that is something that the Board was discussing in the
746 workshop before coming to this meeting, if it needs to go higher, leave it the same, or what have
747 you. This budget you are looking at now essentially brings your assessments to an 8.7% increase.

748 Ms. Kassel stated to be more accurate, this budget does not have the real numbers in it. There
749 were changes that are not shown here.

750 Ms. Montagna stated correct.

751 Ms. Kassel stated but based on what we discussed the numbers would be, if we put \$300,000
752 into reserves, then it would be 8.7%.

753 Ms. Montagna stated that includes everything I just went through.

754 Ms. Kassel stated there was a discussion, really we should put more away because we will
755 have only \$141,000 after we spend the money on the alleyways and we have all these other things
756 we still need to do. In an email that Ms. Montagna sent us, there were other items that on the
757 reserve study are coming up to need replacement, plus we have the community maintenance
758 facility to think about, which is going to be a sizable expense. The question was, do we keep it at
759 \$300,000, do we raise it to \$350,000 or \$400,000, or whatever. Some of us feel like 8.7% after a
760 year in which we had a 20+% increase is enough, and others felt like it was not that much per
761 house and we should just try to increase it so we have a safety net.

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762 Ms. Montagna stated I can tell you the numbers we played with. If I was to put \$400,000 in
763 there instead of \$300,000, it brings you to 13.1%.

764 Mr. Leet stated \$350,000 was like 10% for the O&M. Not everyone has paid off their bond;
765 most people have not.

766 Ms. Montagna stated it is 6.8% increase overall. To be clear, nobody really looks at that overall
767 number. They are more concerned with O&M going up. They do not look at how it washes out.

768 Ms. Phillips stated it is about \$50 a house for the extra \$100,000. Instead of looking at
769 percentages, I look at the dollars.

770 Ms. Kramer stated the impact on the pocketbook.

771 Ms. Phillips stated yes. I do not care what the percentage is. I need x number of dollars a month
772 to live on. If I have to pay \$50 more next year, I was just letting you know the percentages.

773 Mr. Chokanis stated that equates to each household.

774 Ms. Kassel stated on average. Lots are different sizes, so they pay different amounts.

775 Ms. Phillips asked you have seen this chart?

776 Mr. Chokanis stated yes.

777 Ms. Phillips stated the increase last year of 22%, the maximum increase was \$350. A lot of
778 people said theirs went up \$3,000, but they did not understand how it really works. You can look
779 anyone's up online on the tax website, and I think \$350 was the most, and that was on the largest
780 lot, the very wonderful, beautiful homes in Harmony. Mine went up \$142.

781 Ms. Montagna stated essentially what you are looking at, we just went through this. When we
782 ended, what your point of threshold was, if you wanted to adjust that number, or leave it at
783 \$300,000. Again, based on this budget, it is 8.7%, and we will send out the letters to everyone, but
784 you still have the opportunity between now and your final hearing.

785 Ms. Kramer stated we do not send letters anymore. It is on the TRIM notice, right?

786 Ms. Montagna stated no, we have to send out letters to every owner to let them know
787 potentially what their assessment could be.

788 Ms. Kramer stated I thought the TRIM notice did that same thing.

789 Ms. Montagna stated no, we have to notify every owner.

790 Mr. Eckert stated some people believe that, but when you really dig into it, not so much.

791 Ms. Kramer stated I just want to be sure.

792 Ms. Montagna stated we send them out regardless.

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793 Ms. Kramer stated it would save us a lot of money if we did not have to send out that many
794 letters.

795 Mr. Eckert stated there is information that is not on the TRIM notice that is referenced in
796 Chapter 190, Florida Statutes.

797 Ms. Kassel asked are we constrained to just sending out the mailed notice only by itself, or can
798 we add something for certain households? Can we add something else about a different issue?

799 Mr. Eckert stated my most conservative advice is not to add anything else in the envelope
800 because it can dilute from the legal affect of the notice. However, that is very, very conservative
801 advice. I have a lot of clients who will do some sort of an explanation with the reasons the
802 categories of things we are increasing that are causing the increase, please come to the hearing and
803 let us know. For instance, I have another district I worked on Monday. They want to fence all their
804 amenities; that is \$270,000. They are debating whether to do that. So that is in their notice to the
805 residents saying if you do not want this, come tell us and let us know. Inflationary pressures. They
806 want to increase the amount they are putting in their reserves. We are going to start staffing an
807 amenity center we have never staffed before. The letter going out to them says the four reasons
808 why it is proposed to increase by 12% or 13%, here is our hearing, come to the hearing and let us
809 know what you want us to do. Some of them are discretionary. They do not have to staff that
810 amenity center. They do not have to put in the fence. They do want to do the reserves. The
811 inflationary costs they cannot do anything about unless they can find different vendors who are
812 somehow immune from inflation.

813 Ms. Montagna stated I have done that in many districts. It can be short and sweet, bullet points.
814 Your proposed budget is x amount. This is what we have plan to do with that.

815 Mr. Eckert stated it is an insert.

816 Ms. Montagna stated correct, that is all it is.

817 Mr. Eckert stated it is not part of the legal notice.

818 Ms. Montagna stated no, it is separate. It will be page 2.

819 Ms. Kassel asked we cannot add page 3 to say to certain homes that have a verge that the CDD
820 is no longer maintaining to say, please remember to maintain your verge?

821 Ms. Montagna stated no, not in that letter. We can send something out separately to them or
822 email them or call them or something.

823 Ms. Kramer asked or talk to the HROA?

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824 Ms. Phillips stated that is what I was going to say. I think the HROA is already on it, are they
825 not?

826 Ms. Kassel stated I think the CDD sent a letter out to those residents, but I think they either
827 forgot about them. The question is, I think there are two of us who wanted to keep the reserve
828 number at \$300,000, and two of us who wanted to raise it more.

829 Ms. Kramer stated I want to put this out there for all of us to remember, that this should be the
830 worst-case scenario.

831 Mr. Leet stated the ceiling.

832 Ms. Kramer stated we cannot go up from here, but over the next two months, we can come
833 down.

834 Ms. Montagna stated correct.

835 Ms. Kramer stated over the next two months, we have to make a decision on how much we are
836 going to pay for the new community maintenance facility and we are going to locate it, and we
837 also have to make a decision on many others.

838 Ms. Kassel stated the splash pad.

839 Ms. Montagna stated Billy's Trail, fencing along U.S. Hwy 192. There is a lot you need to
840 consider.

841 Ms. Kramer stated right, there is a huge amount of other costs that we need to consider, so it
842 is better to go high, even though we will then take the hit in social media and everything else, but
843 then we can come down.

844 Ms. Montagna stated you have the potential to bring it down.

845 Ms. Kramer stated if we do not go high increase, then we are really going to have to cut some
846 things out if these other costs stay as high as they are looking at.

847 Mr. Chokanis asked what is the worst case? If we do not have enough money to do our job,
848 what happens then? Can we pull from reserves?

849 Ms. Montagna stated yes.

850 Ms. Kramer stated our reserves are very low right now.

851 Ms. Montagna stated he missed that part of the conversation.

852 Ms. Kramer stated we have a huge amount of work, and this alleyway paving project hit us
853 about three times what it was anticipated to be. It hit us really hard, so we only have about
854 \$180,000?

855 Ms. Montagna stated just under \$200,000.

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856 Ms. Kramer stated that is not going to pay for a lot when you look at community maintenance
857 facility and that type of stuff because we have already transferred this year \$300,000 over. So this
858 is \$180,000 left total. Now we are not totally broke. The operating funds are in addition, but we
859 do not even like to look at that because that is our cushion. If we had some really high costs, what
860 we would have to look at is shutting down some of our facilities to save money, cutting back in
861 different areas, and unfortunately, those are the things that our residents want the most. They do
862 not think about our stormwater system until the hurricane hits, but they do think about being able
863 to go out in a boat or swim in the pool and stuff like that. That is where we are at right now. This
864 is the worst case. We cannot go up from here.

865 Ms. Montagna asked is there anything you want to add in here? Do you want to approve the
866 resolution based on this version?

867 Mr. Leet stated there are already some other corrections that we covered in the workshop. I am
868 guessing it sounds like the big question is how much of the reserve contribution do we want. Is
869 there anything else that needs to be discussed or decided aside from that?

870 Ms. Kramer stated I think the reserve is it. although I really want to stay at \$300,000, but I do
871 not think in good conscience at this point, looking at the numbers for the community maintenance
872 facility and the fence and knowing the pressures we are under with the County on those two issues,
873 that I can do that. I would be willing to go to at least \$350,000 for the reserves. That would give
874 us a 10.9% O&M increase.

875 Ms. Phillips stated that is \$25 a house.

876 Ms. Montagna stated that would give you 10.9%.

877 Ms. Phillips stated or a residence, and that is based on approximately 2,000 residents.

878 Ms. Kramer stated again, I wish we could send out, instead of a percentage, I wish we could
879 tell each resident how much theirs will be.

880 Ms. Montagna stated the letter does.

881 Ms. Kramer stated I mean on social media.

882 Ms. Montagna stated I would not put anything on social media.

883 Ms. Phillips stated I tried one time, and that is why I am not on Facebook anymore.

884 Mr. Chokanis stated no one likes to pay more money.

885 Ms. Kramer stated correct, and certain people inflate it to make it looks horrendous, like we
886 are going to have an additional \$3,000.

887 Ms. Phillips stated I offered to help people figure it out and look it up and post it for them.

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888 Mr. Eckert stated it sounds like we heard \$350,000. We can go around the room and see who
889 disagrees with that.

890 Ms. Phillips stated I am still at \$400,000.

891 Ms. Kramer stated we have two at \$400,000. I am at \$350,000.

892 Ms. Kassel stated I am at \$300,000.

893 Mr. Chokanis asked how much did we take last year?

894 Ms. Kassel stated 22% increase.

895 Mr. Chokanis asked do we plan that ahead of time, or did we have to go back to reserves and
896 take money out?

897 Mr. Kassel stated no, we charged everybody 22% more for the O&M portion of the budget.

898 Ms. Kramer stated let me further explain the history. I do not know if you know about the
899 history. How long has it been since we had an increase?

900 Ms. Kassel stated at least ten years.

901 Ms. Kramer stated it has been ten-plus years. Basically, previous boards had not increased
902 assessments to match inflation. You know how things have gone up over the last ten to 15 years,
903 but there has been no increase.

904 Ms. Kassel stated until last year.

905 Ms. Kramer stated we had to winnow down, and now everything is coming due at the same
906 time. We are about 20 years old, and everything is needing to be rehabbed. Also, we are behind
907 the eight-ball. The 22% increase just basically brought us up a little bit, but again did not.

908 A Resident stated 28.1%; this is your letter. Do not say 22% because it is a lie.

909 Ms. Kramer stated I am sorry. Someone said 22%.

910 The Resident stated I have the numbers here.

911 Ms. Montagna stated okay, that is fine.

912 Ms. Kramer stated we also have to build back up our reserves because I think they sent you
913 the reserve study that has the list of things we are going to face in the next ten years or so. That is
914 some of the background.

915 Ms. Phillips stated that is just the O&M. Our debt payment does not change.

916 Ms. Montagna stated correct, that does not change unless you refinance.

917 Mr. Chokanis stated I am fine with \$350,000.

918 Mr. Leet stated I will say \$350,000.

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919 Ms. Montagna stated leaving the budget, we went line for line for everything we went over;
920 \$350,000 is the contribution to reserves, and that puts you at a 10.9% increase. If everyone is good
921 with that, you can move onto the resolution.

922 **B. Consideration of Resolution 2023-06, Approving the and Setting a Public Hearing**

923 Ms. Kramer read Resolution 2023-06 into the record by title.

924 Ms. Kramer asked the hearing is when and where?

925 Ms. Kassel stated June 15.

926 Ms. Montagna stated no, July 27. It is at your July meeting.

927 Ms. Kramer stated right, July 27 at 6:00 p.m. here in this location.

928
929 Ms. Kassel made a MOTION to approve Resolution 2023-06,
930 approving the budget for fiscal year 2024 and setting a public
931 hearing for July 27, 2023, at 6:00 p.m. at the Jones Homes model
932 home.

933 Mr. Leet seconded the motion.

934
935 Mr. Leet stated it came up in the workshop, but it is a later point that we will be setting next
936 year's budget scheduling. That has nothing to do with right now with this motion?

937 Ms. Montagna stated yes, it will be at the public hearing when you will approve your annual
938 meeting schedule. We want to change the workshop date and get it done a little earlier and not do
939 it the same day as your meeting.

940 Mr. Chokanis stated I apologize for missing that. I did not realize.

941 Ms. Montagna stated that is okay. We want to start it earlier.

942
943 Upon VOICE VOTE, with all in favor, unanimous approval was
944 given to Resolution 2023-06, approving the budget for fiscal year
945 2024 and setting a public hearing for July 27, 2023, at 6:00 p.m. at
946 the Jones Homes model home.

947
948 **SIXTH ORDER OF BUSINESS** **New Business**

949 **A. Master Agreement for Fountain Repair Services**

950 Ms. Kramer stated I am not sure how this jumped on here. That was drafted by our attorney,
951 and we are also going to use it as a master agreement. he was kind enough to give us a way to use
952 it for all vendors, also, as long as we stick to it and if there are any differences we need to touch
953 base on.

954 Mr. Eckert stated whenever I provide a template, I am providing that for you all to use as a
955 guide.

956 Ms. Kramer stated with caution.

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957 Mr. Eckert stated if I do not actually see the proposal that has terms and conditions that
958 somebody slaps on and attaches to this template agreement, then that might not be a good thing.
959 So we suggest, it saves some money if the District can fill out the template contract, send it to us
960 in a completed version from them with attachments and everything, we can do a quick run-through.
961 If there are any problems, we can point them out. Otherwise, we would say yes, it looks fine. It
962 will be our suggestion, but you can use it however you wish.

963 Ms. Kramer stated the reason that is of concern is, we ran into that with a significantly old
964 fencing contract, that someone had just slapped the page from the vendor's agreement as the
965 attachment because it had the prices on it, but it also included a very damaging phrase that they
966 never intended to be a part of the contract, but that may end up being interpreted to be part of the
967 contract. Again, I just caution you, yes, we do not want to run up a lot of attorney's fees, but we
968 do not want to be penny wise and pound foolish. We need to be careful on how we do these things.
969 That has been sent, Mr. Perez, to Professional Fountain Services? Is that correct?

970 Mr. Perez stated correct.

971 Ms. Kramer stated okay. hopefully, since the work has already been approved by the Board,
972 when he gets it back signed, I will sign it.

