

CARBON

Agenda 2023-07-27
Subsection 6A

Minutes

{ Two Meetings }

Markup Review Versions
Delivered Herein Under Separate Cover

Subsection 6Ai

**Budget Workshop Minutes
May 25, 2023**

MINUTES OF WORKSHOP HARMONY COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, May 25, 2023, at 4:30 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present were:

Teresa Kramer	Chair
Daniel Leet	Vice Chair
Kerul Kassel	Assistant Secretary
Joellyn Phillips	Supervisor

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

Angel Montagna	District Manager: Inframark
Brett Perez	Inframark, Area Field Director
Residents and Members of the Public	

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

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

Ms. Kramer called the workshop to order at 4:30 p.m.

Ms. Kramer called the roll.

SECOND ORDER OF BUSINESS **Audience Comments**

Ms. Kramer reviewed the purpose of audience comments and reminded the public it is only for comments, not for back-and-forth conversation.

A Resident commented on the following issues: lawn care on Five Oaks Drive, trash, and lack of turf in Enclave.

THIRD ORDER OF BUSINESS **Discussion of Fiscal Year 2024 Preliminary Budget**

The Board discussed each budget line item and made the following changes from what was included in the agenda package:

Revenues:

- Interest-Investments: staff is reviewing options for investments; the amount might change from the current \$30,000.

Expenditures:

- ProfServ-Recording Secretary: due to Inframark no longer providing verbatim minutes, this will be updated for a third-party to provide minutes. Proposals will be provided at a future meeting.

Subsection 6Aii

**Regular Meeting Minutes
June 29, 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, June 29, 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 (via Zoom) District Attorney: Kutak Rock
20 Kate John (via Zoom) District Attorney: Kutak Rock
21 David Hamstra District Engineer: Pegasus Engineering
22 Lynn Hayes Inframark, Management Division
23 Nick Lomasney Benchmark Landscaping
24 Residents and Members of the Public
25

26 *This is not a certified or verbatim transcript but rather represents the context of the meeting. The*
27 *full meeting recording is available in audio format upon request. Contact the District Office for*
28 *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 period where anyone in our audience may come forward, and
36 we will give you three minutes to give us any information that you feel we should have on any of
37 the items that we might be considering or anything you want to bring to our attention that we may
38 not be aware about in the community, your concerns, or your ideas. Do we have anyone here? I
39 have one sign in sheet: Mr. Tim Dwyer.

40 A Resident asked can I just ask for you to give us a once over of what a CDD is?

41 Ms. Kramer stated we will go through audience comments really quick, and then I will give a
42 quick brief of what it is.

CARBON

Harmony CDD
June 29, 2023, meeting

43 Mr. Tim Dwyer stated update on the trails and a recommendation to the Board. I sent you a
44 memo about the proposed drainage upgrades and building some culverts. We were talking about
45 the approach to Bill's Trail from Five Oaks up to around the side of the Enclave up to where Billy's
46 trail starts. There were two proposed culverts, and I have been riding up there on my bike since
47 Benchmark has mowed it, which is good. Now you can actually ride your bike or walk up there.
48 My recommendation is that I think we do not need culverts. As long as Benchmark can mow that
49 section, we are good. As far as the other culvert, the second culvert that was mentioned, right
50 adjacent to Billy's Trail to get over a little hump of land, since all that land has been redeveloped,
51 I have been up there after the recent rains, and it is dry. I do not really think that is an impediment
52 to anyone walking up there to want to walk on Billy's Trail. So that is my recommendation. On
53 Billy's Trail, they installed a 12-inch water line the length of the trail. If you were up there on the
54 trail six months ago, it was a very natural state. Now it has been paved over essentially with road
55 base, it has been widened, and trees have been knocked down. It is totally different than it used to
56 be. As far as us doing any maintenance, I cannot see us spending any effort to do that. Once that
57 road base hardens, you will be able to walk on it. I got about halfway on my bike and sank in over
58 the tires. In addition, they made essentially a land bridge from the end of Billy's Trail just north
59 of where our property ends over to the Enclave because that is where the water main goes. People
60 from the Enclave will easily be able to go over to Billy's Trail without going through anyone's
61 yard or anything. The only reason I bring that up is, if at some time in the future the Enclave
62 decides they want to do some sort of maintenance on Billy's Trail, it would be very easy for them
63 to get to with machinery, et cetera.

64 Ms. Kramer stated thank you so much. We appreciate all your hard work.

65 Mr. Dwyer stated if anyone has any questions about the status of the trails, please feel free to
66 reach out.

67 Ms. Corrine Tavalacci stated the view behind my house, of course, I have the retention pond.
68 It has been over a year, and every single day, we have people who are fishing in the retention pond.
69 Not only are they fishing, they walk over and look in our windows, And they come in a group a
70 lot of the time. Sometimes you have a kid with their backpack when school is in session at 6:30
71 a.m. sitting at one end or sitting at another. Another time you will have people sitting in golf carts,
72 driving behind my house, not the golf course carts, but their own. First of all, it is a safety issue,
73 and it is a privacy issue. They are six feet away from my back sliders, but they are on CDD
74 property. What do you do about that?

CARBON

Harmony CDD
June 29, 2023, meeting

75 Ms. Kassel stated that is the difficulty. CDD property is public property, and you cannot
76 regulate who goes on certain places, like we do at the pools or the boats, but on other places like
77 this, it is very difficult. The CDD is public property; it is not private. It is not like it is HOA
78 property where we can prohibit.

79 Ms. Tavalacci asked is there nothing they can do about that? It is a safety issue as far as I am
80 concerned because I do not know who these people are.

81 Ms. Kramer stated we are not really supposed to go back and forth, but if you are concerned
82 that they are peeping toms or something, you can call the sheriff's office.

83 Ms. Tavalacci asked we can do that?

84 Ms. Kramer stated yes. We have no law enforcement authority.

85 Mr. Leet stated I was trying to pull it up, but in the District's rules, it does mention where
86 people can be fishing, but it also says they cannot be disturbing the residents who lived near that
87 property. If you feel there is an issue, absolutely call law enforcement on that.

88 Ms. Kassel stated of course, there is always privacy fencing, which is expensive, but if you are
89 really concerned about privacy, maybe that is an option, or landscaping even. You want to see the
90 view from your house, but you do not want people looking in.

91 Ms. Tavalacci stated that is why we paid a little bit more.

92 Ms. Kassel stated maybe just a hedge.

93 Ms. Tavalacci stated also, I did email you guys and called, but got no response, just so you
94 know.

95 Ms. Kassel asked where did you email?

96 Ms. Tavalacci stated I did call whatever main number is there for the CDD. They took a
97 message. They said they would get back to me. Nobody did. I called a supervisor for South Lakes,
98 and he said he would get back to me, and he did not.

99 Ms. Kassel stated that is HOA; that is not CDD.

100 Ms. Tavalacci stated okay, I thought he said he was a supervisor.

101 Ms. Kassel stated we do not have a supervisor for South Lakes.

102 Ms. Tavalacci stated whoever the field person is.

103 Mr. Leet asked field services?

104 Ms. Tavalacci stated yes.

105 Ms. Kassel stated it could have been field services.

CARBON

Harmony CDD
June 29, 2023, meeting

106 Ms. Montagna stated they are sending out updates and the phone numbers, but regardless, if
107 there is an issue with the CDD, or even if you do not know if it is an issue with the CDD, there is
108 a maintenance email address: cddmaintenance@inframark.com. There are about 15 people who
109 get that email. So you will absolutely get a response. If it is not CDD related, we will let you know
110 that and direct you where to go from there. That is the easiest and best way to do it.

111 Ms. Tavalacci stated thank you.

112 Mr. Adam Kosna stated just a comment regarding the same issue which you are absolutely
113 right. I checked the bylaws, and people can approach. That area belongs to the Golf Preserve. We
114 are not allowed, at least we were told, that we are not allowed to walk on the Golf Preserve. You
115 can only ride Golf Preserve golf carts. You cannot even ride your own golf cart. I was told we
116 cannot walk, we cannot ride our own golf carts, nothing on a Golf Preserve. That is the Golf
117 Preserve.

118 Ms. Kramer stated we have nothing to do with the Golf Preserve.

119 Mr. Kosna asked who does?

120 Ms. Kassel stated the Golf Preserve. Even if you call the cops, they would need somebody
121 from the Golf Preserve to represent the Golf Preserve in any kind of trespass.

122 Mr. Kosna asked so we can go to the Golf Preserve and ask them for no trespassing or
123 something signs eventually? The CDD does not work with the Golf Preserve at all?

124 Ms. Kramer stated we are not a part of them. We know them, and we talk to them on occasion,
125 but they are private, and we are public.

126 Mr. Kosna stated because it is a golf area there and it is a Golf Preserve.. Is the pond part of
127 the Golf Preserve? Or does it belong to the CDD?

128 Ms. Kramer stated some of the ponds are.

129 Ms. Kassel stated it depends on where it is because some do and some do not.

130 Mr. Kosna asked do we know which one? Because the one they care about is the one which is
131 on the Golf Preserve. Who owns that?

132 Mr. Leet stated There are two ponds that are along the south side of Sagebrush, and both of
133 those are CDD property, but then you go a little farther, and the next pond is on the golf course.

134 Mr. Kosna stated it is the one on the golf course, the one when you approach South Lakes
135 before the gates is a golf area, and the pond is right there.

136 Mr. Leet stated who is going to be the authority on that is Osceola County (“County”),
137 www.property-appraiser.org. They have the full map of every property boundary.

CARBON

Harmony CDD
June 29, 2023, meeting

138 Mr. Kosna stated I went to that map; they do not have who owns it. That is the problem. You
139 can click on the property, and they will show you the tax of the property and who the owner is, but
140 on the Golf Preserve, you cannot click it, and it will not tell you who is the owner. The question
141 is, who owns that? That way we can answer her if it is the CDD or the Golf Preserve. Now we
142 have to go to the Golf Preserve and ask for no trespassing signs because it is the Golf Preserve.

143 Ms. Kramer stated yes, the golf course manager is in the clubhouse in the pro shop. You can
144 go there and speak to him, and he works for the owner of the Golf Preserve.

145 Mr. Kosna stated the question is, you do not know if he owns it, and he does not know.

146 Ms. Kramer stated we know what we own. Maybe after the meeting or another day you can
147 get with one of us, and we can show you how to work the property appraiser's website to see who
148 owns what. Then you can point out, and we can tell you whether we own it or not. Again, if we
149 own it, it is public property and it is wide open.

150 Mr. Chokanis stated the other issue, though, is to get someone trespassed, the sheriff has to be
151 there, a deputy or whoever, Harmony might have to be there, and the person who is trespassing
152 has to be there.

153 Mr. Kosna stated so it is almost impossible.

154 Mr. Chokanis stated right. If someone comes and you say, "You are trespassing; stay here. I
155 am going to call the sheriff." If he leaves, then they cannot do anything. It is kind of a catch 22.

156 A Resident stated take a picture of that person.

157 Ms. Kramer stated it does not work that way.

158 Mr. Kosna stated so we have to find out who owns it.

159 Ms. Kramer stated your three minutes are up. We are trying to help, but we will eat the whole
160 meeting.

161 Mr. Kosna stated we still do not know who owns it. Who will find out?

162 Mr. Leet stated send me an email, dan@harmonyadd.org, and I will be happy to help you.

163 Ms. Kassel asked are we talking about the pond at the end of the golf course, right before South
164 Lake?

165 Mr. Kosna stated correct.

166 Ms. Kassel stated the pond itself is owned by the CDD.

167 Mr. Kosna stated okay, which means they can come and fish.

168 Ms. Kassel stated yes, and there is a border around the pond that is owned by the CDD, and
169 that borders up against the Golf Preserve.

CARBON

Harmony CDD
June 29, 2023, meeting

170 Ms. Sandy Thoenes stated my concern that I thought I should bring up is that we are not using
171 water wisely. I have taken several pictures of the CDD land behind my house, which is watering
172 after three days of rain. My land has got dips in it that are filled with water, and the sprinklers are
173 going. We are paying for this water, and there is plenty of water out there. We are getting rain.
174 This is the rainy season. Someone either needs to adjust the sprinklers or be ready to turn them off
175 when the weather starts getting rainy. It was three days in a row we had steady rain for the evening,
176 and yet the sprinklers are going on both the golf course and the CDD. I sent the pictures. The
177 pictures did not make it. They came back and said the box was full for the CDD email. I will resend
178 them.

179 Ms. Montagna stated we got them. There is more than one person who gets those emails. Like
180 I said, there are ten people, so we got the pictures. They were sent over to the landscape company.

181 Ms. Thoenes stated the other concern I had is the sidewalk on Five Oaks as you go out our
182 subdivision and turn, sand has been there forever. They are trying to fix the sprinkler system or
183 something, and it never gets resolved. I walk all the time to the clubhouse.

184 Ms. Montagna stated that has been noted, and that is being worked on, as well.

185 Ms. Kassel stated at the last number of CDD meetings and this one, too, we have been having
186 our new landscaping contractor look at our irrigation system, which is 20 years old and needs a lot
187 of repairs: new rain sensors, new clocks, new timers, new this, that and the other thing.

188 Ms. Thoenes stated so they are working on it.

189 Ms. Kramer stated yes. If you stay a little while, you will hear us talking about rain sensors.

190 Ms. Thoenes stated I just feel like I have to make sure mine does not go when it is not supposed
191 to. The water people say do not waste it.

192 Ms. Kassel stated we agree.

193 Ms. Mary Jane Sledz stated we are all very concerned as seniors who live in the 55+ about this
194 increase that they are talking about. I do not know when the exact budget meeting is, but we really
195 need to look at cutting it because 10% or 11% for senior citizens, most who live either on Social
196 Security or disability, is a rate hike, along with the HOA's. Hopefully we do not want to see that.
197 We want to be fiscally responsible. When is the meeting?

198 Ms. Kramer stated the last Thursday in July.

199 Ms. Montagna stated that would be the budget public hearing.

200 A Resident asked may I ask a question?

CARBON

Harmony CDD
June 29, 2023, meeting

201 Ms. Kramer stated it is not questions period it is not a back and forth period. It is a time for
202 you to express your concerns to us.

203 Ms. Kassel stated you can always email any of us for all of us with any questions you have.

204 Mr. Steve Rafferty stated we have been here about a year, and I have noticed that consistently
205 when we have a heavy rain, those two drains on Five Oaks always flood. I have been told that it
206 has been going on for a long time, so I am not sure why it has not been addressed, either by the
207 CDD, the County, or together, because it should not be that long to get something fixed like that.

208 Ms. Kassel ask is that all the way down by the gardens?

209 Mr. Rafferty Stated yes. Every time we have a heavy rain, it floods. That is not a good thing.

210 Ms. Kramer stated we will bring the County back out. Thank you for bringing it to our attention
211 and letting us know.

212 Ms. Montagna stated we have gone back and forth with the County. They are aware of that.
213 They come out, they pump it out, they go about their business, and then we call them again.

214 Ms. Kramer stated time for another call.

215 Ms. Montagna stated yes.

216 Ms. Kramer stated hearing no further audience comments, I will go ahead and close audience
217 comments. As promised, I will give a quick blurb on what a CDD is. The CDD, when Harmony
218 was first built, they, the developer, used a vehicle called a community development district
219 (“CDD”), which the State of Florida had adopted and allowed it to happen. So they financed all
220 the infrastructure within Harmony by bonds. Infrastructure is our road, our sewers, our recreational
221 facilities that are owned by the CDD, and the conservation areas. All of those things were paid for
222 by bonds. The bonds, then, are paid for by the individual homeowners or buyers, the property
223 owners, not just homeowners but also commercial development or apartments if they show up. All
224 the land in Harmony pays a CDD assessment for those bonds. That paid for the initial development
225 of Harmony. The second-half of your assessment that you see goes for the CDD to maintain and
226 operate all of that infrastructure: boats, stormwater sewers, parks, landscape, street lights, schools,
227 all that stuff. Our role, as a CDD Board, is a policymaking role. We set the policy for the CDD,
228 where we are going and what we are doing. Our management company, Inframark, along with our
229 District legal counsel and our District engineer, they are the ones that actually put the rubber to the
230 road and to make our policies happen. That is generally the CDD. We are a public entity, I mean
231 a true public entity, like a city or a county, but we have limited powers. We do not have powers of
232 zoning, so we cannot control what land uses happen in our area. We also do not have policing

Harmony CDD
June 29, 2023, meeting

233 powers or any legal enforcement powers. They typically do not give recreation to the CDDs, but
234 we do have a special exemption to do recreation.

235 Ms. Montagna stated They are doing it more and more nowadays.

236 Ms. Kramer stated that is generally what a CDD is. Do you have a question about that?

237 Ms. Kassel asked can I just add to that? Essentially when the developer created the CDD, it
238 was a way to push the costs of infrastructure on to buyers in the form of a bond instead of in the
239 price of a house. You have to pay it over time, and there is interest on that. When we get to a
240 certain population level, the developer is required to turn CDD governance over to the residents.
241 That happened over time. It is now entirely resident run, and in a nutshell, our obligation is to
242 make sure the physical and fiscal infrastructure of the District is well managed, things are well
243 maintained. Sometimes it is really hard with 20-year-old stuff, we are trying, and also that we have
244 enough money to run things properly and repair things and renovate things as they break down
245 and need replacement.

246 Ms. Kramer stated yes, and one of the critical things you should know about the history of this
247 particular CDD is that the assessments have been kept fairly level almost all the 20 years of the
248 CDD, and no money was brought in really to set aside to repair and replace anything. Now that we
249 are at the 20-year mark and things are breaking down or deteriorating and have to be replaced, that
250 is where we are, and that is why you have seen an increase. We are obligated to maintain all those
251 facilities. That is where we are right now in the fees and assessments.

252 Ms. Kassel stated although I will say, I have been on the CDD Board nearing the end of my
253 fourth term, and there has been a push from me to set aside reserves and to do a formal reserve
254 study. We do have reserves that have been set aside, but it is just that not enough has been set
255 aside, and now we are finding ourselves in a position where things are breaking down. Irrigation,
256 as you will hear, is one tiny thing in this community that we are having to spend tens of thousands
257 of dollars on just to get it repaired so that it is operational, not even including replacing the system
258 that has been running it, which is pretty much required now, and all these other things: the pools,
259 the splash pad, the basketball court surfacing, so many things that we have as a CDD that need to
260 be maintained, and we have not really had the funding to make sure that all of that gets well
261 maintained properly in a timely way.

262 A Resident asked if you are responsible for the roads, why do I have to call the County?

263 Ms. Montagna stated no, we are not responsible.

264 Ms. Phillips stated you misspoke on that.

CARBON

Harmony CDD
June 29, 2023, meeting

265 Ms. Kramer stated alleyways.

266 A Resident asked are we responsible or are you responsible for that white fence at the front
267 entrance?

268 Ms. Kramer stated yes, we are, the one on U.S. Hwy 192.

269 Ms. Kassel stated only on CDD property.

270 Ms. Kramer stated not the fences that are coming back along the entryway.

271 The Resident stated those are in really bad shape.

272 Ms. Kramer stated yes.

273 Ms. Kassel stated we have been discussing them for the last several months. There will be a
274 discussion today about removal; we got some bids.

275 A Resident stated you mentioned that you do the pools.

276 Ms. Kramer stated yes.

277 The Resident stated we were just over at our pool.

278 Ms. Kassel asked this one? We do not do that one.

279 Ms. Kramer stated that is not a CDD pool.

280 The Resident stated you mentioned pools.

281 Ms. Kramer stated sorry, that is not a CDD pool. Anything that is owned by your homeowners
282 association, we have nothing to do with.

283 A Resident stated I think everyone has done a great job cleaning the bathrooms. You guys are
284 great. I think it looks great.

285 Ms. Kassel stated thank you.

286 The Resident asked do you have anything to do with the gym?

287 Ms. Kramer stated no.

288 The Resident stated I have a question just for my own head. The gators. Do you guys monitor
289 and maintain the gators?

290 Ms. Kramer stated no. They are natural residents of Harmony.

291 The Resident asked what happens when they are overflowing in our streets?

292 A Resident asked what happens when they get too big?

293 Ms. Kramer stated at breeding season, they will come out and start wandering the streets. Just
294 avoid them. In 20 years, we have not had an incident.

295 The Resident stated for every gator that gets pregnant, it gives about 30 eggs, and most of them
296 live. I am just curious.

CARBON

Harmony CDD
June 29, 2023, meeting

297 Ms. Kramer stated most of them do not live.

298 The Resident asked does the wildlife maintain them?

299 Ms. Kramer stated yes.

300 Ms. Montagna stated if there is an alligator that appears to be aggressive, then you need to call
301 Florida Wildlife Commission (“FWC”). They will give you a number, then you call me and give
302 me that number. If they deem that it needs to be removed, they will remove it. But they are not
303 going to just come and randomly start removing alligators.

304 The Resident stated I did not know if they monitored the number.

305 Ms. Kramer stated they will kill them.

306 Ms. Montagna stated yes, they do not relocate.

307 The Resident stated we need to post it in our communities. Baby gators are coming in the street
308 and going to our little dogs. At what point does that get taken care of?

309 Mr. Leet stated if you go on the CDD website, there is a section under ponds and wetlands
310 under District Facilities, at the bottom there is a section, and the CDD does have nuisance gator
311 guidelines.

312 A Resident stated you are saying a lot of things are 20 years old and whatever. Our community,
313 the Lakes, is really not that old.

314 Ms. Kassel stated no, but you have an HOA that maintains a lot of your stuff. But elsewhere,
315 there is a lot of stuff that is 20 years old. Since you are part of the CDD, you are paying into that.

316 Ms. Kramer stated and you are allowed to use the boats, the park down at the lakefront, you
317 are allowed to use the docks, all that stuff.

318 Ms. Kassel stated the dog parks.

319 Mr. William Edwards stated I was a little late to the meeting because I did not know exactly
320 where it was being held, and I missed the beginning of the meeting. I am at 3311 in South Lakes,
321 and the tree that is in front of my house, new trees they usually stake down to keep them straight.
322 I just moved in, in November.

323 Ms. Kramer stated if it is in front of your house in South Lakes, it belongs to the homeowners
324 association.

325 Mr. Edwards stated they told me the CDD is supposed to maintain those streets.

326 Ms. Kramer asked what is the name of the street it is on?

327 Mr. Edwards stated Sagebrush.

328 Ms. Kramer stated no, we do not.

Harmony CDD
June 29, 2023, meeting

329 Mr. Edwards stated the gardeners that come around asked the HOA at the last HOA meeting,
330 and they said the CDD handles that.

331 Ms. Kramer Stated not if it is in front of your house on Sagebrush.

332 Ms. Kassel asked is it on Five Oaks?

333 Ms. Kramer stated no, it is on Sagebrush.

334 Mr. Edwards stated Sagebrush.

335 Ms. Kassel stated if it is on Sagebrush, then it is a Lakes HOA issue.

336 Mr. Edwards stated the problem I am having is that the stakes will not stay in the ground. They
337 keep popping out. The tree is leaning over in front of the house from the house to the walkway,
338 between the walkway and the street. Every time we try to stake take it down, it comes up, and they
339 told me you are supposed to handle that.

340 Ms. Kramer stated if you will give the man next to you your address, there are some small
341 access parcels that go back to the pond. If it is on one of those, it is ours, and then he will be able
342 to make sure it gets checked out, the staking of the tree.

343 A Resident stated you mentioned several times that we pay you. How do we actually pay you?

344 Ms. Kramer stated on your tax bill.

345 The Resident stated that just coincidentally came up today.

346 Ms. Kramer stated yes, it is on your tax bill.

347 Mr. Leet stated the last thing I would add that is completely unique to our CDD here, but there
348 are five or six different homeowners associations, depending on which area within the Harmony
349 neighborhood you live in. We see lots of these issues where, is it the HOA or is it the CDD. Again,
350 do not hesitate if you have questions.