973 Ms. Montagna stated we can ratify it.

974 Mr. Eckert stated we can do it now, approve or ratify, either one. That way, it does not have to
975 come back before the Board. all you will see in the future are work authorizations that are one
976 pagers that staff can prepare, rather than having to get a contractor sign a proposal that, again, was
977 written by their attorney, not yours.

978 Ms. Kassel asked even though we already approved?

979 Ms. Kramer asked do we have to ratify it?

980 Ms. Montagna stated yes.

981 Ms. Kramer stated normally, once it is approved, once we approve the expenditure.

982 Ms. Montagna stated you have not seen this.

983 Mr. Eckert stated you have not approved a contract to be used for the future.

984 Ms. Kramer stated okay. So you are looking for approval of the template.

985 Mr. Eckert stated what I am saying is, there was some work that was done. We attached that
986 to this agreement. But this agreement provides that every time there is future work that needs to
987 be done by this contractor, staff can just prepare a work authorization, present it to the Board, and
988 you can go from there. We have set it up so that it will be simple moving forward when you want

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989 to use this vendor. That way, when you do that work authorization, all the protections that I have
990 built into this agreement for the CDD will apply, and that is why we did it that way.

991 Ms. Kassel asked for how long? For a year?

992 Mr. Eckert stated it is three or four years is what we put it out for, but again, you will be
993 approving all the work they do under it.

994 Ms. Kramer stated we will not enter into any work authorization under this master contract
995 unless approved previously by the Board.

996 Ms. Montagna stated correct.

997 Ms. Kassel stated I understand. But if we are approving a master agreement, I just want to
998 know how long it is good for.

999 Mr. Eckert stated yes, I am looking at it right now. It is a fair question.

1000 Mr. Chokanis asked when that work authorization comes out, will it reference this agreement?

1001 Ms. Montagna stated yes.

1002 Mr. Chokanis stated so we will know that we are safe under this agreement.

1003 Ms. Kramer stated yes, I double checked that.

1004 Mr. Eckert stated section 5B of the contract says the term of this agreement shall be from, and
1005 it is blank because I do not know the date that it is going to be signed, through September 30, 2024.
1006 That is one fiscal year after we complete this one. Then it shall automatically renew for three
1007 additional one-year terms. However, you have the right to terminate this agreement with 30 days'
1008 notice anytime you want.

1009

1010 Ms. Kassel made a MOTION to approve the master agreement
1011 with Professional Fountain Services.

1012 Ms. Phillips seconded the motion.

1013

1014 Upon VOICE VOTE, with all in favor, unanimous approval was
1015 given to the master agreement with Professional Fountain Services.

1016

1017 **B. Discussion of Frontage Fencing**

1018 Ms. Kramer asked Ms. Montagna, do you want to explain what happened with the County on
1019 this one?

1020 Ms. Montagna stated sure. The County came out. We did get a violation. I sent that out to the
1021 Board.

1022 Ms. Kassel stated that was two months ago.

1023 Ms. Kramer stated yes.

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1024 Ms. Montagna stated correct. what we did, because we had to go out and get all the material
1025 and all that, we asked for an extension. She was not able to do an extension right on the spot. I had
1026 to submit a consent order to get the extension in place. They call it a consent order agreement. So
1027 we did that. The date in there is September 30, that it basically scheduled a hearing on September
1028 30 to go over this violation. The goal here is to get it fixed, the violation that they pointed out, get
1029 it fixed, call them and ask them to do another inspection to close this out instead of waiting until
1030 September 30. We will do that. Mr. Jeison Castillo has gotten the material in, and they are starting
1031 the repairs. The problem that you are going to run into is, it is not going to stop here. That whole
1032 thing, you cannot clean it or it will fall apart. If a good wind comes through, it is going to fall apart.

1033 Mr. Chokanis asked are you referring to the wood or the actual vinyl?

1034 Ms. Kramer stated it is vinyl.

1035 Ms. Montagna stated yes, there is no wood. It is PVC four rail, and it is 20+ years old. It is
1036 brittle from being in the sun and all that.

1037 Mr. Chokanis asked what was the violation in regard to?

1038 Ms. Montagna stated disrepair, clean it, and it is just falling apart, damage.

1039 Ms. Kramer stated some of the rails, when the blows heavy.

1040 Ms. Montagna stated we did go through and get different proposals to give you an estimate on
1041 that. To my knowledge, and Mr. Hamstra and Mr. Eckert can opine on this, I do not think there is
1042 anything prohibiting you from taking that fence down if you do not want it there.

1043 Mr. Eckert stated I have never looked at the development order to see whether that is required
1044 or not.

1045 Ms. Kramer asked you reviewed the PD, did you not?

1046 Ms. Montagna stated yes, I did, and I did not see anything. Hopefully I did not miss anything.
1047 I will look at it again in more detail. So that is an option, obviously, or you need to look at repairing
1048 the fence or at least start budgeting to repair that fence.

1049 Ms. Phillips stated now that is an issue that would be nice when we send out the letter, if we
1050 can have just a card, like you said the other groups, saying if this is important to you, let us know.

1051 Ms. Kramer stated let me go over this really quickly. The quotes we have in the package are
1052 for more linear feet than we need. We did get the Straight Line Fencing one. Did that go out to
1053 everyone, Mr. Perez?

1054 Mr. Perez stated I was going to talk to that. I did speak to Straight Line Fencing, and they
1055 revisited a proposal that Mr. Gerhard Van Der Snel has provided them November 21 for, I think,

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1056 3,300 linear feet of fence from Straight Line and then Chapco. They were obviously significantly
1057 less because there was less than what we are looking at. In speaking with Straight Line today, he
1058 called me because I had reached to him about using the map that we shared. He said he would
1059 honor his price on the current fence quote that he had, which was \$16. It is \$15 for materials and
1060 \$1 per linear foot to remove, so \$16 per linear foot. He said there is roughly 6,300 linear feet of
1061 fence, based off the map.

1062 Ms. Kramer stated I measured it, and it is about 4,400.

1063 Mr. Perez stated we can get a firm proposal.

1064 Ms. Kramer stated we need to actually get out and measure it.

1065 Mr. Perez stated yes, he said based off what was shared, it was close to 6,300 linear feet. That
1066 being said, he also mentioned the past issues that we have already talked about, Mr. Eckert is aware
1067 of, with the contract and what was purchased in the past, et cetera, et cetera, that he is willing. I
1068 asked him to send it to me in an email, and I was hoping to have that for you to present, which
1069 would have been off the agenda. But he said he would be willing to work with you guys, and he
1070 threw out a number of approximately \$4,000 of a discount from the \$8,800. I just threw rough
1071 numbers together. If it is 6,300 linear feet, and it is a three-rail fence, we switched from four to
1072 three, he said he would honor that price of \$16 per linear foot for a three rail.

1073 Ms. Kramer stated the email you sent me said four.

1074 Mr. Perez stated correct, it did, but I think you had requested that we get a price for a three-
1075 rail, as well, to see if there was any savings.

1076 Ms. Kramer stated yes, he said there was no savings.

1077 Mr. Perez stated yes, it is basically \$16 per linear foot.

1078 Ms. Kramer stated for either four or three.

1079 Mr. Perez stated yes, 6,300 linear feet, you are looking at \$100,800, with the \$4,000 discount,
1080 you are looking at \$96,800, which is substantially less than the other three proposals you have in
1081 front of you. I still want a firm. I will tell you what he said. His biggest concern is, is the Board
1082 going to take action. Because the last time, they were out here for two straight days, measuring
1083 and getting stuff together. They did all this work and bought materials, and for four years, it was
1084 start, stop, start, stop. I said to him I do not know. The Board has to hear this, and they have to
1085 discuss it. There are multiple options. I said they will either tear it down, or they will replace it
1086 possibly. I did ask him about what grade PVC or vinyl he is going to use, and he was very up front.

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1087 I had done my research and just found this out on my way here. He said there is really not a grade.
1088 There is not a farm grade. There is not a commercial grade. There is not a residential grade.

1089 Ms. Kramer asked so it is all the same?

1090 Mr. Perez stated I am just telling you what he said. I am not a fence vendor. He said the vinyl
1091 fencing we have on Harmony's property, the reason it feels like newspaper is not because it is old;
1092 it is because it was recycled vinyl, which is a product you can purchase. It is recycled vinyl, or
1093 vinyl. He said that Harmony has recycled vinyl. Again, I am not a fence expert. It is however many
1094 years old. It feels funny. Whatever. It is sun burned or sun dried. I do not know.

1095 Ms. Kassel stated I was told that it was recycled.

1096 Mr. Perez stated yes, he said that a lot of people will put in their proposals commercial grade
1097 or farm grade, but it is all talk. It is just smoke. They all buy the same vinyl from the same vendor.
1098 It is just material. It is vinyl. That is my update on the Straight Line piece. Again, if the Board is
1099 considering replacement, and if we want to look at getting a firm proposal from Straight Line, we
1100 obviously want them to come out and physically measure everything that needs to be replaced,
1101 and for the proposal. He also said he would be willing to work with you guys if you decided that
1102 you wanted to do 1,500 linear feet at a time. he even said 300 linear feet, he would honor his \$16
1103 a foot. If you broke it into phases, he said he would be okay with that and would hold that price. I
1104 do not have it writing. I am telling you what I was told four and a half hours ago.

1105 Ms. Phillips stated but if he is talking about a three-rail fence, then I do not think we can
1106 piecemeal because we have parts three rail and parts four.

1107 Mr. Perez asked if you did half of it this year and half of it next year, could you get through it
1108 budgetarily? Yes, I do not think it will be the end of the world. But if you said you were going to
1109 do it over a five-year span, then I think that would look a little silly.

1110 Ms. Kassel stated last month, we approved some kind of minimal repairs.

1111 Mr. Perez stated parts, yes.

1112 Ms. Kassel stated to comply with the code enforcement requirements. So that was about a
1113 month ago. Has that work been done?

1114 Mr. Perez stated they just picked up the material. We just talked about that.

1115 Ms. Kassel stated that is what you said, but I thought we approved it a month ago.

1116 Mr. Chokanis stated I saw some people out in the front.

1117 Mr. Perez stated they are working on it, but was also a three- to four-week lead time on the
1118 materials.

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1119 Ms. Kramer stated right, yes, they are going to work, they are going to fix the problems that
1120 we are code violated on right now. But what is happening is, they did a lot of work when we first
1121 got the code violation.

1122 Mr. Perez stated pressure washed, they made repairs.

1123 Ms. Kramer stated they made repairs. They cleaned it up. They thought they were ready. Then
1124 the code enforcement inspector did not come out right away. When she did come out, more parts
1125 had broken, which meant the code violation continues. That is what we are going to be looking at.
1126 Eventually, it looks like September is going to be the drop-dead date, what is going to happen is,
1127 they are going to start fining us \$250 a day because we cannot keep our fence in good repair.

1128 Mr. Chokanis stated I say we get a plan to start taking it down if we do not need a fence, then
1129 figure out a path forward to get a new fence up.

1130 Ms. Montagna stated if that is what you want to do, I will absolutely verify and make sure I
1131 did not miss anything.

1132 Mr. Chokanis asked just get it done before September, right?

1133 Ms. Kramer stated right.

1134 Mr. Chokanis stated then we can make a decision going forward what we want to do.

1135 Ms. Kramer stated he said \$1 a linear foot to take it down, so \$6,000.

1136 Mr. Perez stated I do not know. I do not know if he is going to keep that cost if he is just
1137 removing the fence.

1138 Mr. Chokanis stated either way, it will not cost \$100,000. We have to get the concrete out, too.

1139 Ms. Phillips stated I do not think it is in concrete. Did she say it is not in concrete?

1140 Ms. Kramer stated I do not know.

1141 Mr. Perez stated I do not think there is a 4x4 post in there.

1142 Mr. Leet stated in front of the east entrance, at least, there are a few of the columns. My
1143 question is, if we were replacing any or all this, the removal still happens, right? If we take the
1144 stuff we are removing now, we are not hamstringing or doing anything that will mess up or change
1145 how we replace that or make it cost anymore to replace that.

1146 Ms. Montagna stated it has to be taken down regardless.

1147 Ms. Kassel stated it seems to me taking it down, leaving it down, and then putting something
1148 up is, if you are taking it down and it is down, then do not put it back up. But if you are going to
1149 replace it, then replace at least what we are taking down right away.

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1150 Mr. Leet stated look at it this way. If it has to be taken down to be replaced, is that what I am
1151 hearing? We are not patching anymore? This would be putting a new fence in.

1152 Ms. Kassel stated that is what is being proposed.

1153 Mr. Leet stated right.

1154 Mr. Perez stated you could continue to patch. But for how long?

1155 Ms. Montagna stated right.

1156 Ms. Kramer stated we are putting good money after bad.

1157 Mr. Perez asked what is the next step after code enforcement?

1158 Mr. Leet stated the sense I get is that we do not want to keep doing that. I think what makes
1159 sense, then, is to start with the removal right now. Take care of the code violation issue, assuming
1160 we check everything PD wise and make sure we are airtight with not needing to have a fence there.
1161 If that has to be done ahead of any replacement right away, we do that now. We get it out of the
1162 way. We take care of the code enforcement issue short term. Long term, then we can look at it.
1163 People will notice we do not have as much fence. Around the golf course, maybe it does not matter
1164 as much, where neighborhood H where it is right next to people's houses probably has more
1165 impact, and we can get that feedback from people and see where it is and see people's reactions
1166 going forward, rather than the full mile or however long it is we end up replacing. Do it in stages.

1167 Ms. Kramer stated I like that idea. The area I have been noticing, because I have going up and
1168 down and looking for, if we take it down, will there be homes exposed? There really are not that
1169 many except over there near the west entrance.

1170 Mr. Chokanis stated right.

1171 Ms. Kramer asked what if we took it down and we have a break in the white fence at our
1172 conservation area, which is just past the west entrance?

1173 Mr. Leet stated it is not in that bad a shape.

1174 Ms. Kramer stated on that west entrance. What if we just take it down from that conservation
1175 area all the way east to where our ownership ends? The golf course can take down theirs or leave
1176 it up because we do not cover that. That would be in the area that is down below the overpass, or
1177 the tunnel, which really is not seen from the street at all, anyway.