351 Ms. Kramer stated email us.

352 Ms. Kassel stated cddmaintenance@inframark.com.

353 Ms. Phillips stated the website has a lot of information.

354 Ms. Kramer stated we are going to go back now to our agenda.

355
356 **THIRD ORDER OF BUSINESS Contractor Reports**

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

358 Mr. Lomasney stated we have a couple of proposals, one regarding resodding a park and a
359 couple others regarding irrigation.

360 **i. Proposal #754 for Irrigation Repairs**

361 Ms. Kramer stated the first proposal #754 is for irrigation repairs, a not-to-exceed of \$20,000.

362 This should bring the system up to approximately 75%.

CARBON

Harmony CDD
June 29, 2023, meeting

363 Mr. Lomasney stated that is correct.

364 Ms. Kramer asked is that the \$20,000 from the last meeting? Or is this a brand new one?

365 Ms. Montagna stated this is new.

366 Mr. Lomasney stated this is new. This is \$20,000 in a new bid, and 75% will be after that.

367 Ms. Kassel stated we have already spent \$45,000, and now it will be \$65,000. That does not
368 include the next proposal for replacing everything, the Hunter Pro C, which is another \$25,000.

369 Mr. Lomasney stated the \$20,000 is for repairs.

370 Ms. Kramer stated yes.

371 Mr. Lomasney stated that is for the timers and sensors, two different things.

372 Ms. Kramer stated let us finish with this one first.

373 Ms. Kassel stated yes, I just wanted a picture of the overall.

374 Ms. Kramer stated yes, but the other one is not required. It is not like the repairs are required.

375 Ms. Montagna stated these are repairs, and the other ones are clocks.

376 Ms. Kramer stated or a change over of the system. Right?

377 Mr. Lomasney stated they are brand new clocks and timers and sensors, so we can avoid if it
378 is raining wasting that water.

379 Ms. Kramer stated so you need this for the actual turning on of the system and getting things
380 done.

381 Mr. Lomasney stated we are finding more zones, more wires, main line breaks, sprinklers,
382 things of that nature. For the past month, that is exclusively what I have been working on is
383 irrigation. Sometimes we get to the oak trees, and it takes several hours. We will find it underneath,
384 and we will just go to the next one. In this instance I am talking about, it was the very next tree, so
385 the water stopped there, and I fixed it. The next day, I checked it, 16 feet over.

386 Ms. Kramer stated it stopped up.

387 Mr. Lomasney stated yes, so some of these are wires, relocating everything, finding everything,
388 putting it in the right place, controlling the satellite to where it is supposed to be, getting
389 appropriate coverage and not watering the sidewalks and things like that, nozzles. Some of these
390 things are extremely old. They are plastic and completely falling apart. It is constantly spinning,
391 and things like that.

392 Ms. Kassel stated I just have a question. I did not understand what was going on with these
393 graphics. It is in the agenda and starts on page 7 if Mr. Leet can put it on the screen. I did not really

CARBON

Harmony CDD
June 29, 2023, meeting

394 understand. I understand these are the minutes it is running and all these zones are not running, but
395 I did not understand but the Xs were about.

396 Mr. Lomasney stated the Xs show what is not working. That is open wire that is not open. So
397 we will go to zone 6, and it is not functioning.

398 Ms. Kassel stated it does not say commentary or anything not functioning. These are just
399 locations of the sprinkler heads, right? It does not say here rotors broken for zone 6.

400 Mr. Lomasney stated yes, riser broken zone 17, in the parentheses would be the number. For
401 that particular one, it is three risers broken.

402 Ms. Kassel stated so there is an X in the sprinkle row. Is anyone else confused by what these
403 Xs mean?

404 Mr. Chokanis stated yes, I think you need a legend or something that depicts what these Xs
405 mean.

406 Ms. Kassel stated yes.

407 Ms. Kramer stated I assumed that the X meant the type of whatever it was, whether a rotor or
408 a sprinkler.

409 Ms. Kassel asked that was broken?

410 Ms. Kramer stated no, that was there. So what I am hearing now is the X means it is broken.

411 Ms. Kassel stated what we need is a better explanation of what this is.

412 Ms. Montagna asked do you want to look at this? I have it printed out.

413 Ms. Kassel stated thank you. Mr. Leet is getting it up on the screen so you can see what we are
414 talking about.

415 Ms. Phillips stated on almost every one, either sprinkle or rotor has an X.

416 Ms. Kassel stated actually in the first one, a lot of them do not have any Xs. Between 7 and 14
417 do not have any Xs.

418 Mr. Lomasney stated right.

419 Ms. Kassel stated 5 does not have an X. I do not understand what this means because when I
420 look under comments and recommendations, there are four zones that have a problem and
421 something is broken, either a sprinkler head or a rotor or riser, but that is not reflected in the table.

422 Mr. Lomasney stated I will get more detail on what the table is, but each zone is the location.
423 When they check the whole thing, those are the particular zones that are having problems on this
424 timer.

425 Ms. Kassel stated we also do not know what open wire means.

CARBON

Harmony CDD
June 29, 2023, meeting

426 Ms. Kramer asked does it mean the signal is not getting to the timer?

427 Mr. Lomasney stated right, that is the \$20,000 for the open wires and stuff like that to make
428 sure it is all closed in it installed securely.

429 Ms. Montagna asked is that an open system or a closed system? In order to close the system,
430 which is making it run?

431 Mr. Lomasney stated yes.

432 Ms. Montagna stated okay, because that is what we talked about the last time.

433 Mr. Lomasney stated right.

434 Ms. Kramer stated I have wires from my box that tell each zone to run.

435 Mr. Lomasney stated exactly.

436 Ms. Kramer stated if one of the wires is broken, that zone will not run.

437 Mr. Lomasney stated exactly.

438 Ms. Kramer asked is that what happens? We have 17 zones.

439 Ms. Kassel stated on just this one clock.

440 Ms. Montagna stated that are not working.

441 Mr. Lomasney stated right.

442 Ms. Kramer stated not all 17. Three of them are working, and the other 14 are not.

443 Ms. Montagna stated there you go.

444 Mr. Chokanis asked each zone has a drip line, a sprinkler, and a rotor?

445 Mr. Lomasney stated yes. In this tree line, we will have a pop up, which is just a head. The
446 field behind it will be rotors. If it is super small, like a hedge or something in front of the pool,
447 they will put in a drip line to save water.

448 Ms. Kassel asked a bubbler?

449 Mr. Lomasney stated a bubbler at a tree on a one-half-inch line.

450 Ms. Kassel stated what we need is a better explanation. This is extensive; this is 30 pages.

451 Ms. Montagna stated maybe an easy-to-read overall summary with maybe a key where they
452 can easily follow.

453 Mr. Lomasney stated okay.

454 Ms. Kassel stated we do not know what is broken and what is working.

455 Mr. Lomasney stated the recommendations are what is broken.

CARBON

Harmony CDD
June 29, 2023, meeting

456 Ms. Kassel stated right, but you are also saying under located, zones 8 through 14 have open
457 wires, so they are apparently not working. That is not under comments and recommendations. Do
458 you know what I am saying?

459 Mr. Lomasney stated right.

460 Ms. Kassel asked if they are not working, why are they not under comments and
461 recommendations? It is not logical. Right?

462 Mr. Lomasney stated okay.

463 Ms. Kassel asked if they were not working, why would they not be under comments and
464 recommendations, if comments and recommendations are what is not working?

465 Mr. Chokanis stated also, this irrigation report is dated April 12. Is that when it was actually
466 dated? Because we are in May.

467 Mr. Lomasney stated I have a new one.

468 Ms. Kassel stated this was the first \$25,000.

469 Mr. Lomasney stated yes.

470 Ms. Montagna stated \$25,000, not to exceed \$25,000.

471 Ms. Kassel stated this is the first one in April. Then we had another \$20,000 in May. Now we
472 are talking about another \$20,000 in June, and that will bring us up to 75%, or so, of the whole
473 entire CDD system being examined and repaired.

474 Mr. Lomasney stated correct.

475 Ms. Kramer stated at the last meeting, Ms. Kassel was going to work with them.

476 Ms. Kassel stated yes.

477 Ms. Kramer asked how did that go?

478 Ms. Kassel stated I was waiting to hear from the District Manager. Our minutes did not arrive
479 until Monday, so I reached out to Mr. Mootz on Monday. He sent me some information yesterday.
480 They were working on things, but there was no communication from the last meeting until just
481 recently, and they were apparently doing stuff.

482 Ms. Montagna asked what are we talking about? The bulbs?

483 Ms. Kassel stated no, we are talking about the approval of the \$20,000 we approved in May.

484 Ms. Kramer stated with the proviso that she would work with them.

485 Ms. Montagna stated your information was given to them.

486 Ms. Kassel stated I was not informed, and I reached out just after the minutes arrived, and I
487 received something.

CARBON

Harmony CDD
June 29, 2023, meeting

488 Ms. Kramer stated it would be helpful to have the minutes closer to the meeting which
489 occurred.

490 Ms. Kassel stated it would be helpful to have a summary immediately after the meeting, and
491 then to have the minutes well enough before the meeting.

492 Ms. Montagna stated the summary was sent right after the meeting.

493 Ms. Kassel stated I do not have it in front of me.

494 Ms. Phillips stated we got the summary.

495 Ms. Kassel stated we did, but it is supposed to come the next day, but usually it comes a week
496 or so later. Anyway, I do not have a good answer on that because I was not put in touch with them
497 in regard to the work that was being done. I think there has been a lot of work that has been done,
498 but I was not consulted on it.

499 Ms. Kramer at this point, what is the pleasure of the Board on authorizing another not-to-
500 exceed of \$20,000?

501 Ms. Kassel stated we do not really have a choice even though we do not want to spend it.

502 Ms. Phillips stated that is what I was going to say. We have a legal obligation to keep this stuff
503 working. We cannot just say we are not going to do it.

504 Ms. Kramer stated right.

505

506 Ms. Phillips made a MOTION to approve proposal #754 from
507 Benchmark Landscaping for irrigation repairs, in a not-to-exceed
508 amount of \$20,000.00.

509 Mr. Leet seconded the motion.

510

511 Mr. Leet stated while we are discussing, I want to make sure but the lines of communication
512 that we wanted to have.

513 Ms. Montagna stated we can rectify that right now, if Ms. Kassel can give Mr. Lomasney your
514 information.

515 Ms. Kassel stated I gave him my card last time.

516 Ms. Montagna stated there you go. Leave this meeting, so we are all clear that is the
517 communication.

518 Ms. Kramer stated Mr. Lomasney, if you will give her your numbers.

519 Mr. Lomasney stated absolutely, that will be fine.

520 Ms. Kramer stated so we will be sure that happens.

Harmony CDD
June 29, 2023, meeting

521 Mr. Chokanis stated I will just say that it would be nice to get an itemized receipt for this
522 \$20,000 next time we meet. Because it seems like we come here and there are some updates and a
523 report, but just kind of like an itemized list of what was done in this time span and how you spend
524 the \$20,000. We keep coming back and it is another \$20,000 and another \$20,000 and another
525 \$20,000.

526 Ms. Montagna asked itemized, like a list?

527 Ms. Kramer stated yes.

528 Mr. Chokanis stated like a receipt.

529 Ms. Kramer stated that says how many open wires were closed.

530 Mr. Chokanis stated things like that.

531 Mr. Leet stated there was an attempt to give some of that information, but just making that
532 more clear and easier for us to follow will really help go a long way to help us justify it.

533 Mr. Lomasney stated clear for all parties.

534 Ms. Kramer stated right. That will help us a lot. I would like to see a map that shows which
535 areas, so when I look at the water bill and see a difference in the water bill, I can see that is different
536 because you closed the system and now it is fully functioning. That would help me a lot.

537 Mr. Chokanis stated that is a great idea.

538 Ms. Montagna stated I am sorry, repeat that.

539 Ms. Kramer stated a map of what zones have and have not been repaired so we know where
540 we are going.

541 Ms. Montagna stated versus what is not. I just want to make sure so I can include it in the
542 summary.

543

544 Upon VOICE VOTE, with all in favor, unanimous approval was
545 given proposal #754 from Benchmark Landscaping for irrigation
546 repairs, in a not-to-exceed amount of \$20,000.00.