1178 Mr. Leet stated I was just looking, and there is a section that the golf course owns.

1179 Ms. Kramer stated and they are enforcing against them, too. We may find that they ripped that
1180 down.

1181 Ms. Montagna stated they did against you all, the golf course, and Harmony retail.

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1182 Ms. Kramer stated Omni is the new owner all the way out to the east. If we just take from the
1183 conservation area east, all that down, and then as they are taking it down, there have been new
1184 pieces put in. Any pieces that are in decent shape, then if there is broken stuff on the other end, we
1185 can repair and see where we go from there.

1186 Ms. Kassel asked do we know how many linear feet?

1187 Ms. Kramer stated I think there are only two houses.

1188 Mr. Leet stated no.

1189 Ms. Kramer stated and the other all has a huge landscaped buffer between the houses.

1190 Mr. Leet stated yes, so there is Claybrick, past the overpass, and then there is the landscaped
1191 buffer. Then there is golf course, which has their own fence, conservation area with no fence, then
1192 there is the pond behind H-2. There are a few houses there, but then when you get to the other side
1193 of H-1, there are several of the houses that are rear load that are right along that fence. Again, that
1194 is in better shape.

1195 Ms. Kramer stated they have such a huge landscaped buffer that you cannot see through it, but
1196 I was thinking leaving it all in that area right now since those are where the houses are. There are
1197 no houses in the other areas that face right on. The condominiums and townhomes, the tunnel and
1198 the overpass, keep them buffered.

1199 Mr. Perez asked can I make a suggestion?

1200 Ms. Kramer stated sure.

1201 Mr. Perez stated we should probably inform Mr. Castillo to stop repairing anything in those
1202 areas.

1203 Ms. Kramer stated I am hoping we will know right now, one way or another.

1204 Ms. Phillips stated that is what I was going to ask.

1205 Mr. Perez stated if he has already started. I know he has already started having guys replace
1206 stuff. So instead of putting them up to take them down, he should stop.

1207 Ms. Kramer stated that is what I am saying. We should know tonight.

1208 Ms. Montagna stated in a few minutes.

1209 Mr. Perez stated that is just my suggestion, on top of what you were talking about. If you are
1210 going to do that, we need to inform him to stop, so that we are not having to chase down what
1211 pieces were replaced and going back out and moving them.

1212 Ms. Kramer asked the other question is, do we have approval of the consent order yet?

1213 Ms. Montagna stated she sent me the final.

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1214 Ms. Kramer asked has it been to the code enforcement board and been approved? That is my
1215 question. I do not know that it matters whether we make this decision tonight.

1216 Ms. Montagna stated we mailed the original to Osceola County code enforcement, attention
1217 Ms. Jennifer Nobles. That was mailed on the 12th per Ms. Lisa Smith's, at Osceola County, request.
1218 No, we have not heard anything.

1219 Ms. Kramer stated my understanding from when we talked last, it has to go before the code
1220 enforcement board to see if they will even enter into it with us.

1221 Ms. Montagna stated that is correct.

1222 Ms. Kramer stated so we do not have the final.

1223 Ms. Montagna stated no.

1224 Ms. Kramer stated they may, at their next board meeting, say they are not going to do this
1225 consent agreement and will start fining us \$250 a day.

1226 Ms. Montagna stated yes, they could.

1227 Mr. Eckert stated they could, but that is not how the County normally operates.

1228 Ms. Kramer stated I would not think they would.

1229 Mr. Eckert stated staff will put that out there.

1230 Ms. Kramer stated I do not now. They are pretty upset with us right now.

1231 Ms. Montagna stated they are.

1232 Ms. Kramer stated extremely upset with us.

1233 Ms. Montagna stated the date is September 30, and she wanted to put that date specifically to
1234 give us enough time, so you were not running up against a clock.

1235 Ms. Kassel asked what is the shape of the fence in front of H-2 and H-1?

1236 Mr. Leet stated I would say pretty good. You can go on Google maps, and look at a street view.

1237 Ms. Kramer stated it is better. I do not know why it is better; it was all put in at the same time.
1238 It seems to be in a lot better shape than the remainder of it. The worse part seems to be east, in. I
1239 do not know if it is a matter of sun shining.

1240 Mr. Perez stated morning sun. It is getting more sun than the west end.

1241 Mr. Leet stated also around the east entrance, there is the tower and it is not just a straight
1242 fence. There are extra columns and everything. We are not talking about doing anything with that,
1243 right?

1244 Ms. Montagna stated I do not know what you want to do with what. I just know that the fence
1245 probably needs to be replaced.

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1246 Ms. Kassel asked does the CDD own that?

1247 Ms. Kramer stated yes.

1248 Mr. Chokanis asked what specifically is the violation? Our community? Is it specific to the
1249 fence line out front?

1250 Ms. Montagna stated this one was the fence for us, but she also walked some golf course stuff
1251 and violated them. She also walked some developer stuff, and violated them.

1252 Ms. Kramer stated if you go in front of where the commercial buildings are, you will see tape
1253 to the light posts out there, a violation notice. They are also violating them for the overflowing
1254 dumpster and all sorts of things.

1255 Mr. Leet stated we own basically the frontage. So when it hits the column and starts going back
1256 to the part that wraps around, that is Harmony Cove. Obviously, we do not want to do anything to
1257 that column that is on ours that runs across the fence.

1258 Ms. Montagna stated you can only do something on your property. That is it.

1259 Mr. Leet stated right. We could take that column.

1260 Ms. Montagna stated you could.

1261 Mr. Leet stated I am not saying we should not.

1262 Ms. Kramer stated that is an entry feature.

1263 Mr. Leet stated right, which is on their property. So we want to make sure we are carving out
1264 whomever we are talking about removing it, but we do not want to do anything that adversely
1265 affects the other landowners.

1266 Ms. Kassel asked do I understand that we are sort of playing around with the idea of removing
1267 all the fence that is not in front of houses, and replacing the fence that is in front of houses? Or we
1268 are waiting to replace, just removing the fence that is not in front of houses and waiting to replace
1269 the fences in front of houses until it degrades?

1270 Mr. Leet stated my thought for immediate action, to avoid code enforcement penalty, is to
1271 remove the violating section as part of that eastern portion, which is not in front of anyone's houses
1272 that is derelict and would need to be removed, whether we replace it or not.

1273 Ms. Kramer asked so that is by the conservation area, east?

1274 Mr. Leet stated yes.

1275 Ms. Kramer asked all of our ownership?

1276 Mr. Leet stated with that carve out affecting the entry features.

1277 Ms. Kramer stated right.

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1278 Mr. Leet stated everything west, which is in front of homeowners and is in better shape, that
1279 is not a critical need right now. We do not need to pour money in that direction right now.

1280 Mr. Chokanis stated I would say, if we already bought material and your colleague is working
1281 that, maybe there are areas around people's homes that he can fix instead of the fence line.

1282 Ms. Phillips stated that is what we are saying, hang onto the materials.

1283 Mr. Perez stated what I was going to add to what Mr. Leet was saying is when we are taking
1284 down the conservation east, he recently replaced pieces or nearly replaced pieces that we saved,
1285 and then we move them to the homeowner side. All the new stuff we just purchased, we start
1286 working from the west entrance toward the property line.

1287 Mr. Leet stated yes, we can get a lot of mileage out of that, we would get more use out of that.
1288 As far as Straight Line and making use of the deposit and everything, we need some fencing
1289 associated with the maintenance facility.

1290 Mr. Perez stated we have not engaged in pricing the maintenance facility, but that one is more
1291 up in the air because we do not know which plan.

1292 Mr. Leet stated right. If we are not immediately putting up new highway fencing, we are talking
1293 about doing the removal right now, and that at least gives us time and other budgetary things we
1294 can figure out, to decide. Maybe no one cares, and we just do not replace it, and it is one less
1295 maintenance thing that we have to budget for. In the meantime, if we are not immediately doing
1296 anything with the Straight Line deposit, we do have this immediate need of the maintenance facility
1297 and some amount of fencing around that.

1298 Mr. Perez stated I can speak on the Buck Lake fence. Straight Line did send me an email back,
1299 again it was not an official proposal. The very rough architectural design I put together originally,
1300 I drew out a fence around it. They came back with the black vinyl privacy slatting through the
1301 black six-foot fence at about \$11,000 to install that. Without it, it is about \$8,000. I cannot
1302 remember but I can find that email and confirm that, but that was a Straight Line Fencing email,
1303 unofficial number.

1304 Ms. Kramer stated so they may be amenable to applying a portion.

1305 Mr. Perez stated he did not speak on that when I spoke to him today. He was more speaking
1306 on the PVC fence along U.S. Hwy 192, but I am sure we can engage in that conversation.

1307 Ms. Kramer asked do we have a motion on the PVC frontage fence issue?

1308 Ms. Kassel asked do we need to vote to take down the existing fence from the conservation
1309 area east?

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- 1310 Ms. Kramer stated yes, subject to the County confirming we can do this.
- 1311 Mr. Eckert stated subject to someone confirming you do not have to have it there.
- 1312 Ms. Montagna stated yes, I will get that. That needs to be part of the motion.
- 1313 Mr. Leet stated subject to that approval, I propose we proceed with the removal of the U.S.
- 1314 Hwy 192 fencing. Do we have a quoted amount for that?
- 1315 Ms. Kramer stated it should be within their discretionary money to authorize.
- 1316 Mr. Perez stated if they honor the \$1 per foot.
- 1317 Ms. Kramer stated trust me, it may not cost much money to take it down.
- 1318 Ms. Montagna asked you are removing the fence along U.S. Hwy 192?
- 1319 Ms. Kramer stated from the conservation area east.
- 1320 Mr. Perez stated only on CDD property.
- 1321 Ms. Kramer stated with the exception of the east entry feature.
- 1322 Ms. Kassel stated and subject to.
- 1323 Ms. Kramer stated approval by the County.
- 1324
- 1325
- 1326
- 1327
- 1328
- 1329
- 1330
- 1331 Mr. Leet made a MOTION to approve removing the existing fence along U.S. Hwy 192 from the conservation area east, with the exception of the east entry feature, subject to approval by the County this fence can be removed.
- 1332
- 1333 Mr. Chokanis seconded the motion.
- 1334
- 1335 Mr. Leet stated we have five or six audience members. Do we need to do anything? We have
- 1336 an audience. They have heard us discussing it. Is there any harm in seeing if there are any
- 1337 comments?
- 1338 Ms. Kramer stated let me just ask this. Is there anyone in this room who wants very much to
- 1339 keep the fence and is opposed to this?
- 1340 Mr. Leet stated that is my question.
- 1341 Ms. Kramer stated I do not see any hands. I do not want a lot of discussion.
- 1342 Ms. Kassel stated or on Zoom.
- 1343 Mr. Leet stated I have not heard anyone speak up.
- 1344 Ms. Phillips stated it does not matter because we can still build it again later.
- 1345 A Resident stated no, you cannot.
- 1346 Ms. Phillips stated theoretically we can build it again later.
- 1347

1344 Upon VOICE VOTE, with all in favor, unanimous approval was
1345 given to removing the existing fence along U.S. Hwy 192 from the
1346 conservation area east, with the exception of the east entry feature,
1347 subject to approval by the County this fence can be removed.

1348
1349 Mr. Perez stated I will inform Mr. Castillo to stop any future repairs.
1350 Ms. Phillips stated on this here, my house with the \$300,000 reserve that was in the budget
1351 already, my assessment will go up \$64 this year plus the extra \$25 for the extra \$50,000. So we
1352 are looking less than \$100. My home is in the older section, but my frontage is not very big. But
1353 it is not as hateful as it seems when people look at the numbers that way.

1354
1355 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

1356 **A. Field Manager**
1357 **i. Field Report**

1358 The field report is included in the agenda package and available for review on the website or
1359 in the District office during normal business hours.

1360 Ms. Kramer stated Mr. Castillo is at his daughter's graduation, so Mr. Perez will be filling in
1361 for him.

1362 Mr. Perez stated the field manager's report is in the agenda. I know there were some questions
1363 on grinding that came up. Grinding slowed down a little bit in the month of April because we were
1364 clearing out the CDD trailer, the containers, and all that stuff. They really put a lot of time and
1365 effort into that moving into Ashley Park. You will see grinding pick back up. Catherine requested
1366 Brad's spray logs. He is keeping them. He sent me a note that if you see one date, pick a number
1367 like May 8, 2023, he said he probably worked in that specific area for the entire week. The only
1368 thing Catherine has asked back is, she will see the product used and the label rates, and Brad has
1369 all that. I am sure you want to talk about the splash pad in this update.

1370 Ms. Kramer stated we will talk about the splash pad in a moment. Anything else before we get
1371 to the splash pad?

1372 Mr. Perez stated we have the 20-foot pontoon boat right now damaged earlier. It has a motor
1373 that is down. It is not a typical trolling motor; it is a transom-mounted, steering-controlled motor.
1374 It is a little bit more expensive. We have three proposals that are all in the \$3,600 to \$3,900 range.

1375 Ms. Kramer asked so it is below your \$5,000?

1376 Mr. Perez stated yes. We have that, and I will send those over to you.

1377 Ms. Kramer stated I believe I have them all.

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1378 Mr. Perez stated yes, I think I sent them. I think I put a note that I would like to go with Amazon
1379 because they already have our tax-exempt stuff. Are there any other questions you all have for me
1380 on this report?

1381 Ms. Kramer stated the grinding, the quarter-inch grinding, I have been noticing again, as we
1382 go, they keep wiggling and coming up. Do you need us, if we notice it, to go ahead and just give
1383 the staff a heads up?

1384 Mr. Perez stated sure, the same thing happens in Celebration where we have a similar situation:
1385 staff is onsite. We get emails all the time, like there is a lip and it is a trip issue. We can grind them,
1386 and like at the last meeting we had that storm event that rolled through here. If you get some high-
1387 wind events, and those tree roots will pick them up again. If you find one, just send us an email.

1388 Ms. Kramer stated for all the Board members and the public our criteria is, if it is one-quarter
1389 inch difference in height or above, please let CDD maintenance know by sending us an email. That
1390 way, the staff can get it on their list and get it ground so that we do not have any trip or fall hazards
1391 out there.

1392 A Resident asked are you talking the sidewalk?

1393 Ms. Kramer stated right.

1394 The Resident stated I am confused.

1395 Ms. Kramer stated the sidewalk panels, they are 4x4.

1396 The Resident stated I am confused because I heard trees.

1397 Ms. Kramer stated the roots are pushing them up. Please, anyone out there, let us know if you
1398 see them so we can get those taken care of. I know we have some walkers in here.

1399 Mr. Perez stated the last update I have is the Polaris. We put a new exhaust on. I spoke to Route
1400 1 and said everything is up and running. Mr. Castillo brought it back here and ran it for 15 to 20
1401 minutes, and all of a sudden, the dashboard starts flashing and beeping: oil pressure issue. So we
1402 shut it down. We got back in contact with Route 1. They are going to take a look at it. It may be
1403 an oil pump. My question kind of goes back to the same thing that we have with Kissimmee Motor
1404 Sports. They just had it there. They were running it, and they made repairs.

1405 Ms. Kramer stated right. Did they not test drive it?

1406 Mr. Perez stated they had it for a few weeks, so they were doing some work on it. I think it
1407 ended up being around \$900 worth of work, \$980 worth of work.

1408 Mr. Chokanis asked is this the Polaris you are talking about?

1409 Ms. Montagna stated yes.

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1410 Mr. Perez stated I do not know what to say. We reached out to Briggs. I think I shared my
1411 email with Briggs.

1412 Ms. Kramer asked you still have not heard back from them?

1413 Mr. Perez stated nothing. I did not even hear back from them when I started copying Mr. Brent
1414 Maynard from Polaris.

1415 Ms. Kramer stated give them one more try, and if it does not work, then we may have to look
1416 at a new engine or scrapping it at this point. I would rather get rid of it.

1417 Mr. Perez stated the only other thing I will add, during our budget process, another District
1418 that has Maxicom, we did discuss that eventually Maxicom is going to phase out. It is an old
1419 system. It is an old software. It is an old program for irrigation. I do have some rough numbers,
1420 not necessarily for Harmony, and I am still putting those together with the number of controllers
1421 and everything else. You do not necessarily have to go back in with Maxicom or a system like a
1422 central computer system. There is newer technology out there. When I have that, I will provide it.
1423 I think it is more for future budgeting purposes, but you need to see the number for probably next
1424 year's budget so you can start thinking reserves. It is going away. We piggybacked on Disney's
1425 order to buy some new clocks because they are very few and far between now. It is coming.

1426 Mr. Leet asked being distributed, is that something that can be phased in somewhat gradually?
1427 Like when it fails?

1428 Mr. Perez stated yes, you could. The numbers I have are from a different manufacturer.
1429 Maxicom is Rain Bird. The numbers I have are from Hunter, which is another very reputable
1430 irrigation vendor from the golf course side all the way down to residential.

1431 Ms. Kramer asked do you even have a ballpark?

1432 Mr. Perez stated if you give me another 15 minutes, I can chime in then and say about what it
1433 is going to cost.

1434 Ms. Kramer stated when we are finished with you here, we will let you do that, just in case we
1435 need to adjust anything.

1436 Mr. Perez stated that was all I really had for an update.

1437 **ii. Splash Pad Updates and Options**

1438 **a. Professional Fountain Services Proposal #1790 for Motor Installation and**
1439 **Other Fountain Services**

1440 Ms. Kramer stated as everyone knows, when PFS came in and did some work, the pipe was
1441 cracked. We had a leak. It flooded and destroyed our variable frequency drive ("VFD"). I looked
1442 back in avid, and PFS had replaced that in 2020. So it was a fairly new VFD panel. I thought it

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1443 was the original one. And it destroyed our brand new pump motor. They have a proposal for us
1444 now to replace both the VFD panel and the pump motor, and them to do the programming as
1445 necessary to get it up and running. And they are doing the piping. They are fixing all the exposed
1446 pipes in the vault.

1447 Mr. Perez stated correct.

1448 Ms. Kramer stated that is a proposal for \$11,793. We already spent \$23,000 on it.

1449 Mr. Perez stated yes, and there is a cost analysis in there. I was asked if we just want it to be
1450 more of a static fountain, where there is no variations of flow and heights, et cetera, what that
1451 would be. You still have to have a VFD to take it from three phases to two back to the motor. The
1452 VFD will help with that. The programming for the VFD to run that system is about \$2,000, so you
1453 would have a \$2,000 savings to see it not pop up and down and see it dance.

1454 Ms. Kassel stated yes,, but that is what makes it fun for only \$2,000 more.

1455 Ms. Kramer stated yes. If it was \$10,000, that might be something.

1456 Ms. Kassel stated we have these proposals from PFS for \$11,793.34.

1457 Mr. Perez stated right. They did provide a second one because if you want it to be static.

1458 Ms. Kassel stated which is \$2,000 less. That means since we approved the contract, we can
1459 just approve this as a work order?

1460 Mr. Perez stated a work authorization.

1461 Ms. Kramer stated we will still fill out the paperwork.

1462

Ms. Kassel made a MOTION to approve a work authorization for proposal #1790 from Professional Fountain Services to repipe, a new motor and gaskets, a new VFD, and programming for the VFD, as discussed, in the amount of \$11,793.34.

Ms. Phillips seconded the motion.

1468

1469 Mr. Chokanis stated the motor, we had a brand new motor put in September 15, 2022. Do we
1470 not have a warranty or anything on that?

1471 Mr. Perez stated it was an act of God.

1472 Ms. Kramer stated not when it is flooded with water.

1473 A Resident stated if it is a pump, it should be waterproof.

1474 Mr. Leet stated there is electric. Just to go over the sequence, we had the impellor rebuilt on it.

1475 Mr. Perez stated it was an entire motor replacement.

1476 Ms. Kramer stated we got a brand new pump.

1477 Mr. Leet stated okay.

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1478 Mr. Perez stated it is a motor, not the pump.

1479 Ms. Kramer stated but we got an entirely new pump from Spies.

1480 Mr. Perez stated no, the pump is when you look in the vault, it looks like a pool pump. It has
1481 a clear filter screen. That is the pump.

1482 Ms. Kramer asked the \$9,000+ was just the motor from Spies?

1483 Mr. Perez stated that was just the motor.

1484 Ms. Kramer asked just the motor? I thought it was a whole specialized pump that had to be a
1485 certain size and fit in the vault.

1486 Mr. Perez stated it is big, and there are different gaskets on it. It has to hook up to the pipe.

1487 Ms. Kramer asked and now they are able to replace that whole thing? We paid Spies \$5,000?

1488 Mr. Perez stated it sounds like it.

1489 Ms. Montagna stated and we had to wait. Remember they were the only ones who could get it,
1490 and then all of a sudden they could not get it?

1491 Mr. Chokanis stated it has been discussed that it is less than a year old.

1492 Ms. Kramer asked now the question is, are they going to elevate these things higher when they
1493 put them in again? Or can they?

1494 Mr. Perez stated it did not matter with the automatic shut off. It was still electrical that got
1495 exposed.

1496 Ms. Kramer stated the problem is, you could have a floating valve so when the water comes
1497 up, it automatically shuts off. But if it is a break in the line, what is it going to shut off?

1498 Mr. Perez stated I can ask. I do not know how they do that stuff. My suggestion is you probably
1499 need to put multiple pumps in there, not just one. That way you have multiple, like if one fails,
1500 you have another one still going.

1501 Ms. Kramer stated let us do whatever is necessary to protect those expensive items.

1502 Mr. Perez stated the other thing I will tell you, when I sent the contract over, she thought it was
1503 the approval for this repair, so she has already ordered the motor. She said it was no big deal, and
1504 she was not going to charge us for it, but that is good.

1505 Ms. Kramer stated it will be quicker.

1506 Mr. Leet asked my question is, what is left? Is there anything else left that is original
1507 equipment?

1508 Ms. Kramer asked anything else that can go wrong?

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1509 Mr. Perez stated the only thing is remaining, and this is where you get to that big number Ms.
1510 Montagna was talking about, \$300,000, are the pipes that are underground that go to the physical
1511 splash pad.

1512 Mr. Leet the original layout.

1513 Mr. Perez stated and the pad and everything where it comes out. I have no idea. It is
1514 underground, and you cannot see it. Internally, no, there would not be anything else. Again, the
1515 other stuff in there when you go look at it, the pump that is in there looks like a pool pump. It has
1516 a filter screen on it, and that helps. If it has low pressure, it will shut down. That is only because
1517 when it clogs, it will pump it out.

1518 Mr. Leet stated for anyone who is unaware, it is legally a pool.

1519 Mr. Perez stated yes.

1520 Mr. Leet stated we monitor pH and everything.

1521 Ms. Kramer asked were you able to visit with them and discuss the possible deterioration rate
1522 of the pipes under the ground?

1523 Mr. Perez stated no.

1524 Mr. Leet asked is there any point, while it is being repiped in the vault, of more scoping?

1525 Mr. Perez stated I can ask.

1526 Mr. Leet stated there is no harm in asking. It might be an expense, but this might be a good
1527 opportunity to make sure everything that is left is at least in decent shape or if there is anything
1528 preventive that we can do.

1529 Ms. Phillips stated they should be able to send a little thing with a flashlight.

1530 Mr. Perez stated I will ask tonight and send an email.

1531 Ms. Phillips stated you do other CDDs. Is it possible that we could find another CDD that has
1532 a similar problem and talk to them?

1533 Mr. Perez stated there are not a lot of CDDs with splash pads.

1534 Ms. Montagna stated not anymore.

1535 Ms. Kramer asked or HOAs?

1536 Mr. Perez stated the splash pads they have are attached to kiddie pools, like a kiddie play area.

1537 Ms. Kramer stated dumping buckets.

1538 Mr. Perez stated Celebration has a splash pad, but they have not had issues. They are currently
1539 in their budget talking about spending \$300,000. That is what Ms. Montagna mentioned today, to
1540 redo the whole thing. We are not having failure.

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1541 Ms. Kramer stated it is that time.

1542 Ms. Phillips stated we do not want to do this and have something else pop up next week.

1543 Mr. Perez stated Churchill Pool does their maintenance contract, and we are not happy. We are
1544 probably going to get rid of them.

1545 Ms. Phillips stated that was my next question, who maintains it going forward if we get it up
1546 and running.

1547 Ms. Kramer stated that will be the next one. Let us do this one.

1548

1549 Upon VOICE VOTE, with all in favor, unanimous approval was
1550 given to a work authorization for proposal #1790 from Professional
1551 Fountain Services to repipe, a new motor and gaskets, a new VFD,
1552 and programming for the VFD, as discussed, in the amount of
1553 \$11,793.34.

1554

1555 **b. Professional Fountain Services Proposal #1792 for Quarterly Maintenance**

1556 Ms. Kassel stated this was not listed on the agenda.

1557 Ms. Montagna stated it is included.

1558 Ms. Kassel stated it was in the package but not listed.

1559 Ms. Kramer stated it is part of the splash pad update and options.

1560 Mr. Perez stated I did ask PFS to provide this because, like our heater situation, I have
1561 explained this and talked to Ms. Kramer. We have certified pool operators (“CPO”) on staff. I have
1562 one. Ms. Montagna has one. Mr. Castillo has one. The CPOs can make sure the pH and the
1563 chemical levels in the water are great, but it does not mean we have the mechanic intelligence
1564 quotient to go in and say here what to do with this pump and here is how you adjust that. It is
1565 pressure and a lot of stuff is driven that way. But that is not what we specialize in. We do not
1566 specialize in the hydraulics of the pump.

1567 Ms. Kramer asked quarterly maintenance, what is it going to include? Did they tell you?

1568 Ms. Kassel stated it is right here.

1569 Ms. Phillips stated it is right on the page.

1570 Mr. Brent stated clean the vault, clean the strainers, clean the filtration system, check all the
1571 electrical, VFD, voltage, pumps, motors, unclog nozzles.

1572 Ms. Phillips asked it costs \$1,200 to do that?

1573 Mr. Perez stated for each quarter.

1574 Ms. Phillips asked I mean each time they do that, it is \$1,200?

1575 Ms. Kassel stated yes.

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1576 Mr. Perez stated we will probably put that into a contract.
1577 Ms. Kassel stated we already have a contract.
1578 Mr. Eckert stated it will be a work authorization.
1579 Ms. Montagna stated under the PFS contract that we just approved.
1580 Ms. Kramer stated there was something that had to be done almost monthly here, changing
1581 some sort of valves or gaskets.
1582 Mr. Perez stated solenoids and filters.
1583 Ms. Kramer asked just pull them out and clean them and put them back?
1584 Mr. Perez stated PFS did not say anything about that. I will say that the solenoids that they
1585 used, we had three-quarter-inch solenoids, and they went to inch and one-quarter.
1586 Ms. Kramer stated so that should not be an issue, but that will be part of the maintenance.
1587 Mr. Perez stated yes, it should be.
1588 Ms. Phillips asked field services goes and checks the pH in the water every day?
1589 Mr. Perez stated absolutely. We gave to.
1590 Mr. Chokanis stated it would be nice if this maintenance would provide some warranty against
1591 the splash pad if something broke. Maybe they can give us some kind of discount or a warranty
1592 with the motor. If we are paying almost \$5,000 a year, which is going to bump up our overall
1593 budget every year, it would be nice to have.
1594 Mr. Perez stated I can ask what the warranty information. the thing I did not ask PFS, I think
1595 they mentioned on the repiping, it is one year for labor. I will get all that information and email
1596 you all.
1597 Mr. Leet stated our reserve study had ongoing maintenance for the splash pad estimated at
1598 about \$2,000 to start and escalating over time, but every three years. This would be a bit of a step
1599 up for that. At the same, we need to protect our investment.
1600 Ms. Kramer asked do we want to do anything tonight on this, or wait until we get a response
1601 from Brad?
1602 Mr. Leet stated I want to hear about a warranty.
1603 Ms. Montagna stated you approved the proposal for PFS. You should absolutely approve the
1604 maintenance.
1605 Ms. Phillips stated that is what I was going to say. It would be penny wise, pound foolish not
1606 to.
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Ms. Kassel made a MOTION to approve a work authorization for proposal #1792 from Professional Fountain Services for quarterly maintenance of the architectural fountain, for quarterly inspections in the amount of \$1,200.00 per quarter, or \$4,800.00 annually.
Ms. Phillips seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to a work authorization for proposal #1792 from Professional Fountain Services for quarterly maintenance of the architectural fountain, for quarterly inspections in the amount of \$1,200.00 per quarter, or \$4,800.00 annually.

B. District Engineer
i. Community Maintenance Facility Update

Mr. Hamstra stated based on the last meeting, you had asked us to look at a site plan layout for Tract D, which is next to the entrance road to the golf course maintenance facility. We did two versions. One version is access off the golf course maintenance road, and the second access is off Five Oaks. We were also asked recently to do a conceptual cost estimate for the lakefront location versus the Tract D location. Those are provided in the emails from, I believe, this afternoon. The lakefront maintenance facility was roughly \$90,000 with a 15% contingency. The Five Oaks Drive community maintenance facility was roughly \$350,000 with a 10% contingency. Two variations of the site plan. As you remember, you collectively chose the second location with potential opposition of the proposed location at the lakefront. So this one would be a building with an office, unlike the one at the lakefront, correct, Mr. Perez? Tract D would be with an office in the building, where the lakefront did not have an office.