547

548 **ii. Proposal #1032 for Irrigation Repairs**

549 Ms. Kramer stated next is proposal #1032. It is for a number of clocks and controllers. Is this
550 the change that Mr. Brett Perez had spoken about to change from Maxicom to the Hunter system?

551 Mr. Lomasney stated yes. This would solve a lot of the problems. They are glitching. Some of
552 them are not responding at all. Some of them were getting stuck and hung up. They are 20 years
553 old. We propose that we replace 29 of them. One was already replaced when we had that sod done
554 when the asphalt came, I think the day of our last meeting. That clock is installed and running

Harmony CDD
June 29, 2023, meeting

555 beautifully. However, we are running into other problems. We are going to satellites where we
556 have water there, but the clock is just not allowing it, so we are manually watering that area,
557 especially by the Estates. We propose universally replacing all the clocks, except for a couple of
558 smaller satellites. Those will be Rainbirds, because they are 8 zones. Each satellite will tell you
559 which timer we went with, how many zones, when it is hooked up, and it would run far more
560 efficiently.

561 Ms. Montagna asked can I just ask a question?

562 Mr. Lomasney stated yes.

563 Ms. Montagna stated on your proposal, it says controller replacement in 26 locations, but yet
564 you have 29.

565 Ms. Kassel stated because three of them are Rainbirds.

566 Mr. Lomasney stated not only that, at the entrance, two of them are side by side: 1A and 1B.

567 Ms. Montagna stated number 5, I see that. Okay.

568 Mr. Lomasney stated and one was already replaced, and we did not want to replace it twice.

569 Ms. Montagna stated that was 15. Some of them are already included with other proposals. I
570 got it.

571 Mr. Leet asked if this proposal were to be fully executed and implemented, what would be left
572 of the original Maxicom system?

573 Mr. Lomasney stated That I would have to get back with you, but I think we are on our own
574 system now.

575 Ms. Kassel stated I think we would be done with Maxicom.

576 Ms. Montagna stated if not, it should be fairly close. Right?

577 Mr. Lomasney stated yes.

578 Mr. Leet stated that is what I got from what you said, just over the years, I have had to do some
579 work with the Maxicom system before with the previous landscaper. It has always been this
580 looming issue replacing all the controllers will be a six-digit outlay. This is still pricey, but not as
581 pricey for what it sounds like we would be getting.

582 Ms. Kassel stated that brings up the question, Mr. Leet, aside from changing to this new system
583 and with the approval we just made, we are \$65,000 into irrigation repairs to bring us
584 approximately to 75%. We are going to be spending close to \$100,000 with all the other things we
585 have approved or are about to approve, just on getting the irrigation system working again. Now,
586 this is an additional \$26,000. What else is there that we might have to replace?

CARBON

Harmony CDD
June 29, 2023, meeting

587 Mr. Lomasney stated the Rainbird sensors, which is also in front of you, and I think will reduce
588 all these water bills with these leaks being fixed, the water not being wasted, the proper sprinklers,
589 the proper timers. If it rains, it will not water.

590 Ms. Kramer stated The rain sensors, the board had approved for Servello & Sons (“Servello”)
591 to replace and install and get them all up to speed, but Servello never got to it.

592 Ms. Kassel stated and they never billed us for it.

593 Ms. Kramer stated they never billed us; I went back and made sure they never billed us for it.
594 We have allocated this money before, but again, your point is well taken that we have only
595 budgeted for repair and maintenance (R&M) of irrigation only \$30,000. This is more than just the
596 regular R&M. It is more like what would be in the reserve study.

597 Ms. Kassel stated it is replacement.

598 Ms. Kramer stated it is actually complete replacement.

599 Mr. Lomasney stated right.

600 Ms. Kramer stated but still.

601 Ms. Kassel asked would not the replacement of wiring also come under replacement?

602 Mr. Lomasney stated it is also underground, so it would be up to that point.

603 Ms. Kramer stated actually all the money we have spent on repairing a \$65,000 plus this should
604 be out of reserves. But again, I caution you because our reserves are very limited.

605 Ms. Kassel stated however, it is coming out of operation and maintenance or it is coming out
606 of reserves, it is essentially coming out of the same place.

607 Ms. Kramer stated right, but we only had \$30,000 budgeted. If we need to go over, we have
608 some, but we do not have much.

609 Ms. Montagna stated there are other line items that are under budget that would cover some of
610 this overage. At the end of the day, it is one bucket, right? Then we kind of come down from there.

611 Ms. Kassel stated just to the point that you made, Mr. Lomasney, hopefully our water bills will
612 go down, but I am not sure they will. I think they will go up because we have had so many areas
613 that have not been getting water, and now once the system is working, all these areas, many areas
614 that were not getting water will be getting lots more water.

615 Mr. Lomasney stated also a lot of big line repairs are being made, where we are losing hundreds
616 of gallons underneath two or three oak trees. If we fix five of those per road, do you know how
617 much we will save? A considerable amount.

CARBON

Harmony CDD
June 29, 2023, meeting

618 Ms. Kramer stated our monthly water bill right now varies depending on the season, the rainy
619 season, anywhere from get \$10,000 to \$19,000, sometimes \$22,000 a month. With the rain sensors,
620 that will bring a lot of that down, and hopefully with clocks that really function, we will not be
621 seeing this repeat three and four days in a row of run times. We will see twice a week, or something.

622 Mr. Lomasney stated this time of year, they will not go off because it is already saturated.

623 Ms. Kramer stated right.

624 Mr. Lomasney stated it is shutting that system down without someone manually having to go
625 do it.

626 Ms. Kramer stated right.

627

628 Ms. Kassel made a MOTION to approve proposal #1032 from
629 Benchmark Landscaping for irrigation repairs to change 26 clocks
630 to Hunter Pro C, in the amount of \$25,850.00.

631 Ms. Phillips seconded the motion.

632

633 Mr. Leet asked this has already been discussed, but how are these things controlled?

634 Mr. Lomasney stated manually. You program A and B and put in a time limit for each zone
635 and anything.

636 Ms. Kramer asked is it like the one in my garage?

637 Mr. Lomasney stated it is a lot bigger.

638 Ms. Kramer stated it is a lot bigger and a lot more zones.

639 Mr. Lomasney stated right.

640 Mr. Leet stated with Maxicom, yes, it was very expensive to put in, in the first place, but you
641 still had some kind of centralized controller for the whole thing, whether from the office or
642 remotely, still be able to monitor things and turn things off. With these being replaced, you are
643 saying it is still a manual process?

644 Mr. Lomasney stated the seasonal adjust, when you go to it, it is all set to go for whatever
645 season we are in. We have to manually change it for the time for the water to go off based on the
646 season, but by and large, what it is set, it is set.

647 Ms. Kassel asked so Maxicom, there is a platform or a centralized place where you can monitor
648 and change things, but with these Hunter Pro Cs, there is not?

649 Mr. Lomasney stated I believe there is.

CARBON

Harmony CDD
June 29, 2023, meeting

650 Ms. Kassel stated it does not say anything in the proposal about remote. It just says smart port
651 wiring, but I do not really know what that means. Maybe we need Mr. Mootz to weigh in on this
652 as to exactly what we are buying.

653 Mr. Lomasney stated I can look up the actual.

654 Ms. Kassel stated also, just to my point again, there are clocks, there are rotors, there are
655 sprinkler heads, there is this, that, and the other thing. Right? What else, controllers, what else
656 might we need to replace in the system beyond repairing what is broken and replacing these clocks?

657 Mr. Lomasney stated I think we are good. I think we will be at 75% with a whole new system,
658 and at the end of that, there will be whatever findings we have, and everything will be all wired
659 up.

660 Ms. Kassel asked so there is nothing else?

661 Mr. Lomasney stated no major component.

662 Ms. Kassel asked there is no other major component that we will be replacing or repairing?

663 Ms. Montagna asked you are saying after this controller replacement for \$25,000, that would
664 put you at 75% complete with a whole new system?

665 Mr. Lomasney stated no, the \$20,000 puts us at 75%.

666 Ms. Montagna stated okay.

667 Mr. Lomasney stated this new system is different from that. Obviously, this will enhance it
668 and make it more efficient and save on water.

669 Ms. Montagna stated okay.

670 Mr. Lomasney stated then the rain sensors are what will save us tremendously.

671 Ms. Montagna stated so the 75% complete is after this \$20,000.

672 Mr. Lomasney stated that was already approved.

673 Ms. Montagna stated yes. Then this one of \$25,850 is for a new system. Right?

674 Mr. Lomasney stated to put complete new timers on every satellite.

675 Ms. Kassel stated it says clock with Hunter smart port wiring, whatever that means. I am
676 assuming that means that they can have some kind of wireless something to communicate to a
677 central system.

678 Mr. Lomasney stated yes. They will all be the same, with the exception of a handful Rainbirds,
679 and that is because those are eight zones. But they are also smart, as well.

680 Ms. Kassel stated there are several blank pages. I do not know if they are proposals. There are
681 a number of blank pages in the agenda.

CARBON

Harmony CDD
June 29, 2023, meeting

682 Ms. Kramer stated I think that is a snafu.

683 Ms. Montagna stated yes, I think that is the PDF. You are not missing any.

684 Ms. Kramer stated I have one quick question.

685 Mr. Lomasney stated okay.

686 Ms. Kramer asked what would happen if we waited and put this off until next fiscal year?

687 Mr. Lomasney stated we will continue to have the issues, like came up wasting of water and
688 glitches.

689 Ms. Kramer asked the rain sensors system would not take care of it?

690 Mr. Lomasney stated it could rain and still be going off at the same time.

691 Ms. Kramer stated okay.

692 Mr. Chokanis asked when will these get installed?

693 Mr. Lomasney stated it would move pretty quickly.

694 Mr. Chokanis asked do you have parts already available?

695 Ms. Kassel asked 30, 60, or 90 days?

696 Mr. Lomasney stated within 30 to 60 days, right away. It would be ordered probably starting
697 Monday, depending on the meeting. I can give you that information when we touch base about a
698 couple other things. If you guys want to know a start time before the next meeting, you can have
699 that.

700 Ms. Kramer stated okay, great.

701

702 Upon VOICE VOTE, with all in favor, unanimous approval was
703 given to proposal #1032 from Benchmark Landscaping for irrigation
704 repairs to change 26 clocks to Hunter Pro C, in the amount of
705 \$25,850.00.

706

707 Ms. Kramer stated thank you all for coming.

708 Ms. Kassel stated and you guys can reach out to any of us or all of us as Board members.

709 **iii. Proposal #982 for Summer Flowers**

710 Ms. Kramer stated the next proposal is #982 for, I guess, a flower rotation for summer flowers.

711 The marigolds we have now got put in kind of late. Will they last through the summer?

712 Ms. Kassel stated the thing about marigolds is, they kind of need dead heading and no one is
713 going to be doing that.

714 Ms. Phillips asked do you know, every time I drive by them, I think I am going to get up some
715 morning before it is so hot that I cannot stand it, and I am going to go up there and deadhead them.

716 Ms. Kassel stated what happens is, after a while.

CARBON

Harmony CDD
June 29, 2023, meeting

717 Ms. Kramer stated they stopped flowering.

718 Ms. Kassel stated yes.

719 Ms. Kramer stated why do we not see if we can get through the summer? It is \$3,500 but it is
720 still money that go toward.

721 Ms. Kassel stated yes, we are going to table this.

722 Mr. Lomasney stated I will pull the dead ones as I see them.

723 Ms. Kassel stated when a flower is done blooming, and it sort of dies back, then it starts going
724 to seed.

725 Ms. Kramer stated the plants can stay in.

726 Ms. Kassel stated the plants put in a lot of energy into producing seed instead of more flowers.
727 Dead heading is taking just the old flower head off with the seeds. That way, the plant is putting
728 more energy into making flowers instead of producing seeds.

729 Ms. Phillips stated you just pinch the head.

730 Ms. Kramer stated what is growing seeds.

731 Ms. Phillips stated yes, we are not talking about the plants being dead. We are talking about
732 the flowers.

733 Mr. Lomasney stated I understand. There were a few that had died.

734 Ms. Phillips stated okay.

735 Mr. Lomasney stated I went in there and was weeding them.

736 Ms. Kassel stated if they die, we would love replacements, please, because you are responsible
737 for them.

738 Ms. Kramer stated I will see if the grandkids want to go dead heading.

739 Ms. Phillips stated I was going to say, there are enough people in the community who could
740 do that.

741 **iv. Proposal #1072 for Wireless Rain Sensors**

742 Ms. Kramer stated now is proposal #1072 for wireless rain sensors. Again, this was work that
743 we had already approved for Servello.

744

745 Ms. Kassel made a MOTION to approve proposal #1072 from
746 Benchmark Landscaping for wireless sensors, in the amount of
747 \$7,950.00.

748 Mr. Leet seconded the motion.

749

750 Mr. Leet asked did you have a question?

751 Ms. Kramer stated I thought I did.

CARBON

Harmony CDD
June 29, 2023, meeting

752 Mr. Leet stated I do. Are these just the rain sensors or are they also the solar sensors?

753 Mr. Lomasney stated these are the rain sensors that will go with every single new satellite that
754 we install so for that particular timer when it rains.

755 Mr. Leet stated right, I am starting to look up some information on these, and I guess some
756 have a solar sensor, as well, that measures how much evaporation would have taken place.

757 Ms. Kramer stated yes, the evaporation coefficient.

758 Mr. Leet stated these are just rain sensors.

759 Ms. Montagna stated wireless rain sensors.

760 Mr. Leet stated that is still far better than what we have now.

761 Mr. Lomasney stated yes, if it is raining and it detects moisture, it will not allow that satellite
762 to go off until that moisture is gone.

763 Mr. Leet stated right.

764 Ms. Kramer stated now, a lot of our rain sensors that are currently in use are under full shade
765 trees. They are not where they can catch the rain.

766 Mr. Lomasney stated they will be put in the best possible location for the best results. If there
767 is a branch in the way, I will remove it.

768 Ms. Kramer stated to make sure it will operate.

769 Mr. Lomasney stated that it is functioning.

770

771 Upon VOICE VOTE, with all in favor, unanimous approval was
772 given to proposal #1072 from Benchmark Landscaping for wireless
773 sensors, in the amount of \$7,950.00.

774

775 Ms. Kramer stated if you can do those right away.

776 Mr. Lomasney stated I think they will be done at the same time.

777 Mr. Leet stated yes, they need the new system.

778 Mr. Lomasney stated each timer that we go to when we install a new one, we will not leave
779 that particular timer until the rain sensor is installed, as well. So when we leave, it is functioning.

780 Ms. Kramer stated okay, because we are missing a lot of opportunities. I am seeing a lot of
781 sprinklers running in the middle of the rain.

782 Mr. Lomasney stated I know.

783 Ms. Kramer stated I am looking over our water bills, and they are painful.

Harmony CDD
June 29, 2023, meeting

784 Mr. Lomasney stated I know, and I am trying. When we talked about the main line at the last
785 meeting, the next morning I went and checked, and I went to the one across from it and found two
786 and dug them up.

787 Ms. Phillips stated I paid \$1,200 to have the one at my house fixed. I looked out the other day
788 when it was raining, and my sprinklers were running. I even got a new box, so I do not know what
789 he did wrong, but I do not think he did it right.

790 Ms. Kramer stated call him back on it.

791 Ms. Phillips stated he does not answer anymore.

792 Mr. Lomasney stated we will make sure it is functioning.

793 **v. Proposal #1073 for Sod Removal and Replacement**

794 Ms. Kramer stated next is proposal #1073 for new sod for Needlegrass Lane pocket park. We
795 have a lot of pocket parks. Where did this come from, and why?

796 Mr. Lomasney stated I received an email on my end about how awful it was looking.

797 Ms. Kramer asked from?

798 Mr. Lomasney stated previous, from lack of fertilization.

799 Ms. Kassel stated no. Who was the email from?

800 Mr. Lomasney stated I received it from Mr. Mootz. He had received it.

801 Ms. Montagna stated I think he is trying to be proactive, which we appreciate you being
802 proactive. It is up to you all if you want to move forward, but that is what has been requested of
803 them, is to be proactive.

804 Ms. Kramer stated fine, I just want to be sure that it is not coming from somewhere else.

805 Mr. Lomasney stated right.

806 Ms. Kramer stated it is coming from the professionals.

807 Ms. Montagna stated yes, we did not generate it.

808 Mr. Lomasney stated I would say when I went there to measure it, I would say about 80% of
809 the zoysia is gone out of the middle, and the St. Augustine about 70%, as well. So we propose to
810 replace all of it. The irrigation there is working. The shrubs are fine. When we do the mulch in the
811 fall, that park will be completely done and beautiful.

812 Ms. Kassel stated I would like to wait until September or October instead of replacing it in
813 July.

814 Mr. Leet stated when it will get scorched.

815 Ms. Kassel stated yes.

816 Mr. Lomasney asked do you want to revisit it in the fall, then?

Harmony CDD
June 29, 2023, meeting

- 817 Ms. Kramer stated yes.
- 818 Ms. Kassel stated yes.
- 819 Mr. Lomasney stated yes.
- 820 Ms. Kramer stated and we do have other parks, like Buck Lane.
- 821 Ms. Kassel stated we may want to put this in the next fiscal year, which starts October 1, just
822 because we are spending so much on landscaping.
- 823 Ms. Kramer stated and irrigation.
- 824 Ms. Kassel stated way above, not just irrigation, but on landscaping, too.
- 825 Ms. Kramer stated that is true.
- 826 Ms. Kassel stated because their contract price is higher than what we had budgeted for.
- 827 Ms. Montagna asked when would you like this back on here?
- 828 Ms. Kassel stated I would say September.
- 829 Ms. Montagna asked revisit it on the September agenda?
- 830 Ms. Kassel stated yes.
- 831 Ms. Montagna stated okay.
- 832 Ms. Kassel stated because by the time they get to it in October, the temperatures should be a
833 little more moderate.
- 834 Ms. Montagna stated okay.
- 835 Ms. Kassel stated and the likelihood of the plant material surviving well and thriving it's going
836 to be higher than installing it in July.
- 837 Mr. Chokanis stated I agree.
- 838 **vi. Proposal #1077 to Replace Timer Controller on Satellite 23**
- 839 Ms. Kramer stated proposal #1077 was handed out to everyone and was emailed to everyone.
- 840 This is to replace the timer controller for satellite 23. What is that? Why is that different?
- 841 Ms. Kassel stated this was already approved.
- 842 Mr. Lomasney stated I think this was already approved, and that was from last month related
843 to the asphalt. I think this is the timer you and I were just speaking of.
- 844 Ms. Kramer stated okay.
- 845 Mr. Lomasney stated we already replaced it.
- 846 Ms. Montagna asked this is ratification maybe?
- 847 Mr. Lomasney stated yes.
- 848 Ms. Montagna stated because it was sent over as new.
- 849 Mr. Lomasney stated I will get with Mr. Mootz on that particular one.

CARBON

Harmony CDD
June 29, 2023, meeting

850 Ms. Montagna asked can you, please?

851 Ms. Kassel stated the date is 06-15-2023.

852 Ms. Montagna stated that is what I am saying. My understanding is this was a new thing, but
853 if it has already been done, that is even better.

854 Ms. Kramer stated but if we need to pay for it. The question is, is it in the other \$25,000?

855 Mr. Lomasney stated let me get with Mr. Mootz to follow up on that one, being that we just
856 approved that. It does not make sense.

857 Ms. Kramer stated yes, it seems it would be in that one.

858 Ms. Montagna stated that is fine. If you can just shoot me an email, kind of laying it out, that
859 way I can distribute it to the Board.

860 Ms. Kassel stated this says clock 23 to be changed, but I thought there was something that I
861 saw somewhere about the one.

862 Mr. Lomasney stated clock 23.

863 Ms. Kassel stated that is the controller for satellite 23.

864 Ms. Kramer stated yes.

865 Ms. Kassel stated that is what this says. Then clock 23 and in the one we approved for \$25,850,
866 there is a clock 23.

867 Mr. Lomasney stated that is why I want to look it up.

868 Ms. Kramer stated I think it is duplicated. This, they went ahead before we approved the big
869 \$25,000. Basically, if the \$25,000 did not pass, then we would need to address this to pay them
870 back.

871 Ms. Kassel stated also, this \$20,000 here says, replace three bad controllers located at pocket
872 parks, including Rainbird TM-2 asphalt lay down area completed due to sod. That is under this
873 \$20,000 proposal to get us to 75%.

874 Mr. Lomasney stated I think the reason why it was 29 instead of 30 is that particular clock.
875 They were showing there the particular work that has been done at this point, and they just put it
876 there within everything else because it was an emergency issue on that particular location.

877 Ms. Kassel stated considering that we have a proposal for \$20,000, and this item is under
878 irrigation repairs, it looks very much like this \$20,000 includes the replacement of the three bed
879 controllers.

880 Ms. Kramer asked are those the Rainbird ones?

881 Ms. Kassel stated well, it says including Rainbird TM2. It does not say.

Harmony CDD
June 29, 2023, meeting

882 Ms. Kramer stated okay.

883 Mr. Lomasney stated what we can do is, I can have Mr. Mootz follow up, and then it has the
884 individual prices. Let us say in discovery there were those three, we can remove.

885 Ms. Kramer stated since that was a not to exceed.

886 Mr. Lomasney stated right, that is something Mr. Mootz would answer, but I do not see why
887 we could not.

888 Ms. Kassel stated for now, we are going to table this.

889 Ms. Kramer stated yes, he is investigating that.

890 Ms. Montagna stated if you can check on it and let me know.

891 Mr. Lomasney stated yes.

892 **vii. Miscellaneous**

893 Ms. Kramer stated there were a couple things that were brought to my attention that we need
894 to consider. We took out a number of trees, and this was before you all came on, we said we are
895 taking them out and we are not going to replace them here we are going to see how the other trees
896 side by side, because our trees are kind of crowded. There was one at 6850 Sundrop that we took
897 out. However, this is right next to an elm that, you know, they put in the wrong elms. When they
898 came in, they did not put the ones that were supposed to be in neighborhoods. It was kind of a
899 scrawny little elm, and so it looks extremely bare there.

900 Ms. Kassel asked where is this?

901 Ms. Kramer stated 6850 Sundrop. There is one that just down the road that we took out also,
902 but there are good trees on either side, so that does not need to be replaced. But this one at 6850 is
903 a huge void in our tree canopy. I would like to recommend that we have you all come back with a
904 proposal on replacing that or putting a live oak in there.

905 Mr. Lomasney stated I will get an estimate for that and to stake it and provide it with a water
906 bag because it is so hot.

907 Ms. Montagna asked a proposal for a live oak or what?

908 Ms. Kassel asked shumard?

909 Mr. Lomasney stated shumard.

910 Ms. Kramer stated take a look at what is on that street, and recommend an appropriate tree to
911 go in there. Also, the third oak that Servello had put in on Cupseed. Everybody thought everybody
912 else was watering them. The two that have been replaced died deader than a doornail. This one is
913 right across the street from your house, Ms. Phillips. It struggled. It tried its hardest and looked
914 like it was going to make it. And just in the last month, it went belly up.

Harmony CDD
June 29, 2023, meeting

915 Ms. Kassel stated so you want them to provide a proposal for that.

916 Ms. Kramer stated if you can provide a proposal for that one. That one is on Cupseed in the
917 area next to 3314 Pond Pine, and it is really obvious it is deader than a doornail. 3314 Pond Pine.

918 Ms. Phillips stated the house is on the corner of Pond Pine and Cupseed.

919 Ms. Kramer stated right. The tree is on Cupseed.

920 Mr. Lomasney stated removal and replacement.

921 Ms. Kramer stated yes, it will not be hard to remove.

922 Ms. Phillips stated it to be really easy.

923 Ms. Kramer asked it was planted, what, maybe six months ago?

924 Ms. Montagna stated probably, and then Inframark Replaced the first two that just died right
925 away. That one, like she said, was struggling. It came back a little bit.