Mr. Perez stated no, and the cost estimate includes an office at Buck Lake.

Ms. Kramer stated the difference was the restroom, because Buck Lake has a restroom really close, but there is a restroom cost involved with Five Oaks.

Mr. Perez stated that is correct.

Mr. Leet asked the real difference is whether you are entering off the golf maintenance road or off Five Oaks?

Mr. Hamstra stated yes. I cannot tell you sitting here, Mr. Leet, if the County will allow two entrances that close to each other. They usually have a minimum distance, but you at least have an idea of how Greg was able to squeeze in the building, the parking, the access to the lean-to shed area, the stormwater pond, setbacks, and things like that. It is shoved in there, but it works.

Ms. Kramer stated we would have to check with the telephone easement to make sure there was not any interference there. But when we went by the other day, Ms. Montagna and I were out

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1645 doing site visits, closer to not only the County's concern but when you get closer to the golf
1646 maintenance, there is a light pole between the trees that blocks one possible entrance, and there is
1647 a stormwater culvert in the other one that would prevent the entrance from being in either of those
1648 two locations. It would have to shift all the way to the far end of the triangle.

1649 Mr. Hamstra stated for anyone who wants to see a blown up version, it is on the kitchen
1650 countertop behind Ms. Kassel and Ms. Kramer. There is a two-foot by three-foot plot of each site
1651 plan.

1652 Ms. Kassel asked what is this dotted line?

1653 Mr. Hamstra stated that is the proposed piping to take the water from the paved surfaces to the
1654 pond.

1655 Mr. Leet asked that would be a dry retention pond?

1656 Mr. Hamstra stated hopefully. We do not have any borings yet to know whether or not the
1657 ground water will allow us, but we are hoping we can get away with a dry pond.

1658 Ms. Kassel stated but none of this conceptual work was really done on the lakefront, so we do
1659 not really know what obligations we might have there, expense wise.

1660 Ms. Montagna stated they are in there.

1661 Ms. Phillips stated it was on mine.

1662 Ms. Kramer stated the lakefront has pre-existing parking.

1663 Mr. Hamstra stated the reason we had more detail on the Tract D is, we were fortunate enough
1664 to have a survey done by others, by your prior surveyor, so that allowed Greg to have more control
1665 on the boundary, the topography, the contours. We had a lot more information there to go into
1666 more detail. The one he did for the lakefront was based on an aerial map, and he was dropping
1667 things in conceptually.

1668 Ms. Kramer stated it had some elevations.

1669 Mr. Hamstra stated yes.

1670 Ms. Kramer stated the difference is, the structure at the lakefront is going in over a currently
1671 existing impervious surface, and we are not adding any new impervious surface because we
1672 already have the parking and everything right there. So we would not have to do any stormwater
1673 work or anything of that sort.

1674 Ms. Kassel asked are we sure about that?

1675 Mr. Hamstra stated I do not know the condition of the pavement. If you do any form of
1676 reconstruction, you will need a pond. But I do not know how good a condition the base and the

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1677 subbase is, but if you use the existing impervious area, we will not have to retrofit the site. But if
1678 we do get into the base, and we construct it, we can bring it to current standards.

1679 Mr. Leet stated it sounds like there has to be something. That parking area goes off to the side,
1680 but there is not really a good way to secure that. Would we still not have to add some impervious,
1681 whether it is for the lean-to or any kind of access?

1682 Ms. Kramer stated no, right now there is a 45x25 slab down there.

1683 Mr. Leet stated yes, and there is a walkway going to that.

1684 Ms. Kramer stated yes, from the parking lot.

1685 Mr. Leet stated yes, so the impervious surface is already there. The parking lot that goes off to
1686 the east, does that meet all the needs?

1687 Ms. Kramer stated yes, that would meet all of our parking requirements. I think you have about
1688 ten pots there.

1689 Mr. Leet stated right, but then we talked about having a lean-to, some kind of outdoor storage,
1690 in addition to the building. Are we saying that all fits on that 25x45 pad?

1691 Ms. Kramer stated yes, that is the way it was designed.

1692 Mr. Perez stated it will be a different shaped building from what you are looking at.

1693 Mr. Leet stated it is 45x45.

1694 Mr. Perez stated correct. There was more room. We can shrink that building down if we need
1695 to.

1696 Mr. Leet stated that is just my question. I am not expecting that will have much of a material
1697 cost if we made the Tract D building a little smaller to match.

1698 Mr. Perez stated it is not.

1699 Mr. Leet stated right. So my question is, that smaller footprint for the building, lean-to, and
1700 everything else, would that be sufficient at the VC-1 location? Or are we not really doing a
1701 comparison because there would have to be some additional approach, paving, or anything like
1702 that with potential drainage impacts, that would potentially drive that cost up higher.

1703 Ms. Kassel stated that is what I was asking.

1704 Mr. Perez stated the tract that is on the screen, if you will recall a while back, that is where we
1705 were looking to put the dog park. Mr. Hamstra had some historical site plans, is that the right
1706 word?

1707 Mr. Hamstra stated detailed survey.

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1708 Mr. Perez stated detailed surveys of this area, so he was able to give you a more in-depth site
1709 plan and site development cost et cetera on this location than we have on the Buck Lake location.
1710 I can shrink the building down here, and I can make it bigger at Buck Lake to make it apples to
1711 apples, but the cost for the building in the cost comparisons or the engineering cost estimates that
1712 Mr. Hamstra gave you are actually quotes from the same vendor, just different building size. You
1713 can interchange those numbers.

1714 Mr. Leet stated yes. I get that. The question is, we are saying the basis for comparison is the
1715 45x25 pad that is already out there on VC-1 that we could fit everything we need to on that, and
1716 therefore, would not need anymore drainage or something.

1717 Mr. Perez stated I do not know.

1718 Ms. Kramer stated we were out there, and we actually brought the carts out there, this was two
1719 months ago. We parked the carts there. We analyzed it and said yes, that surface would be
1720 sufficient.

1721 Mr. Perez stated I think what you are saying is, what additional drainage and do we need
1722 stormwater runoff.

1723 Mr. Leet asked if we are saying that is sufficient, is that saying it includes a lean-to?

1724 Mr. Perez stated right.

1725 Mr. Leet asked how do we get to that lean-to, because there is just a little walkway there? Are
1726 we okay with that?

1727 Ms. Montagna stated it will be on that drive that you would take a right.

1728 Mr. Perez stated yes, you would take a right off that gravel road. There would probably be
1729 some additional costs over time.

1730 Ms. Kramer stated we drive through the grass all the time.

1731 Mr. Perez stated we had talked about fencing from this front corner of the building straight out,
1732 and then coming up and then back so we had some depth behind the building. More than likely,
1733 the roll door would be on the back side. The lean-to would be more of an L-shaped building that
1734 will actually have inside storage, so the lean-to will be much smaller. But it would be here, and
1735 this fence would continue up and out this way. We would probably have a double gate right here.

1736 Ms. Kassel stated we cannot see.

1737 Mr. Leet stated he is showing it on the screen.

1738 Ms. Kassel stated but I am looking at the screen, and I am not seeing it.

1739 Ms. Kramer stated no, he is just pointing it out for Mr. Leet.

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1740 Mr. Perez stated what I was saying is, here would be the fence. This is where the door to the
1741 office would be. The fence would come out, down, and around a little deeper because we want to
1742 have the ability for the roll door to be on the back side, not the front side, so it is secured behind
1743 the gate, as well.

1744 Ms. Kassel stated but the land dips down there, and then you are just driving on the grass.

1745 Ms. Montagna stated it does not.

1746 Ms. Kramer stated it does not dip down until quite a ways over. See where the fenced area is?

1747 Mr. Perez stated the roll door would be back here. The lean-to side would be over here on the
1748 back side, so that way there will be a double gate on this side where they would be able to drive in
1749 with their mules and the truck. If they need to get a trailer, we would store the trailer back here.
1750 The roll door would be here. The lean-to in this area here.

1751 Ms. Kramer stated the trailers would be under the lean-to.

1752 Mr. Perez stated some of the smaller ones, yes. The larger one probably would be stored inside.

1753 Mr. Hamstra asked will you gravel that or pave it?

1754 Mr. Perez stated we would probably have to gravel this over time.

1755 Ms. Kramer stated right now, it is just sod that they have run across.

1756 Mr. Leet stated that is my question. Would we be allowed to build on that? Or does it make, in
1757 your engineering judgment, sense to build like that? Or do we need to look at some other kind of
1758 site prep in addition to what is already there to make that useable and be practical and useful?

1759 Ms. Kramer stated the most cost-effective place would be in the two parking spaces right there
1760 with a fence around it so you would not even see it. the other option is to put it off to the end of
1761 the parking lot. However, that is more movement for the garbage trucks, and it is an additional
1762 cost because you have to put a pad there for it.

1763 Ms. Phillips asked what do we need a dumpster for?

1764 Ms. Kramer stated for all the garbage bags from the garbage receptacles.

1765 Ms. Montagna stated doggie pot stations.

1766 Ms. Phillips asked could we not put it on that other piece of property?

1767 Ms. Kramer stated we cannot run that truck down there. It ruins the road.

1768 Ms. Phillips stated I meant on that corner lot.

1769 Mr. Leet stated my thoughts, looking at the numbers, what we are saying with those
1770 assumptions about using the lakefront site and saying there is no paving, grading, or anything else
1771 would still come to \$88,400, versus the cost for Tract D would be \$346,000. We are looking at

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1772 just over four times difference. What I want to make sure with my questions is that there would
1773 not be any other site prep or grading or anything else that would drive up that lakefront cost.

1774 Mr. Hamstra stated this is soup to nuts. It is a virgin site with nothing on it. We would build a
1775 whole new facility, parking, building, utilities, landscaping; that is soup to nuts. I cannot tell you
1776 sitting here if unintended consequences are going to pop up at the lakefront.

1777 Mr. Leet stated so the rest of the Board knows, this would be my preference. We have heard
1778 plenty of feedback from residents that there are lots of arguments against having it near the park
1779 and near the lake and everything. I am just trying to make sure we are as clear as possible about
1780 all the costs comparison between the two sites.

1781 Ms. Kassel stated it is also not apples to apples.

1782 Mr. Leet stated I think there is enough unknowns with the lakefront site just on what additional
1783 costs there could be to make that fully useable.

1784 Ms. Kassel stated but it is not apples to apples because the plan for Tract is a much bigger
1785 facility. It is almost twice as big.

1786 Mr. Leet stated yes, and that was the question I had earlier, that if we to skinny this building
1787 here to make it 45x25, that is not going to have a huge impact on the overall cost.

1788 Mr. Chokanis stated there are \$12,000 worth of trees. I know it is part of the landscaping, but
1789 do we really need trees put in?

1790 Ms. Kramer stated on a whole new development site, they have certain landscape standards we
1791 would have to meet. At the lakefront, we already have the trees that are right there, and the shrub
1792 hedge that screens the part that faces the parking lot. We would still have to add some additional
1793 either privacy fence or some shrubs that go around the other side of the fencing, so that would be
1794 required. I am not too sure, again, if we are pretty much just bringing in a fencing contractor and
1795 the metal building constructor, and how much of some of the other costs that we will face. There
1796 is already a concrete sidewalk out there to the site, so we would lose that cost, and the dumpster
1797 pad if we put it right there. The dollars and cents speak to me, as well as the closeness to the
1798 facilities that we need.

1799 Ms. Phillips stated but the dumpster does not have to be at the community maintenance facility.

1800 Mr. Leet stated they use it all the time.

1801 Ms. Phillips stated but they are out and about gathering the trash. If the dumpster was at
1802 Lakeshore Park and the building was at the other one, I am not sure the dumpster needs to be at
1803 the facility.

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1804 Ms. Kramer asked why would we put a dumpster at Lakeshore?

1805 Ms. Phillips stated to save money.

1806 Ms. Kramer stated that would not soave an appreciable amount.

1807 Ms. Phillips stated I am just saying, some things in here maybe do not have to be there. My
1808 biggest beef with the lakefront location is, I think it should have a bathroom. There could be a
1809 thunderstorm, and if they need to use the restroom, now they have to go over there.

1810 Ms. Kramer stated to be truthful, they will not be using the bathroom in the facility. The County
1811 will make us put it in.

1812 Ms. Phillips stated you mean at the lakefront. We are talking about doing it without a bathroom.

1813 Ms. Kramer stated right. But I am saying even in the other one, our staff is typically out and
1814 using the restrooms at the lakefront or at the pool or at other locations. In fact, they used it so rarely
1815 at the staff trailer that they did not know there was a need to pump out the holding tank. I do not
1816 think the restroom is that critical, but for the fact that we are absolutely going to have to put a
1817 restroom facility—the County will require it—in the dog park location.

1818 Ms. Phillips stated this is a dilemma.

1819 A Resident asked did Mr. Leet say the facility at the dog park would be larger than what the
1820 other would be?

1821 Ms. Kassel stated yes.

1822 The Resident stated so looking down the road, you have a lot of equipment down at the garden
1823 that is out in the weather and being destroyed. I know it is going cost more, but would it not be
1824 more financially feasible to put the larger building so you can put all your equipment in it?

1825 Ms. Kramer stated that is the stuff that is sitting out now that is going to go under the lean-to.

1826 The Resident asked but will it fit in the smaller building rather than the larger one?

1827 Ms. Kramer stated it will fit under the lean-to area. There would be one trailer that would go
1828 inside, and the others would be under the lean-to, so it would be covered.

1829 A Resident asked then you will have room for the pesticides and fertilizers and everything else
1830 that is supposed to be kept outside?

1831 Ms. Kramer stated right, we would have lock boxes.

1832 The Resident asked what about safety issues with traffic and children going to the park?

1833 Ms. Kramer stated again, that is totally on the other side where the children are not anyway. I
1834 have never seen kids over in that area.

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1835 Ms. Phillips stated I have never seen anyone over there. It is kind of a wasteland. What do you
1836 see children doing over there?

1837 The Resident stated riding their bikes to get to the park. Riding their bikes to go to the lake.

1838 Ms. Phillips asked that gravel parking lot, they ride their bikes in there?

1839 The Resident stated yes, they do.

1840 Ms. Montagna stated they would be riding right past it, and it is fenced in. they would not be
1841 able to get into the area.