926 Ms. Kramer asked again, that would still be you guys?

927 Ms. Montagna stated I am not sure. I will have to talk to you Mr. Chris Tarase.

928 Ms. Kramer stated okay.

929 Ms. Montagna stated I do not see why not, even though it was coming back, and it just died.

930 Ms. Kramer stated to stress a tree like that, that badly.

931 Mr. Lomasney stated have a look at these on Monday in those two locations.

932 Ms. Kramer stated okay, thank you.

933 **viii. Financial Statements and Invoice Questions**

934 Ms. Kramer stated before we release Mr. Lomasney, there are a couple things under our
935 consent agenda in the financials that I wanted to check with you.

936 Ms. Kassel asked the invoice?

937 Ms. Kramer stated yes.

938 Ms. Montagna asked are you looking for invoices?

939 Ms. Kramer stated yes, they are invoices. You have your regular monthly, you have your
940 \$1,350 for taking down the tree and replacing it with a shumard oak on Buttonbush.

941 Mr. Lomasney stated yes.

942 Ms. Kramer stated you have got four, \$85 irrigation charges, but it does not say anything about
943 what they are.

944 Mr. Lomasney stated I can look into it. What I think it is, is above and beyond the typical rotor
945 head. It could be like a mainline.

946 Ms. Montagna stated anything above 2 inches.

947 Mr. Lomasney stated right, anything that took a separate trip.

Harmony CDD
June 29, 2023, meeting

948 Ms. Kramer stated okay. It looks like it is just one hour of labor for each of the four.

949 Mr. Lomasney stated I will have them be more detailed.

950 Ms. Kramer stated yes, if they will tell us what they were working on and what it entailed.

951 Mr. Lomasney stated more detailed on extra charges.

952 Ms. Kramer stated the other one is for \$1,090. Those are for two live oak trees. I think those
953 are the ones on Cupseed, so that invoice should have gone to Inframark.

954 Ms. Montagna asked which one?

955 Ms. Kramer stated 511 for \$1,090.

956 Mr. Lomasney stated they were installed; I remember after we installed those.

957 Ms. Montagna stated yes, but you were going to bill Inframark directly, not the CDD.

958 Mr. Lomasney stated okay, I will let Mr. Mootz know.

959 Ms. Montagna stated you did it fine. We just need to, now, create an invoice from Harmony
960 CDD to Inframark so we can pay Harmony back.

961 Ms. Kramer stated okay. That will be the easiest way?

962 Ms. Montagna stated yes, it is fine. But I need to make sure I am looking at the right invoice.
963 Is it 511?

964 Ms. Kramer stated yes.

965 Ms. Montagna stated invoice 511 for \$1,090, invoice to pay CDD, and that is for the two trees.

966 Ms. Kramer stated okay.

967 **ix. Leaf Pickup**

968 Ms. Kassel asked leaf pickup?

969 Mr. Lomasney stated so right now, we are picking them up in certain really bad areas, if you
970 will give me a list of spots that you find that cannot wait.

971 Ms. Kassel stated it is in the verge, meaning the grass between the sidewalk and the curb.

972 Mr. Lomasney stated okay.

973 Ms. Kassel stated from the sun dial out on Schoolhouse, all the way down to the traffic circle,
974 and then on Cat Brier from the beginning of the golf course all the way up to Five Oaks. I think
975 the leaves on the street were picked up. Some of them were blown onto the verge. Whatever fell
976 on the street after that got picked up, but what got blown onto the verge or fell on the verge, that
977 never got picked up. It is a bunch.

978 **x. Amaryllis Bulbs and Spider Lily**

979 Ms. Kassel stated beyond that, I am waiting. I have a location picked out, and Mr. Mootz did
980 get a hold of me with three locations. I did reach out to the Harmony Nature and Animal Committee

Harmony CDD
June 29, 2023, meeting

981 members. They are happy to plant them. I reached out to the person who has the amaryllis bulbs,
982 and I have not heard back from her. I am waiting to hear back from Tim, who is one of the people
983 who is going to help, and Mr. Dan Heck is the other, but he and his wife are away and should be
984 back any day now. Once they are back and I can get the bulbs from them and from Ms. Pam
985 LeMenager, who is donating the amaryllis, we can get them installed. I just need to give Mr. Mootz
986 few days for them to prep the site, and then we can get them planted.

987 Ms. Kramer asked where are they going?

988 Ms. Kassel stated I think one of the locations was by the golf course. It was in the park along
989 the golf course on CDD property where there is a fair amount of sun, and not a lot of people walk
990 there. It is closer to the Town Center.

991 Ms. Montagna stated here are the irrigation \$85 invoices, and I just put that we need more
992 detail on there Because it really does not tell them what the \$85 charge is.

993 Ms. Kassel stated or where.

994 Mr. Lomasney stated more details will be better.

995 Ms. Montagna stated I just wrote it on there for your reference.

996 Mr. Lomasney stated we will be in contact as far as scheduling with the timers and moving
997 forward.

998 Ms. Kassel asked do you need my card?

999 Mr. Lomasney stated no, I have it. You have my number. Call me whenever.

1000 Ms. Kassel asked do you want this back, or do you want him to have it?

1001 Mr. Lomasney stated I have my own.

1002 Ms. Montagna stated you can have it. I have several copies.

1003

1004 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

1005 **A. Minutes for the April 27, 2023, and May 25, 2023, Regular Meetings**

1006 The minutes are included in the agenda package and available for public review on the
1007 District's website or in the District Office during normal business hours.

1008 **B. Financial Statements** *(May 2023)*

1009 The financial statements are included in the agenda package and available for public review
1010 on the District's website or in the District Office during normal business hours.

1011 **C. #277 Invoices and Check Register** *(May 2023)*

1012 The check register is included in the agenda package and available for public review on the
1013 District's website or in the District Office during normal business hours.

Harmony CDD
June 29, 2023, meeting

1014 Ms. Kramer stated the consent agenda includes minutes from two of our regular meetings,
1015 April 27 and May 25. I did not see workshop minutes.

1016 Ms. Montagna stated no.

1017 Ms. Kassel stated yet.

1018 Ms. Kramer stated just April and May.

1019 Ms. Montagna stated April and May. I also sent out the revisions. Ms. Kassel sent in revisions.
1020 Ms. Kramer did. Ms. Phillips sent in some, as well. All of those amendments have been made, and
1021 of course, the agenda went out. My plan is, as long as the Board is okay with it, if you accept those
1022 minutes as amended, she sent out the amendments, then what I am going to do is just put them all
1023 together and we will repost the full agenda with those minutes in there. That way you have a full
1024 agenda on there with the full, actual minutes.

1025 Ms. Kassel asked can you please take out the blank pages?

1026 Ms. Montagna stated yes.

1027 Ms. Kramer stated include the invoice summary in it, too.

1028 Ms. Kassel stated yes, the invoice summary was not in there. Also, there was no engineers
1029 report. There was no legal counsel report.

1030 Ms. Montagna stated legal counsel, we do not get a report. Mr. Hamstra provides a report when
1031 there is one needed, but everything Mr. Hamstra sent us was all alleyway stuff. And all of that was
1032 in the agenda. It is all in the agenda.

1033 Ms. Kassel stated I was talking about anything from the County regarding the community
1034 maintenance facility.

1035 Mr. Hamstra stated we got some feedback the last couple of days that I was going to report on.

1036 Ms. Montagna stated to answer your question, Ms. Kassel, yes, if we get a legal counsel report
1037 or something, usually he gives his verbally, and then Mr. Hamstra, anything we get goes into the
1038 agenda.

1039 Ms. Kassel stated okay.

1040 Ms. Kramer stated it is the minutes from those two meetings, the May 2023 financial
1041 statements, and the May 2023 invoices.

1042 Ms. Montagna stated on the check register, this was before the meeting, I told who was sitting
1043 right here there was a typo find #277 on the last page under Kutak Rock. It shows \$33,000; that is
1044 not accurate.

1045 Ms. Kramer stated I almost had a stroke.

Harmony CDD
June 29, 2023, meeting

1046 Ms. Montagna stated yes, I did, too. When I got the phone call, I was like, I would never
1047 approve that, nor did they send that in. It was a typo. An extra 3 was added there. So there was no
1048 invoice sent in with that amount, and there was no invoice paid with that amount. I just wanted to
1049 clarify that.

1050 Ms. Phillips stated I am just glad you clarified that there are blank pages. Because I downloaded
1051 the agenda four times because I kept thinking I was missing something.

1052 Ms. Montagna stated I am not sure how that happens when it goes through the whole PDF
1053 process. I cannot answer that. I am not techy.

1054 Ms. Kramer stated I have a couple of things I want to remove from the approval of the invoices.

1055 Ms. Kassel stated I think you should go over them now before we make a motion.

1056 Ms. Kramer stated okay, great. One is, well we are going to keep the two oak trees in and pay
1057 Benchmark for them, and then you will reimburse us.

1058 Ms. Montagna stated yes, and I have a note on the actual invoice for us, they will create a
1059 Harmony invoice to Inframark, and Inframark will pay that invoice to the District.

1060 Ms. Kramer stated the Inframark, on your bill, the storage fee is showing up.

1061 Ms. Montagna stated the storage fee, the \$700 and something, you guys signed a contract, and
1062 I was not aware of that contract. It was a contract that was signed a very long time ago for a storage
1063 fee. So I will send that out to all of you. I have been saying no, no, no, and then taking them off of
1064 your invoice. The higher ups kind of said, why are you doing this. Well, because they opted not to
1065 pay the storage fee. Well, apparently there was a contract done back when I think Mr. Bob Koncar
1066 or Ms. Kristen Suit was here, and it was signed and approved by you all.

1067 Ms. Kramer stated I would love to see that.

1068 Ms. Montagna stated yes. Mr. Tarase is actually the one who sent it to me. I will forward that
1069 out to everyone. I will also include your legal counsel on it, as well.

1070 Ms. Kramer asked well, at this time, can we have those scanned in and drop the storage fee?

1071 Ms. Montagna stated if that is what you all want to do, then yes, absolutely. I will say let us
1072 get it all scanned in and not have these banker boxes of historical records that started from day
1073 one. That is essentially what it is, the storage of all these banker boxes, and it ends up being, I
1074 think \$15 per banker box. You are 20 something years old, so that is what it is from. I was not
1075 aware of that contract, so I apologize. Instead, internally, I just kept denying those charges. That
1076 is what it is from. So, I will send out the agreement to everyone, and I will let them know going

Harmony CDD
June 29, 2023, meeting

1077 forward that the Board wants to just digitize. You do not want to pay for storage of those banker
1078 boxes any longer.

1079 Ms. Kassel stated right. Do we need a vote on that, or no?

1080 Ms. Montagna stated let us do that, just so we have it, no more storage fees for banker boxes.

1081

1082 Ms. Kassel made a MOTION to approve having Inframark scan in
1083 all paper records so they are digital and to no longer pay for storage
1084 fees.

1085 Ms. Kramer seconded the motion.

1086

1087 Mr. Leet asked is this storage over and beyond seven years of mandated records?

1088 Ms. Montagna stated some of it is, so what they would do is, the things that do not have to be
1089 kept, we could discard. I am talking from day one of inception up to a certain point. Nothing has
1090 been added to those banker boxes because they have all been digital moving forward. There are
1091 some things in there that, yes, could be done away with.

1092 Mr. Leet stated or been discarded. Again, a couple days ago, we just put on the website from
1093 the permit 20+ years ago showing in perpetuity the conservation area invasive control.

1094 Ms. Montagna stated yes.

1095 Mr. Leet stated on the chance that there is something from that ancient history, if it is digitized.

1096 Ms. Montagna stated agreed.

1097 Ms. Kramer stated yes.

1098 Ms. Kassel asked is there a cost for storing digitized?

1099 Mr. Leet stated that is what I was getting at, pursuant to the data retention requirements of
1100 public records.

1101 Ms. Montagna stated I will be able to find that information out for you, also what are these
1102 banker boxes, what are they full of, is it stuff that has to be kept, and to make it digitized, is there
1103 a fee or anything like that.

1104 Ms. Kassel stated or store it.

1105 Ms. Montagna stated to store it, no. We do not charge to store records; we are your records
1106 keeper. But I think these banker boxes of historical things, if you wanted to keep those and digitize
1107 them and make everything no matter what is in there, there probably would be a fee to have that
1108 done. But moving forward, Ms. Kassel no, for maintenance or something like that, no. But I can
1109 get all that information, and I will send you the contract so you can see that, as well.

1110

1111 Upon VOICE VOTE, with all in favor, unanimous approval was
1112 given to having Inframark scan in all paper records so they are
1113 digital and to no longer pay for storage fees.

1114
1115 Ms. Kassel asked did we have a motion about the consent agenda?

1116 Ms. Kramer stated not yet. I had a piece to take care of before.

1117
1118 Mr. Leet made a MOTION to approve the consent agenda, as
1119 amended for the storage fee, attorney's fee, and the minutes, as
1120 discussed.

1121 Ms. Phillips seconded the motion.

1122
1123 Ms. Kramer stated that also includes the correction of our attorney invoice.

1124 Ms. Montagna stated yes.

1125 Mr. Leet asked are we discussing the transcription stuff at some later point? Or is this a good
1126 time to go over that since it relates to the minutes?

1127 Ms. Montagna stated it will be under my report.

1128 Mr. Leet stated okay.

1129 Ms. Montagna asked are you talking about transcription as far as the minutes?

1130 Mr. Leet stated yes.

1131 Ms. Montagna stated it will be under my report. I will lump it all in.

1132 Mr. Leet stated that sounds good.

1133 Ms. Kramer stated and I am not bringing up the alleyways now because my understanding is
1134 that second payment has already been made.

1135 Ms. Montagna stated correct.

1136 Ms. Kramer stated however, I would like to put on the record that there are still problems.

1137
1138 Upon VOICE VOTE, with all in favor, unanimous approval was
1139 given to the consent agenda, as amended for the storage fee,
1140 attorney's fee, and the minutes, as discussed.

1141
1142 **FIFTH ORDER OF BUSINESS** **New Business**

1143 **A. Discussion of a New Engine in the Polaris**

1144 Ms. Kassel asked is that a bill? Or is that an estimate?

1145 Ms. Montagna stated no, that is the proposal. If you remember, going back, they took it back
1146 and said a new engine needs to be had, so we went through that whole thing.

1147 Ms. Kramer asked that was Kissimmee Motor Sports, right?

CARBON

Harmony CDD
June 29, 2023, meeting

1148 Ms. Montagna stated yes, and then it went back and they said, no, it does not need a motor, it
1149 needs this. So they did that, and we got it back, and now it started beeping and kind of spitting out
1150 stuff.

1151 Mr. Castillo stated oil pressure.

1152 Ms. Montagna stated yes, oil pressure. So that went back, and they were like, no, this needs a
1153 new motor. That is where we are with that Polaris.

1154 Ms. Kramer stated we put in with Route 1 Motorsports what, about \$900 with the other work
1155 done on it.

1156 Ms. Kassel stated \$980.

1157 Ms. Montagna stated something like that, just under \$1,000.

1158 Ms. Kramer stated okay. Installation of a new engine would be \$5,900.

1159 Ms. Kassel stated \$6,300.

1160 Ms. Kramer stated no, without the tax. They had included the tax.

1161 Ms. Montagna stated yes.

1162 Ms. Kramer stated the actual amount would be \$5,932.95.

1163 Ms. Kassel stated there is miscellaneous. What is the miscellaneous?

1164 Mr. Leet stated just under \$6,000.

1165 Ms. Kassel stated not to exceed \$6,000.

1166 Ms. Kramer stated the question is, this Polaris has had serious problems all throughout its life;
1167 the transmission had to be redone.

1168 Ms. Montagna stated we lost Zoom, back for audio only.

1169 Ms. Kramer asked do they still have audio?

1170 Mr. Leet stated I am on by phone, and I still see video of it. But I obviously do not have the
1171 audio on here.

1172 Ms. Kramer asked while we are in this limbo, can someone look up what the last Club Car
1173 purchase cost us for a new electric? I cannot remember who we bought it from, but I thought it
1174 was about \$11,000.

1175 Ms. Montagna stated that sounds about right. We have audio and video now.

1176 Ms. Kramer stated all right, we are back online. Thanks everybody for your patience. We are
1177 under New Business. We are discussing the possibility of a new engine for our Polaris. The Polaris
1178 has been having trouble its entire life with us. We had to have the transmission replaced. Luckily
1179 after much back and forth, we did get them to cover that under warranty. However, the engine

CARBON

Harmony CDD
June 29, 2023, meeting

1180 problems started just after the two-year warranty expired, so now it needs a whole new engine. We
1181 have put about \$1,000 in. At this point, it will take about another \$6,000 to put a new engine in.
1182 My temptation is to just go ahead and get a new electric, but one of the questions I have is, is there
1183 any reason from the field staff, Mr. Castillo, is there any reason we would need at least one electric?

1184 Ms. Kassel stated you mean gas.

1185 Ms. Kramer stated I mean gas operated. Right?

1186 Ms. Kassel stated I thought it was to pull the power washer, the water tank.

1187 Ms. Montagna stated looking back on the proposals, I cannot remember the gas, but I think the
1188 electric was like \$15,000 to get an electric one. The gas was a little bit less than that.

1189 Mr. Castillo stated the CDD truck cannot go on certain areas when we want to pressure wash.
1190 I am talking sidewalk and along sod. To avoid that, that would come to the Polaris. When Brad is
1191 doing his spraying, he usually pulls it with the Polaris. He cannot use his golf cart because it would
1192 just drain the battery.

1193 Ms. Kramer stated so it is just too much strain on the electric battery.

1194 Mr. Castillo stated correct.

1195 Ms. Kramer stated It would be in our best interest to have another one.

1196

1197 Ms. Kassel made a MOTION to approve proposal #43019 from
1198 Route 1 Motorsports to replace the engine in the Polaris, in an
1199 amount not to exceed \$6,000.00.

1200 Mr. Leet seconded the motion.

1201

1202 Ms. Phillips asked are we sure we want to do this? What do you think? How much would it be
1203 worth to trade in if we get a new one, maybe a different brand? Because Polaris has not been
1204 cooperative through all of this.

1205 Ms. Kramer stated yes, we cannot even get another company that is supposed to be doing their
1206 own site repairs and maintenance, from what I understand, Mr. Perez has just been round and
1207 round with Briggs.

1208 Ms. Philips stated since my first meeting, there have been problems with the Polaris. I am
1209 wondering if field services would rather have a different machine entirely.

1210 Mr. Castillo stated because of the diesel, I guess, we could just go with regular gas.

1211 Ms. Kramer asked is the Polaris diesel?

1212 Mr. Castillo stated yes.

1213 Ms. Kassel stated I would like to hear from Mr. Chokanis.

CARBON

Harmony CDD
June 29, 2023, meeting

1214 Mr. Chokanis stated if we go with another different brand, we are going to spend more money.
1215 With everything going on, I figure we should just get the engine replaced. I mean, it is only a 2019.
1216 I know we have had issues with it. It is still a relatively new vehicle or ATV, or whatever.

1217 Ms. Phillips stated it has been out of commission more than it has been in commission.

1218 Mr. Chokanis stated right. I understand, but the transmission is already fixed, and the engine
1219 will be replaced.

1220 Ms. Kramer stated it is like a new vehicle.

1221 Mr. Chokanis stated yes.

1222 Mr. Castillo stated it is a rehab.

1223 Mr. Chokanis stated I would say we just replace it.

1224 Ms. Phillips asked how much would a new one cost?

1225 Mr. Chokanis stated she said the electric one is like \$15,000 so gas would be like \$12,000 or
1226 something, maybe \$13,000.

1227 Ms. Montagna stated probably. It is not as expensive as that.

1228 Ms. Kassel asked what would we get for it? If we sell it, we are not going to get much.

1229 Ms. Montagna stated the cart was \$12,000 to \$13,000 at Advantage Golf Carts, which is who
1230 we bought it from. That was the newest.

1231 Ms. Kramer stated that was the Club Car.

1232 Ms. Montagna stated yes, the Club Car.

1233 Ms. Kassel asked is that electric?

1234 Ms. Kramer stated I thought the gas ones were more expensive.

1235 Ms. Kassel stated the electric is more expensive.

1236 Ms. Montagna stated yes.

1237 Ms. Kramer stated I thought the gas, but I am not sure. I went back and forth with Mr. Perez.

1238 Ms. Montagna stated I am fixing to find out.

1239 Ms. Kramer stated I thought the gas was more expensive because it could pull more.

1240 Mr. Chokanis stated more horsepower.

1241 Ms. Kramer stated right.

1242 Mr. Leet stated the last time we were looking, it was maybe a couple years ago, and the supply
1243 chain issues were a lot different.

1244 Ms. Kassel stated I do not know if you noticed, but it says the oil was on the low side of the
1245 dipstick and it was contaminated with fuel.

Harmony CDD
June 29, 2023, meeting

- 1246 Ms. Kramer stated yes, that is a blown head gasket, then the fuel gets into the oil.
- 1247 Ms. Kassel stated then you have to replace the engine.
- 1248 Ms. Phillips stated I guess I wish I knew how much trading it in.
- 1249 Ms. Kramer stated they will not take it as a trade in, in the condition it is. We would have to
- 1250 go and sell it.
- 1251 Ms. Kassel stated as surplus.
- 1252 Ms. Kramer stated yes.
- 1253 Ms. Phillips stated but if a new machine is \$12,000 and we are putting in \$6,000, if we could
- 1254 sell it for, say, \$2,000, we are only looking at a \$4,000 difference and have a whole new machine
- 1255 and be done with the Polaris. I just wish I had the numbers, is all I was saying.
- 1256 Ms. Kramer stated yes.
- 1257 Ms. Phillips stated but we do not.
- 1258 Mr. Leet stated this seems like the least costly path to get that up and running fully.
- 1259 Ms. Phillips stated for the moment.
- 1260 Ms. Kramer stated and if it will be up and running, we can quick turn around and sell it, but it
- 1261 has to be up and running in order to do that.
- 1262
- 1263 Upon VOICE VOTE, with all in favor, unanimous approval was
- 1264 given to proposal #43019 from Route 1 Motorsports to replace the
- 1265 engine in the Polaris, in an amount not to exceed \$6,000.00.
- 1266
- 1267 Ms. Kramer stated we do need the vehicle.
- 1268 Ms. Phillips stated I know.
- 1269 **B. Consideration of Proposals for Hydrilla Treatments**
- 1270 Ms. Montagna stated this one was sent in because Mr. Brad Vinson, who has been treating, but
- 1271 the hydrilla is just taking over, and he cannot get control of it.
- 1272 Mr. Castillo stated yes, during the low season of rain.
- 1273 Ms. Kramer stated the hydrilla is blocking him from reaching the other algae.
- 1274 Mr. Castillo stated yes.
- 1275 Ms. Kramer stated but this is only one quote. Who did we use last time?
- 1276 Ms. Montagna stated no, there are two. If you look, The Lake Doctors was \$1,250.
- 1277 Ms. Kramer asked was that in the agenda? I did not see it.

CARBON

Harmony CDD
June 29, 2023, meeting

1278 Ms. Montagna stated it may have come in afterward. No, it is there. We were trying to get
1279 multiple proposals, and SŌLitude Lake Management (“SŌLitude”) came in at that price, and The
1280 Lake Doctors came in at \$1,250. Both of them are very qualified to do the same amount of work.

1281 Ms. Kramer stated 106 is SŌLitude. Where is The Lake Doctors?

1282 Ms. Kassel stated no, it is above it.

1283 Ms. Kramer asked who did we have do the other lake over here?

1284 Ms. Kassel stated no, that is SŌLitude, too. I do not see The Lake Doctors, just the carp for
1285 \$2,550.

1286 Ms. Kramer stated but that is still SŌLitude.

1287 Ms. Kassel stated yes, that is SŌLitude.

1288 Ms. Montagna stated you can do that, too, for hydrilla. The Lake Doctors did not make it in
1289 there. We got it after the fact, but we wanted more than one proposal. Same scope, just no fish.
1290 They did not offer fish.

1291 Ms. Kramer stated right, SŌLitude is recommending an \$8,372.35 chemical treatment to be
1292 followed up, if we so desire, by carp. Right?