1842 The Resident stated you still are destroying the park.

1843 Ms. Kramer stated I need to bring this back to the Board.

1844 Ms. Phillips stated I am in favor of biting the bullet and doing it at Five Oaks. Harmony is a
1845 nice community, and I think sometimes we have to bite the bullet and do it.

1846 Ms. Kramer stated then we need to revisit our budget.

1847 Ms. Phillips stated we can. I know our heads are going to roll if we do that, which I think is
1848 the right thing. Therefore, I think we have no choice but to do Lakeshore Park. If we come into a
1849 lot of money some day, we can move it.

1850 Ms. Kramer stated if we move it, then we are not losing a significant amount of money. And
1851 because it is a building, it can be expanded.

1852 Ms. Phillips stated yes.

1853 Ms. Kramer stated if we came into the money that we need to do this plan, then it would still
1854 be feasible. We would not have lost a lot because we are not doing much.

1855 Mr. Leet stated I think there are too many unknowns with the other site prep work and what
1856 might be required.

1857 Ms. Kramer stated that is why we need to go to the County and start the discussion. Again, we
1858 need to go back and revisit our budget if we are going to go for the dog park.

1859 Ms. Phillips stated that was four times more, not to mention the amount of time it is going to
1860 take. What does Mr. Chokanis think?

1861 Mr. Chokanis stated I do not like the park location at all. I think it is a very easy financial
1862 decision to make, but I think it is going to be a sore thumb and people are not going to like it at
1863 all.

1864 Ms. Kramer asked have you seen the location? You cannot even see it from the parking lot or
1865 the street.

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1866 Mr. Chokanis stated the issue though is, this parking area is for the residents, and we are giving
1867 it to the maintenance folks.

1868 Mr. Leet stated no.

1869 Mr. Chokanis asked you are adding a whole other parking area?

1870 Mr. Leet stated the parking area is what they had the church school in a portable.

1871 Ms. Kramer stated and no one really ever used it.

1872 Mr. Chokanis stated I know, but I have been to the pavilion where we have birthday parties,
1873 and people are parking there.

1874 Ms. Kassel stated they are not using that parking lot. When you go in, that parking lot is on the
1875 left. Everything they are proposing is on the right.

1876 Mr. Chokanis stated I understand that, but if you have overflow, they will park on the other
1877 side.

1878 Ms. Kramer stated there will be two cars there.

1879 Ms. Phillips stated yes.

1880 Mr. Chokanis asked have you ever had the food trucks in there, and everyone comes and parks
1881 there when you have the maintenance facility people going in and out?

1882 Ms. Kramer stated they leave at 4:00.

1883 Mr. Chokanis stated okay, you are thinking that, but I am telling you right now, it is going to
1884 be a sore thumb, and it is not going to look good for Harmony.

1885 Ms. Phillips asked these parties you are talking about, they take place during the day when the
1886 maintenance staff is going to be there?

1887 Mr. Chokanis stated yes. Weekends. Week days. Summertime.

1888 Ms. Phillips stated I have been here since 2008, and I have never seen a living soul there.

1889 Mr. Chokanis stated I had two of my kids' birthday parties there and neighbor's birthday
1890 parties.

1891 Mr. Leet stated you cannot see the pad from the road. There is a drop down to the parking lot,
1892 and another drop down to basically the level of the wetland where the pad is. If you put a 12-foot
1893 building on there, yes, you will be able to see it. How much landscape do we need to add to offset
1894 that? I have made my thoughts clear on this. I understand it is a bigger cost.

1895 Ms. Phillips stated yes.

1896 Mr. Leet stated I think between the resident impact every time someone walks out to Buck
1897 Lake to use our boats, one of our facilities, they go right by our maintenance facility. The

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1898 unknowns of what kind of other site prep we might need, we do not know because we do not have
1899 the full detailed survey like we do on Tract D. I think there are too many bad sides to that.

1900 Ms. Kramer stated this is something we absolutely have to get a move on, or we are going to
1901 be paying \$250 a day in violation, and we are still waiting to hear from the May 10 inspection.

1902 Ms. Montagna stated yes, I have emailed Mr. John Giep, and I have not heard anything back.
1903 If you are going with that option, you have to redo your budget.

1904 Ms. Kramer stated yes.

1905 Mr. Leet stated I think we need to move forward with the County. My choice is for Tract D.
1906 The action with the County would be to figure out what kind of access we can do, given the existing
1907 maintenance road and the existing drainage.

1908 Ms. Kramer stated we have it showing coming off the maintenance road. Do we have an
1909 easement over that, Mr. Hamstra? I am not sure why we were coming off the maintenance road.
1910 That is a privately owned driveway.

1911 Mr. Hamstra stated I do not know if the County is going to allow two driveways that close.
1912 You would not want the guys in and out Five Oaks. I am just trying to make it less obtrusive.

1913 Ms. Kramer stated but we do not have any ownership or right to be on that driveway.

1914 Mr. Hamstra stated I just assumed you all can work it out with the entity. The cost between the
1915 two different alternatives will be the same roughly. It may be a little more expensive to go up to
1916 Five Oaks.

1917 Mr. Chokanis asked do you think there is extra fluff in here that we can take out of this quote?
1918 We have 30 trees to be put in, hedge plants, and stuff like that.

1919 Mr. Hamstra stated it is conceptual, so by all means, we can go higher and lower. We can go
1920 with a different type of surface versus the asphalt. We do not need a concrete driveway. Yes, there
1921 are ways to put it on a diet.

1922 Mr. Chokanis stated it is a maintenance facility. It does not have to look like a bed and
1923 breakfast. It is going to get dirty. If we are going to make this work, obviously, this is way too high
1924 for us.

1925 Ms. Montagna stated the problem is, your budget has to be in by June 15, and you need to put
1926 in the absolute highest.

1927 Ms. Kramer stated the problem we have more than that, we have to build this in this budget
1928 year.

1929 Ms. Montagna stated yes.

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1930 Ms. Kramer stated we need \$180,000. We do not even have that much considering we are
1931 going to take the splash pad out of reserves now, so we have \$160,000 there. We have just about
1932 \$200,000 in unassigned cash, and that is all we have.

1933 Ms. Montagna stated that is correct.

1934 Ms. Phillips asked what part are we in violation with the County at this point?

1935 Ms. Kramer stated we have storage containers.

1936 Ms. Phillips asked the ones on the south?

1937 Ms. Kramer stated yes.

1938 Ms. Phillips stated we do not need to build a building to get rid of those. Right?

1939 Ms. Kramer stated yes, we have to. We have all our stuff in them.

1940 Ms. Phillips stated I thought they were sitting there empty.

1941 Ms. Kramer stated no. I wish they were; otherwise, we would not be having this conversation.

1942 Ms. Phillips stated I will volunteer my garage.

1943 Ms. Kramer stated that is the other thing, tongue in cheek, for \$300,000, we could buy a house
1944 with a two-car garage and have office space and conference space with several bathrooms. I say
1945 that tongue in cheek, but no so. If we are going to this expense, we could really look at that, because
1946 a community maintenance facility can go in any of the classifications except conservation area.
1947 We could do that.

1948 Mr. Hamstra stated I do not think the neighborhood would appreciate it.

1949 Ms. Kramer stated right.

1950 Ms. Kassel stated I think the costs for the lakefront are underestimated, as Mr. Leet said. I think
1951 there are lots of unknowns there that an actual site plan would uncover. I think it is going to be at
1952 least 50% to 75% more expensive than that. There may be a slab there, but in order to put a building
1953 there, et cetera, and have this facility, I think it is going to require a lot more than is there. I think
1954 the cost for Tract D estimate is more than we need to spend. And I would much rather see the
1955 facility on Five Oaks than I would down at the lake. Maybe what we do is find out what the County
1956 would require at the lakefront while we also move ahead with seeing how we can reduce some
1957 costs while still being within County requirements and have it be a decent facility.

1958 Mr. Leet stated talking with the County, there are questions we need answered for the Five
1959 Oaks site, as well.

1960 Ms. Kramer stated like access.

1961 Mr. Leet stated and the telephone easement.

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1962 Ms. Kramer asked is there a no-cost preliminary pre application?

1963 Mr. Eckert stated you need to have some idea.

1964 Ms. Kramer stated so you could take both of these in and sit down with the County and say
1965 here is what we have on these two parcels.

1966 Mr. Hamstra stated yes, we talked about that. I tabled that meeting until we cranked out the
1967 two alternatives for Tract D. We can bring all of them to them next.

1968 Ms. Kramer stated I would not do the one coming off of the driveway the into the golf course
1969 because they talked about selling that. We have had problems with private owners before. I just
1970 would not want to be beholden to anybody. I would stay away from that.

1971 Mr. Leet stated I wonder if they would sell that to us.

1972 Ms. Kramer stated we talked about that. Like I said, I told them to call us before they did
1973 anything. But the price tag on that is going to be phenomenal. Maybe we can use a corner of it and
1974 rent out the rest.

1975 Mr. Leet stated the current assessed value on the County's website is \$513,000, and those
1976 numbers are depressed.

1977 Ms. Kramer stated they are seriously depressed. A million or so.

1978 Ms. Phillips stated we could have a party room and a meeting room and charge people a bunch
1979 of money.

1980 Ms. Kramer asked is that reasonable to have Mr. Hamstra go forward and meet with the County
1981 and find out what these questionable things on the lakefront might be? We do not want to go into
1982 it blind and not know all the costs. Also if we can even come off Five Oaks into this parcel.

1983 Ms. Phillips asked when the building was there at the lakefront, what did they have to do?

1984 Ms. Kramer stated nothing.

1985 Ms. Phillips asked portable classrooms?

1986 Ms. Kramer stated they eight or ten of 12 of them.

1987 Ms. Philips stated I did not see those.

1988 Ms. Kassel stated but it was temporary.

1989 Ms. Phillips stated I just remember the library trailer was there.

1990 Mr. Leet stated they were up; they were not down at that lower level.

1991 Ms. Kramer stated no, we had four of them down on the lower level. Go on the way back. In
1992 fact, that is why that pad is out there. That was their big central courtyard area, and then four or
1993 five of them around that. Does that make sense, Mr. Hamstra?

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1994 Mr. Hamstra stated let me ask Ms. Montagna a question. Let us say we show the County a nice
1995 site plan. It will have a lot of detail. If we show that to them as a concerted effort we are moving
1996 forward with an alternative site, will they relax the \$250 a day?

1997 Ms. Montagna stated you could do some now and some later.

1998 Mr. Hamstra stated you are spending the money for new site plans and all this other stuff. It
1999 would show good faith that we are taking it seriously. I am thinking if we can kick this can down
2000 the road enough that you can straddle fiscal years, then this becomes a discussion for fiscal year
2001 2024.

2002 Ms. Montagna stated we have done in other districts, as long as we are showing some sort of
2003 plan that we have a plan of action and we are actually doing it and not kicking it down the road,
2004 we have not seen any issues with stretching it, like starting stuff this fiscal year and finishing the
2005 rest the next fiscal year so you are going across both to finance it.

2006 Ms. Kramer stated except the fence.

2007 Ms. Montagna stated yes, the fence is done; that ship has sailed. For this building, absolutely.
2008 It is definitely worth a try.

2009 Mr. Eckert stated the easement question you all asked Mr. Hamstra and going over that private
2010 land there, if it is in the District's boundaries, we can get an easement. It is just a question of cost.

2011 Ms. Montagna stated exactly.

2012 Mr. Eckert stated you are going to either negotiate or you can take it by eminent domain for
2013 roadway purposes. Eminent domain is not as hard as you think it is. It can be expensive to do that,
2014 but oftentimes you can negotiate with the landowner, and under the threat or eminent domain, they
2015 get some tax consequences if you do that if you have to buy it. Hopefully you can collaboratively
2016 work that out. But you absolutely have the ability to get an easement if you need it. It is just a
2017 matter of cost.

2018 Mr. Leet stated I would say we can maybe consider that a fall back if there is no good way to
2019 come in off of Five Oaks.

2020 Ms. Kramer stated yes. Mr. Eckert was not here, but we have had a nightmare with the private
2021 developers and private landowners. It has been a money sink that does not quit.

2022 Mr. Eckert stated that is fine. I just wanted you to know that you can legally get it. It is just
2023 going to be a question of cost and process.

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2024 Mr. Hamstra stated I will schedule it at the County, and TRC or DRC, whatever they call
2025 themselves, can present Tract D off of Five Oaks and the lakefront and get their feedback on both.
2026 At the same time, I can ask if they will relax the fine until such time as we can come to a conclusion.

2027 Ms. Kramer stated yes, because code enforcement is in the development office.

2028 Ms. Phillips stated I have another wild idea, but sometimes wild ideas get people thinking other
2029 ways. Our biggest problem is the storage containers because the office is as Ashley Park pool for
2030 now. Right? And that has been fine.

2031 Ms. Kramer stated right.

2032 Ms. Phillips stated there are a bunch of farms up and down the street and land. Maybe someone
2033 will let us park it on their land. I know it will be inconvenient.

2034 Ms. Kramer stated our carts are in there.

2035 Ms. Phillips stated those we can put in my garage. It will just be for a couple months while we
2036 get this all ironed out. It would not be convenient for the guys, but I will buy them pizza. Then we
2037 can do it right instead of trying to patch it together to avoid a fine.

2038 Mr. Perez stated she made a valid point. Instead of farms down the road, can we get with the
2039 golf course to see if they have any room in their facility that we can store there temporarily?

2040 Ms. Kramer stated I had approached them on that, but you might be more persuasive. They
2041 indicated that they were full up and they use all the space.

2042 A Resident stated no, they do not.

2043 Mr. Leet asked at the same time they are selling it?

2044 Ms. Kramer stated no, they are going to build a new facility.

2045 Mr. Perez stated not necessarily storing things in there but maybe we can move the roll-offs
2046 over there inside the gate.

2047 Ms. Phillips stated yes, just for a short time.

2048 Ms. Kramer stated but they are not allowed anywhere. The County would bust them.

2049 Ms. Kassel stated just temporarily.

2050 Mr. Perez stated I do not know.

2051 Ms. Kramer stated the PD totally disapproves them, and I spoke with Amy.

2052 Mr. Perez stated I am sure Ms. Montagna would not have a problem reaching out to the golf
2053 course.

2054 Ms. Kramer stated you might be better because you are a golf course kind of guy. Why do you
2055 not contact the golf course manager, and have him call his boss. I will even give you his boss's

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2056 name and phone number. Mike is the golf course manager. After the meeting, I will give you the
2057 owner's name and phone number, and you can speak with him. The last time I talked with him
2058 was about moving the staff trailer over there, which I found out later the County would not let us
2059 do anyway. But he said he would only do that in exchange for forgiving all the golf course's
2060 assessments. I said, I am sorry but we cannot do that.

2061 Ms. Montagna stated you do not have the authority to agree to that.

2062 Ms. Kramer stated I do not see why we cannot approach them and see if maybe we could store
2063 our equipment and carts, maybe we could rent a little section just for the time being. It will be at
2064 least a year before they construct something to move their maintenance, and then be able to sell
2065 that property off.

2066 Mr. Chokanis asked where are they putting all their stuff at?

2067 Ms. Kramer stated they are going to build a separate restaurant/clubhouse building with their
2068 maintenance underneath it over on the golf course land behind the current clubhouse because they
2069 need to be away from the owner of the current clubhouse. That is what they are currently talking
2070 about, but again, it is going to be a year or so. So if they do have enough room that we could rent
2071 it, that may be a great idea.

2072 Mr. Chokanis stated I think it would help out their community members.

2073 Ms. Kramer stated it would be great to work out of there.

2074 Mr. Chokanis stated yes.

2075 Ms. Kramer stated I will give you all that. So we are going with two tracts. You are going to
2076 do two different things with the County. He will contact the golf course.

2077 Ms. Montagna stated I have that in my notes.

2078 Ms. Kramer asked anything else we need to do on this issue?

2079 Mr. Leet stated to make sure we do not handicap ourselves, we are working on the assumption
2080 that taking action and showing good faith to the County, that we think we will be able to stretch
2081 this process out long enough so we do not have immediate budget crunch where with the budget
2082 we just approved that we would somehow dip into exhaust, if every worst-case scenario happened,
2083 our reserves, going this route.

2084 Ms. Kramer stated again, if you go to the big plan off Five Oaks, you are going to tonight have
2085 to, in fact just because it is still in the mix, I would bump up that reserve and probably double it.

2086 Ms. Montagna stated yes.

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2087 Ms. Kramer stated because you have enough projects coming at you to spend the \$300,000
2088 without this.

2089 Mr. Leet asked how many of those projects are threatening us with \$250 in fines? If it is
2090 something that is within our reserve study, I have been after Billy's Trail since before I was elected.
2091 If we need to push that back in order to take care of the more urgent, pressing need, let us not leave
2092 tonight and leave ourselves handicapped and forced into one of the two options we said want to be
2093 considering.

2094 Ms. Montagna stated you have to set your budget. You have to have money in there. You do
2095 not have it in reserves to do that project. You just do not.

2096 Mr. Hamstra stated not this fiscal year.

2097 Ms. Montagna stated no, and you will not have it next fiscal year if they do not put money in.

2098 Ms. Kramer stated if we do not bump it up more.

2099 Ms. Montagna stated what you need to do is set your highest potential of what you could do
2100 tonight, and between now and your final budget in July when you have to adopt it, Mr. Hamstra
2101 may have a little more concrete information, and you can cut some out of that budget.

2102 Ms. Kramer stated basically what we are saying is, we are going to have to bump the budget
2103 up significant in an attempt to avoid using the lakefront parcel, and that should hopefully make it
2104 a little more palatable for the community.

2105 Mr. Leet stated or at least leave the option open.

2106 Mr. Chokanis asked say we all approve on one of them, how long until they break ground and
2107 actually get this thing going? And when do we have to start forking over money to them?

2108 Mr. Hamstra stated the building is a prefab. Right, Greg?

2109 Greg stated yes.

2110 Ms. Montagna stated you would have to start this fiscal year in order for us to at least be able
2111 to tell the County we are moving forward with a plan.

2112 Mr. Chokanis stated right, I am thinking budget wise. If we kick them off with half the funds
2113 or whatever, by the time they are done, they will not be done in this fiscal year, do you think, with
2114 the whole building?

2115 Mr. Hamstra stated no.

2116 Ms. Kramer stated we will not have the money this fiscal year, not even half.

2117 Mr. Chokanis stated I understand.

2118 Ms. Kassel stated yes, we will. We are putting aside \$350,000.

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2119 Ms. Kramer stated that is for fiscal year 2024.

2120 Ms. Kassel stated we are putting aside that money for fiscal year 2024. That will take us
2121 through September 2024. We will probably not going to be done, and then we approve another
2122 \$350,000 for our reserves next year because we will need it, and that should be sufficient to cover
2123 the expenses. We know we are going to, as Mr. Hamstra says, put the plan on a diet, so it will not
2124 be \$382,000 necessarily. I think we will have enough money if we have \$350,000 in reserves for
2125 this coming fiscal year, add \$350,000 for the following fiscal year, plus what we have on hand
2126 already.

2127 Mr. Leet stated our reserve study did not anticipate this cost.

2128 Ms. Kassel stated right.

2129 Mr. Leet stated the consequence of having this unavoidable facility, we might need to push out
2130 some things that were in our reserve study that were on the docket for being done this year.

2131 Mr. Chokanis stated we have the fence, too.

2132 Ms. Kassel stated yes.

2133 Mr. Leet stated we are going to do the fence in stages. We potentially have defrayed that cost
2134 by, we will see.

2135 Ms. Kramer stated you have to remember that the minute the fiscal year turns over, you do not
2136 have that money. You have to wait.

2137 Mr. Chokanis stated aggregate it every month.

2138 Ms. Kramer stated you have to wait until the assessment revenues come in.

2139 Ms. Montagna stated correct.

2140 Ms. Kramer stated we still have not collected some.

2141 Mr. Eckert stated the first week in December usually is when you get your first significant
2142 ones.

2143 Ms. Kramer stated but we have to be spending that on our actual annual budget. Right now we
2144 still have not collected all of the money to come in. We are still waiting on about \$200,000.

2145 Mr. Leet stated that is typical for how long it takes over the year to fully collect it.

2146 Ms. Kassel stated some of that is bond money; it is not O&M.

2147 Ms. Kramer stated that is just from the O&M.

2148 Ms. Montagna stated you are still down about \$355,000 in collections.

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2149 Ms. Kramer stated I want reality. I do not want it at the lakefront, either, but I am being really
2150 upfront and real with you. You do the big ticket cost item without adjusting this budget, and we
2151 are going to be skating on the brink of fiscal disaster. I just have to let you know that.

2152 Mr. Leet stated we passed the ceiling tonight. I am not saying that maybe we do not need to
2153 add some cushion to that. I do not want to leave here tonight and be stuck with only one of these
2154 two options.

2155 Ms. Kramer stated right.

2156 Ms. Montagna stated you are going to have to adjust it.

2157 Ms. Kramer stated then I would recommend putting at least another \$100,000 or \$150,000 onto
2158 your reserves for next year's budget.

2159 Mr. Leet stated knowing that is our ceiling that we can claw back from.

2160 Ms. Phillips stated I do not think that is enough.

2161 Ms. Kramer stated it will be close.

2162 Mr. Leet stated I will make a motion to the resolution to contribute \$450,000 to reserves. Can
2163 I do that?

2164 Ms. Montagna stated you do not have to amend the resolution. The resolution was just
2165 approving the budget, but you do have to go in and change it. You want to change the reserves to
2166 what?

2167 Mr. Leet stated \$450,000.

2168 Ms. Kramer stated we would have to vote as a Board to change it.

2169 Ms. Montagna stated correct, not the resolution.

2170 Mr. Chokanis asked how much is \$500,000 percentage wise?

2171 Ms. Montagna stated 17.4% increase.

2172 Mr. Chokanis stated let us say the maintenance facility is \$300,000, throwing a ballpark out
2173 there, and then we have the fence at \$100,000.

2174 Mr. Leet stated I would say that the fence has a big question mark on it, where the maintenance
2175 facility, whether it is \$88,000 or \$360,000 or somewhere in between, does not have a question
2176 mark on it.

2177 Ms. Kramer stated that is true. But we do not know yet whether the County is going to let us
2178 take down the fence. We are 90% sure they are going to, but that is iffy, too. Again, we have other
2179 things. We did not think we were going to have to spend this fiscal year \$30,000+ on the splash

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2180 pad. We have these emergency things that come up through the year that you do not want to get
2181 so low, and we are pretty low right now, that we cannot deal with those.

2182 Mr. Chokanis stated I think we started fixing all these things: the splash pad, the pool. We are
2183 getting the thing over the playground. Obviously, things pop up, right? But this maintenance
2184 facility is the most important, so we obviously have to tackle that.

2185 Ms. Phillips asked can we ever do a special assessment that does not go into the O&M where
2186 we have a one-time assessment for people?

2187 Mr. Eckert stated you can, but it does not really make financial sense to do that because of the
2188 cost. Usually when you start collecting that directly, you will get people who do not understand it
2189 and do not pay it. Then your remedy is foreclosure.

2190 Ms. Phillips stated my thought was, maybe people would not get so excited or upset if they
2191 were just going to pay \$100 and be done.

2192 Mr. Eckert stated you can make an explanation to them that a big chunk of this is for the
2193 building. However, if you are deferring other things, you do not want to say this is a one-time thing
2194 because you essentially just deferred other stuff to the next year, and they are not going to see a
2195 big drop in their assessments next year because you re doing the stuff you deferred.

2196 Mr. Leet stated we can raise it now and drop it back off, or keep it more steady. We are kicking
2197 the can down the road, but it is less pain right now.

2198 Ms. Kramer stated we have more alleyways coming up.

2199 Ms. Phillips stated just a frame of reference, every \$100,000 that we do is \$50 per house.

2200 Ms. Kramer stated approximately.

2201 Mr. Chokanis stated on average. The other question I have is, when do we have to pay for the
2202 maintenance facility to kick off? Are we going to pay the whole \$300,000 next year if that is what
2203 it costs?

2204 Ms. Montagna stated no, it will be done in increments, the same as most of your other projects.
2205 Once we have the plan and it is firm, and this is what the Board wants to do, there will probably
2206 be an initial deposit, but there will be different stages. There will be sitework, and then you have
2207 the building, and then you have this.

2208 Mr. Chokanis stated you have the contractors you are paying.

2209 Ms. Montagna stated yes.

2210 Ms. Kramer stated I presume it will be done by the end of the next fiscal year.

2211 Ms. Montagna stated definitely, it will take a year, for sure.

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2212 Ms. Kramer stated possibly earlier.

2213 Ms. Kassel stated I am looking at the balance sheet, and our general fund reserves are at
2214 \$798,000. So we take out \$647,000, and that leaves us about \$150,000.

2215 Ms. Montagna stated correct.

2216 Ms. Kassel stated but we still have \$467,000 in operating reserves, which we are probably not
2217 going to touch, but we still have \$839,000 in unassigned fund balance in our general fund.

2218 Ms. Kramer stated that is the money to run the budget.

2219 Ms. Montagna stated the first three months of your operating expenses.

2220 Ms. Kassel stated that is what operating reserve is.

2221 Ms. Kramer stated I did a deep dive with Ms. Samantha Smith, and we finally came up with
2222 the fact. I wanted to know what our number is at. I do not want to go over budget. I do not want to
2223 be the one sitting there as Harmony CDD goes into bankruptcy. That number is not there. Yes,
2224 they are operating reserves, but we have to keep holding that. We always have to keep that.

2225 Ms. Kassel stated I am not suggesting we do anything with it.

2226 Ms. Kramer stated right, but the majority of the \$800,000 is to run the rest of our year's budget
2227 because we do not collect another penny until assessments are collected by the tax collector.

2228 Mr. Chokanis stated I see.

2229 Ms. Montagna stated December you will start getting credited.

2230 Mr. Leet stated it does not come in all at once.

2231 Ms. Kramer stated right, so we have six or eight months we have to get through with that
2232 money. Out of that money, I think she said there is \$180,000. That is how close we are.

2233 Mr. Leet asked \$450,000 would be what, 15%?

2234 Ms. Montagna stated 15.2%.

2235 Mr. Leet stated between our ceiling that we can claw back from and the likelihood that we do
2236 not need to fully fund a new fence right now, that we potentially have another \$100,000 that we
2237 set aside for invasives that we have a chance of staying ahead of on our own, and showing good
2238 faith to the County and spreading out the cost of building this thinned-down version of a potential
2239 Five Oaks location. I am just leaving that on the table. From everything I have seen, I think
2240 \$450,000 would do that. Only the rainiest of rainy days, if everything else ran against us.

2241 Ms. Kramer stated then we adjust.

2242 Ms. Phillips stated we already put in \$350,000 in reserves, but that did not include the building.

2243 Ms. Kramer stated that is correct.

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2244 Ms. Phillips stated so we are looking at increasing that by \$100,000?

2245 Ms. Montagna stated correct.

2246 Mr. Leet stated \$450,000 to leave that option on the table with all these caveats that there are
2247 ways we can stretch it out. Yes, if we have to, defer things that we had in the reserve study. I will
2248 offer Billy's Trail first. It does not compare and it does not fully offset, but this is what we have to
2249 take care of.

2250 Ms. Phillips stated we could say \$450,000 tonight.

2251 Mr. Leet stated that is 15%

2252 Ms. Phillips stated we still have four months, and we could reduce it still.

2253 Mr. Leet stated yes.

2254 Mr. Hamstra stated you have two months to adopt the final budget.

2255

2256 Mr. Leet made a MOTION to amend the proposed budget to add
2257 \$450,000 to reserves instead of \$350,000.

2258 Mr. Chokanis seconded the motion.

2259

2260 Upon VOICE VOTE, with all in favor, unanimous approval was
2261 given to amend the proposed budget to add \$450,000 to reserves
2262 instead of \$350,000.

2263

2264 **ii. Billy's Trail Proposal for Trail Work**

2265 Mr. Hamstra stated since Mr. Leet volunteered as the sacrificial lamb Billy's Trail, I will not
2266 bring up this proposal tonight.

2267 Ms. Montagna stated we will table this proposal.

2268 **iii. Alley Paving Project Update**

2269 This item having been discussed earlier in the meeting, the next item followed.

2270 **C. District Counsel**

2271 **i. Legislative and Staffing Update**

2272 Mr. Eckert stated I have a few things that are included in the agenda and a couple things that
2273 are not because they came up recently. First of all, I have talked with you before about the ethics
2274 bill that has been rolling around. That did pass. The Governor has signed it, so there will be four
2275 hours of ethics training that all Board members are required to attend, starting January 1, 2024.
2276 Starting on that date within the next 12-month period, you will have to undergo that four hours.
2277 We currently are checking into whether or not the exiting training that is there for county
2278 commissioners and city council people will qualify for a district Board of Supervisors, or whether
2279 or not there has to be different information included in your training session. I would say in the
2280 fall, we will present you with all the different options you will have and how to get that training.

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2281 We are looking at whether or not it is something we can do. I know in talking with some city
2282 council people, it has been relatively painless for them to do it. Usually it is an online class or
2283 something like that. We will keep you posted on that. The sovereign immunity bill has passed, so
2284 that is good because it affects your liability insurance rates, although we are hearing property
2285 insurance rates are going up significantly at this point in time. other districts have been told up to
2286 50% for property insurance increases. Ms. Kate John is a colleague of mine from my office. She
2287 has a significantly lower billing rate than myself or Mr. Wes Haber. She is on the line, and I have
2288 asked her to attend the meeting. you will not be charged for her time, but she has been doing some
2289 of the back office stuff for you all, and I intend for her to keep doing that. I think that is one of the
2290 things I suggested to the Board for a way to help reduce the fees if she is involved. Mr. Haber is
2291 still available if for some reason I cannot be here, and there is somewhat of a complex issue. But
2292 we would anticipate Ms. John doing more of the work and Mr. Haber doing less, and I think that
2293 will work out for you all.

2294 **ii. Straight Line Fencing Contract from 2019**

2295 Mr. Eckert stated Ms. Kramer mentioned this earlier. I did look at that contract. There is some
2296 language in Exhibit A that makes the contract, because you all are my clients here, ambiguous, at
2297 best. I think Mr. Perez has done a good job in working with the contractor, it sounds like, to try to
2298 get a credit and that \$4,000 to \$5,000 ballpark would be a good credit, just based on my review of
2299 the contract. That would be a reason why we do not accept proposals with the language that is in
2300 there. Otherwise, we might have had a more clearcut case to be able to get the \$8,800 back.

2301 **iii. Deed from Enclave Homeowners Association**

2302 Mr. Eckert stated I discovered that there was a deed that was from the Enclave HOA to the
2303 Harmony CDD that was recorded in February or March of this year for the ponds that are over
2304 there, which is Tract K900. That is not consistent with the agreement that went with the plat. It is
2305 not consistent with the plat language. The District was never supposed to own that land. I reached
2306 out to the attorney who prepared that deed. He acknowledged that it was probably a mistake. He
2307 was just doing something his client told him to do. He said he is going to commit to work with us
2308 to undo that. Unfortunately, it is not going to be a simple undoing because two things. One, there
2309 was a deed. I would argue that it has never been delivered to us because I had never seen it before,
2310 and I do not think anyone else has.

2311 Ms. Montagna stated I have never seen it.

2312 Ms. Kassel asked is it signed by the CDD?

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2313 Mr. Eckert stated no. You do not have to sign a deed. We have not received it, so it was not
2314 delivered, which is a requirement of law, and it was not accepted by the CDD. However, it came
2315 across to the CDD in the property records. His first solution is to quit-claim it back from the CDD
2316 to the HOA. However, there are two issue I have to look at and make sure he covers. One, anytime
2317 you are conveyed property, that merges all your easements right that you had in that property. So
2318 I have to make sure we do not accidentally lose our easement rights, and I do not want to quit-
2319 claim back to them without a reservation of those easement rights.

2320 Ms. Kramer asked can we not just void it since it was never delivered to us?

2321 Mr. Eckert stated yes, that is where the direction I think we will head. I am letting him do the
2322 work and then he can explain how it will happen. He just needs to make sure that we are not in a
2323 worse position than we were before they made this error. So far, they have acknowledged that it is
2324 an error. They have not trying to stuff something down our throats or anything like that.

2325 **iv. Tracts K400 and K600**

2326 Mr. Eckert stated there was a question on Tracts K400 and K600, which are tracts that are
2327 anticipated under the plat to go to the CDD. However, your agreement says they only go to the
2328 CDD after they have been inspected by the District engineer, and the District engineer does the
2329 certification. None of that has occurred. This came up because those tracts are listed on the property
2330 appraiser's website as already owned by the CDD. However, I could not find a deed for those. I
2331 have not done a title search, which is what I would have to do to get a definitive opinion. But my
2332 guess as to what is going on is, someone in the property appraiser's office looked at the plat. The
2333 plat says these will be owned by the CDD. They looked at it and just punched it into their records.
2334 We will see if there is anymore cleanup there, but I wanted to let you know that is the other issue
2335 we worked on. I am happy to answer any questions that anybody has. I will ask Ms. John to email
2336 all of you her contact information. If you cannot get a hold of me, you can get a hold of her. I will
2337 have her down to a meeting at some point when it makes sense, maybe your budget meeting would
2338 be the next time I would anticipate coming down here.

2339 **D. District Manager**

2340 **i. Campus Suite Proposal**

2341 Ms. Montagna stated you wanted to leave the proposal in the agenda. if the Board wants to
2342 move forward with it, great. If you do not, that is fine, too.

2343 **ii. Number of Registered Voters – 2,366**

2344 Ms. Montagna stated as of April 15, the District has 2,366 registered voters.

2345 **iii. Proposal to Update Reserve Study**

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2346 Ms. Montagna stated as was discussed when they initially proposed, if you wanted to update
2347 the study with any additional assets or anything like that, numbers or anything we come across,
2348 you can do it, and that is the proposal to do it.

2349 Ms. Kramer stated that number I noticed is significantly cheaper, about half of what actually
2350 doing that guaranteed update would cost us.

2351 Ms. Montagna stated correct.

2352 Ms. Kramer stated it would definitely be a better deal than waiting another six months to a year
2353 and having the contractually guaranteed update done.

2354 Ms. Phillips asked what are you talking about?

2355 Ms. Kramer stated the reserve study. I think you have gotten a copy, but I do not know if you
2356 had a chance to look at it. they did it right at the cusp when inflation hit so hard and everything
2357 was skyrocketing. The numbers that came out in that study are really skewed low, which gives us,
2358 then, a low amount to put into our reserves each year, which was \$300,000. What we need to do
2359 is have them come back and update it to the numbers that are today's numbers and go forward
2360 from that. I would recommend we go forward with that. Do you have that number?

2361 Mr. Leet stated \$2,400.

2362

2363 Ms. Phillips made a MOTION to approve the proposal from
2364 Florida Reserve Study and Appraisal to update the reserve study, in
2365 the amount of \$2,400.

2366 Mr. Leet seconded the motion.

2367

2368 Upon VOICE VOTE, with all in favor, unanimous approval was
2369 given to the proposal from Florida Reserve Study and Appraisal to
2370 update the reserve study, in the amount of \$2,400.

2371

2372 Ms. Phillips stated I will also make a motion to approve the Campus Suite agreement. I think
2373 is a real benefit. If we do it for one year and we do not like it, we are not talking big bucks here. I
2374 think it will be a great way for our community to give more information to our residents.

2375 Ms. Kramer asked Mr. Leet, can we store our existing site if, in a year?

2376 Mr. Leet stated sure. I promise you every Supervisor has a copy of everything else, as well.

2377 Ms. Montagna stated there is one question Ms. Kramer had about this. In there it says they
2378 allow 48 hours, but that is not to post. They post immediately when we send it to them, but they
2379 have 48 hours to make it ADA compliant, the actual documents. That is where the 48 hours comes
2380 in.

2381 Ms. Phillips stated I have one little question, but it does not affect my motion.

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Ms. Phillips made a MOTION to approve the agreement with Innersync Studio d/b/a Campus Suite for website remediation, maintenance, and monitoring, in the amount of \$3,064.80.
Mr. Leet seconded the motion.

Ms. Phillips stated if one of us wanted to put a blurb on there, like the food truck is coming on Friday, do we send it to you first?

Ms. Montagna stated that is right, and then I send it over, and they get it posted.

Mr. Leet stated there has been a page like that, but it is manual to update.

Ms. Phillips stated that will be a change. Things will be announced quickly, and I think that will be really nice.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Florida Reserve Study and Appraisal to update the reserve study, in the amount of \$2,400.

iv. Report on Code Enforcement Action

This item having been discussed earlier in the meeting, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Old Business**

A. Consideration of Donation of Land from Harmony Florida Land

Ms. Kassel stated I reached out to South Florida Water Management District and spoke to Ms. Prather. She informed me, as did the CDD, that those parcels are conservation tracts and would be subject to the same monitoring and management requirements for invasives. So I reached out to the owner of the properties that were being offered and said this, and he said he was going to look into doing it himself. Apparently, as an owner, he is also obligated. According to Ms. Prather, it is just that they have tens of thousands of these parcels, so they are not on top of every single one. At this point, it is at a standstill. What she said to me was, if you can have the current owner mitigate on the properties and give them to you in good shape and then provide money for monitoring and maintenance ongoing, then she said that would be a reasonable way to accept the property. I do not believe the developer has anything like that in mind.

Ms. Montagna stated currently, I am going to leave this as in progress.

Ms. Kassel stated yes.

NINTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Kassel stated one request I had made, I think at the meeting before last, that we get something on our website, maybe on the new Campus Suite website, that show how we are

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2420 obligated to monitor and manage invasives on conservation lands that we own. I want to propose
2421 that is part of what Campus Suite gets so that there is some kind of documentation that shows
2422 residents, because we have had a vocal few residents say “do not do it, just do not bother with it.”
2423 I would like there to be something that residents can see that we have a legal obligation, we are
2424 required legally to monitor and manage that property.

2425 Mr. Leet stated there is already information on the CDD, the structure and Board members and
2426 everything. Far be it from me to suggest we need to be spending anymore money, but it is
2427 something we were looking at and fell off: the informational signs. They are expensive, and they
2428 kind of dropped off our radar.

2429 Ms. Phillips stated I thought we ordered them. I was thinking of that today.

2430 Ms. Montagna stated you never made a final decision.

2431 Mr. Leet asked do we need a design? Do we need as many as there are?

2432 Ms. Kramer asked what do you want on them?

2433 Ms. Montagna stated it was on four agendas.

2434 Ms. Phillips stated now that we are taking the fence down at the entry, now is the perfect
2435 timing.

2436 Mr. Leet stated that is my next point; we own that tower. We could probably put signs on that,
2437 too.

2438 Ms. Kramer stated that is a request for the next meeting.

2439 Ms. Kassel stated I did inquire of the Harmony Nature and Animal Committee what we wanted
2440 on the trailhead signs on CDD property, so I think that is in progress. Please put it on the agenda
2441 as old business for me to bring verbiage for those signs. They probably will not be expensive.
2442 There will be one for Billy’s Trail and one for Butterfly Trail.

2443 Ms. Kramer stated somebody had mentioned the Supervisors pay and the question of it being
2444 available for in-person attendance versus Zoom.

2445 Ms. Montagna asked do you want that on new business?

2446 Ms. Kramer stated yes.

2447 Mr. Eckert asked do you want to know what the legal answer to that is, or what your policy is?

2448 Ms. Kramer stated sure, give me the legal answer.

2449 Mr. Eckert stated the legal answer is that if you attend by phone, at least under the rules that
2450 we have always drafted which you have not adopted, but our legal opinion is if you participate by
2451 Zoom, by phone, or in person, you are entitled to be paid.

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2452 Ms. Montagna stated that is currently how they operate.

2453 Mr. Eckert stated that is the legal answer. You all can talk if you want to change it.

2454 Ms. Montagna stated what they talked about before, just to give you a little history, there was
2455 a prior Board where everyone would come but one Supervisor, whether they had jobs, I am not
2456 sure of the history, but he was never here, but he would attend by phone for five or ten minutes,
2457 and then he would have to drop off or something like that, and he was still getting compensation.
2458 That is where it initiated.

2459 Mr. Eckert stated the right to compensation is an individual right under Florida Statute. You
2460 can have a policy for it, but it is not enforceable.

2461 Ms. Kramer stated I would suggest we do not mess with it, then.

2462 Ms. Kassel stated I can go take a walk and be on the meeting on Zoom.

2463 Ms. Montagna stated we need three of you here.

2464 Ms. Kramer stated the next thing I would like to do that I would like to institute as a new thing
2465 is to do a quick recap at the end of the meeting so everybody knows who is doing what. Mr.
2466 Hamstra is going to go ahead and schedule a meeting and meet with the County on the two different
2467 proposals and get their feedback on those. We have the master contract. We are going to do work
2468 authorizations with the splash pad on that.

2469 Mr. Eckert stated those will be prepared by staff and looked at by me if they send them.

2470 Ms. Kramer stated exactly.

2471 Ms. Kassel stated by Ms. John.

2472 Mr. Eckert stated that is fine. I think we set it up so that they can actually fill in the amounts
2473 and she can look at them really quickly.

2474 Mr. Chokanis stated we have the paver company to fix the punchlist.

2475 Ms. Kramer stated yes, Mr. Hamstra is going to work with them to get all the punchlist fixed.

2476 Mr. Chokanis stated we have Benchmark, we gave them \$20,000, and they are going to figure
2477 out where they are at and where they are going to go.

2478 Ms. Kramer stated yes, but staff will do a work authorization for that, also.

2479 Ms. Kassel stated Benchmark is supposed to get with me about planting those donated bulbs.

2480 Ms. Kramer stated right. We are going to get near verbatim minutes for this meeting and the
2481 April 27 meeting, and Ms. Montagna will try different options.

2482 Ms. Montagna stated yes, we will find you a third party to be able to do your minutes.

2483 Ms. Kramer stated or Teams.

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2484 Mr. Leet stated or Zoom.

2485 Ms. Montagna stated yes, we can try those options, too. I have never done it, but we can try it.

2486 Mr. Chokanis stated we talked about the fence. We have a 9:30 deadline.

2487 Ms. Kramer stated Ms. Montagna will verify and Mr. Hamstra will bring it up in his meeting,
2488 so between the two will verify hopefully we have in writing that we are permitted to take down
2489 the fence.

2490 Ms. Montagna stated yes, that is just a matter of looking.

2491 Ms. Kramer stated right, I just wanted to be sure everyone has it on their list. she is going to
2492 make sure our public hearing is advertised and the proper documents get to the County.

2493 Mr. Perez stated I got an email from Joe at Straight Line. It is \$3.50 a linear foot to remove
2494 and dispose.

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2496 **TENTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Mr. Leet, seconded by Ms. Kassel, with all in 2499 favor, the meeting was adjourned at 9:26 p.m.
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Secretary/Assistant Secretary

Chair/Vice Chair