1293 Ms. Montagna stated yes.

1294 Ms. Kramer stated that is what I read when I went through. What was The Lake Doctors?

1295 Mr. Castillo stated \$1,250.

1296 Ms. Kassel asked and what was that for?

1297 Mr. Castillo stated the same scope.

1298 Ms. Kramer asked \$1,250?

1299 Ms. Montagna stated yes.

1300 Ms. Kassel asked as opposed to \$8,372.35?

1301 Ms. Montagna stated yes.

1302 Ms. Kramer stated I noticed SŌLitude did not explain what chemical they were using, nor
1303 concentration. Does The Lake Doctors talk about what it is using?

1304 Ms. Montagna stated anytime I have ever gotten a proposal, they never put what they are using.

1305 Ms. Kramer stated the last one we had, it was detailed and descriptive. I do not remember, but
1306 it was the other one on the other side of the community, and they were very clear about what they
1307 were using.

1308 Ms. Montagna stated we can ask them. We can definitely ask them what they are going to use.
1309 I do not think that is an issue. The Lake Doctors says major application for hydrilla, \$1,250, written

CARBON

Harmony CDD
June 29, 2023, meeting

1310 service report included, total services, uses products which, within its sole discretion, will provide
1311 effective and safe results, commence treatment within 15 business days, weather permitting, from
1312 the date of the receipt, the offer is good obviously until July 23, they will hold this price until then.
1313 It is two ponds associated with 7360 Five Oaks Drive, includes a major application for hydrilla,
1314 follow up inspection and treatment if required will be provided approximately 15 to 30 days later,
1315 acceptable level of control shall be at 90%. Aquatic weeds can regrow after treatment. No length
1316 of control is guaranteed. And that is it. But they do not list what chemicals. We can ask, and that
1317 does not include fish, either.

1318 Ms. Kramer stated neither did this \$8,000.

1319 Ms. Kassel stated SŌLitude's.

1320 Ms. Kramer stated the fish would be another \$2,550.

1321 Mr. Chokanis asked Is this the first time hydrilla has been an issue?

1322 Ms. Kramer stated no.

1323 Ms. Montagna stated no.

1324 Ms. Kramer stated we have had several ponds with hydrilla.

1325 Ms. Montagna stated now it is just getting pretty bad, and Mr. Vinson will not be able to do it
1326 on his own.

1327 Ms. Kramer stated yes, for hydrilla, we usually bring someone in to treat it.

1328 Ms. Montagna asked I think you used Biotech last year, right?

1329 Ms. Kramer stated no, we do not use Biotech. It was somebody out of Georgia, I think. I cannot
1330 remember. It is so highly invasive, and if it were to make its way into our lake, we would be in
1331 real trouble. That is why we are pretty proactive with it.

1332 Ms. Kassel asked do we feel we have enough information? We did not see The Lake Doctors
1333 proposal, but it was told to us. Do we feel we have enough information to move forward with a
1334 vote?

1335 Ms. Kramer stated I think I am comfortable, in that they are going to re-treat if the first
1336 treatment is not adequate.

1337 Mr. Chokanis stated I think it is worth the risk with the price they are offering.

1338 Ms. Kassel stated comparatively speaking.

1339 Ms. Kramer stated then maybe we consider some grass carp after the treatment is completed.

1340 Mr. Chokanis stated I will say, though, SŌLitude's proposal looks pretty professional.

1341 Ms. Montagna stated they are pretty thorough.

Harmony CDD
June 29, 2023, meeting

1342 Ms. Kramer stated they did not give any of the chemicals to be used or what kind of coverage.
1343 It looks professional, but there is no meat in it.

1344 Ms. Montagna stated I have never seen a pond proposal that gives us what the chemicals are
1345 used. They will say coverage typically, but never have I ever seen one that shows chemicals. I
1346 have not.

1347 Ms. Kramer stated I thought they did last time.

1348 Ms. Montagna stated they did not say what chemicals they were using.

1349 Mr. Chokanis stated It is probably a proprietary mixture.

1350 Ms. Montagna stated I have no idea.

1351 Ms. Kramer stated I will find it and show it to you.

1352 Ms. Montagna stated if we asked, I am sure they would provide it.

1353

1354 Ms. Kassel made a MOTION to approve the proposal from The
1355 Lake Doctors for hydrilla treatment, in the amount of \$1,250.00.

1356 Mr. Chokanis seconded the motion.

1357

1358 Ms. Phillips asked are they on the approved list of vendors for us to use?

1359 Ms. Montagna stated you do not have an approved vendor list. They have to be licensed and
1360 bonded.

1361 Ms. Kramer stated and they have to meet the State requirements.

1362 Ms. Montagna stated yes.

1363 Ms. Phillips asked they have done that?

1364 Ms. Montagna stated yes. They are a vetted company.

1365 Ms. Phillips stated that is what I meant.

1366 Ms. Montagna stated okay.

1367 Ms. Phillips stated the price difference is so different.

1368

1369 Upon VOICE VOTE, with all in favor, unanimous approval was
1370 given to the proposal from The Lake Doctors for hydrilla treatment,
1371 in the amount of \$1,250.00.

1372

1373 **C. Consideration of Resolution 2023-07, Designating an Additional Assistant Secretary**

1374 Ms. Kramer read Resolution 2023-07 into the record by title.

1375 Ms. Kramer stated Mr. Hayes is right here behind us, appointing him as additional Assistant
1376 Secretary for the Harmony Board.

1377 Ms. Montagna stated I just want to make a clarification. I got probably 10 emails from some
1378 residents asking, so you are adding another Supervisor to the Board, who authorized this, and so
1379 on. For everyone's benefit and whoever is listening, that is not what this is. It is just adding an
1380 additional "me" to the Board to sign minutes and things of that nature. If I am not here, he is here
1381 and can do those things and communicate.

1382 Ms. Kassel stated he is an Inframark employee.

1383 Ms. Montagna stated that is all it is, no Board of Supervisor, he has no voting rights, same as
1384 me, none of that.

1385 Mr. Leet stated sounds good.

1386

1387 Ms. Kassel made a MOTION to approve Resolution 2023-07,
1388 designating Mr. Lynn Hayes as an additional Assistant Secretary.
1389 Ms. Phillips seconded the motion.

1390

1391 Upon VOICE VOTE, with all in favor, unanimous approval was
1392 given to Resolution 2023-07, designating Mr. Lynn Hayes as an
1393 additional Assistant Secretary.

1394

1395 **D. Consideration of Resolution 2023-08, Statewide Mutual Aid Agreement**

1396 Ms. Kramer read Resolution 2023-08 into the record by title.

1397 Ms. Kramer asked what is this?

1398 Ms. Montagna stated every year, it comes before districts right before typically hurricane
1399 season. I do not know if Mr. Eckert would rather cover this.

1400 Ms. Kramer stated I have never seen it.

1401 Mr. Eckert stated yes, I can cover it. It is called an agreement, but it is really more like a
1402 compact between local governments in Florida that, in the event the hurricane, if you are a party
1403 to this agreement, you can call on other local governments to lend you either personnel, equipment,
1404 things of that nature. It was really designed so that local governments can have an agreement in
1405 place before there is an emergency, so people are not trying to negotiate agreements with Osceola
1406 County how much are you going to charge us to borrow a chainsaw, things of that nature. It is
1407 actually something that most CDDs that I work with do go ahead and sign on to because there is
1408 no cost to signing on to be a member of this agreement. But because you are a CDD with very
1409 limited equipment and staff, typically you would be the one that would be the primary beneficiary
1410 of this agreement, rather than a county or city who is probably going to be lending out equipment
1411 and personnel to help the District. Although we do have private contractors that are available to
1412 help clear roads after we have hurricane damage and things of that nature, sometimes those private

CARBON

Harmony CDD
June 29, 2023, meeting

1413 contractors cannot get to the site, they cannot have the staff sometimes because their staff is either
1414 dealing with their own emergencies or are dealing with damage in other communities. So this is
1415 just an extra layer of protection that the District could agree to as a resource in the event that you
1416 ever needed the resources of a city or a county. You would still have to pay for those, but you
1417 would only incur that cost if the Board made the decision that we need to ask the city, the county,
1418 or the State for extra help. I think it is a very low-risk thing for the CDD. I seriously doubt that the
1419 County is going to be reaching out to the CDD to find out what equipment or personnel the CDD
1420 has. In fact, in 20 years, I have never seen that happen but I have seen it where the CDDs need to
1421 reach out to the counties and say, we need some help here because our landscaper cannot even get
1422 over here to start clearing trees off our roads. With that said, if anyone has any questions, I will be
1423 happy to answer them.

1424 Ms. Kassel stated I will also say that the benefit of an agreement like this is that prices are
1425 already negotiated, and we will not get gouged by vendors who are charging an arm and a leg after
1426 an emergency.

1427
1428 Ms. Kassel made a MOTION to approve Resolution 2023-08,
1429 Statewide mutual aid agreement.
1430 Mr. Leet seconded the motion.

1431
1432 Ms. Kramer stated I think it is a great plan. This has been in place for a long time? It is not
1433 something new that just passed the Legislature, is it?

1434 Ms. Montagna stated no, it is presented. I do not know how far back. Mr. Eckert may be able
1435 to answer that, but I know every year, right before hurricane season, this is presented.

1436 Mr. Eckert stated yes, and this came up because we looked back, and I think Ms. Karen Haber
1437 from my office reached out to the District Manager to find out if the District had ever entered one,
1438 and we could not find one that was recently done.

1439 Ms. Montagna stated you have never done it; they have declined them.

1440 Mr. Eckert stated it has been updated, and we are recommending approval.

1441 Ms. Montagna stated that is what we have in our records. We do not have any mutual aid
1442 agreement on file that you guys have accepted.

1443 Ms. Kramer stated I had never heard about it before, and that is why I thought it was maybe
1444 something. It does mention the Governor, but how much control does he have?

1445 Mr. Eckert stated he has a lot of control.

1446 Ms. Kramer stated but he usually does not get involved.

1447 Mr. Eckert stated he cannot force the District to take the aid and pay for it. I mean, the District
1448 has to ask for it.

1449 Mr. Leet stated all the terms seem pretty well laid out here, the conditions and everything. It
1450 seems pretty low risk. What is the worst possible downside?

1451 Ms. Kramer stated they could take our tractor.

1452 Mr. Leet stated they could ask for the tractor.

1453 Mr. Chokanis stated they can use the broken Polaris.

1454

1455 Upon VOICE VOTE, with all in favor, unanimous approval was
1456 given to Resolution 2023-08, Statewide mutual aid agreement.

1457

1458 **E. Consideration of the Garden Club's Request for Mulch and Brick**

1459 Ms. Kassel stated I think we have an erroneous Garden Club request.

1460 Ms. Kramer stated yes, this is not our Garden Club thing, so we are nixing this from the agenda.

1461 Ms. Montagna asked what do you mean?

1462 Ms. Kramer stated you might want to find what District.

1463 Ms. Kassel stated there is an email, I do not know what page of the agenda it is on, from a
1464 Nettie to Mr. Perez.

1465 Ms. Kramer stated this page 160, but it is not Harmony.

1466 Ms. Montagna stated no, it is not. I know exactly who Nettie is.

1467 Ms. Kramer stated okay, we are going to send you back to the other District with that one.

1468 **F. Consideration of Increasing the Limit on the CDD Bank Card**

1469 Ms. Montagna stated currently, I do not even know, it is a very low limit.

1470 Mr. Castillo stated it is \$1,500.

1471 Ms. Montagna stated it is \$1,500, and that is gone with a snap of a finger. What is happening
1472 is, Mr. Hayes, myself, Mr. Perez were using this a lot, Mr. Freddy Blanco, were using different
1473 Inframark cards to cover the supplies because they do order a lot of stuff: gas and all these different
1474 things. I always waive your 15% charge because if Inframark has to pay for something for you all,
1475 and it is a pass through, they charge you a 15% admin charge, and I have always waived those. It
1476 is happening more and more now, and after a week or so, his card is done.

1477 Ms. Kramer stated It is because of the overlap of when we get the bill and when the payment
1478 goes in and when they log a payment.

1479 Ms. Kassel asked what is the current limit?

1480 Ms. Montagna stated \$1,500.

Harmony CDD
June 29, 2023, meeting

1481 Ms. Kassel asked \$5,000, Is that what you are suggesting?

1482 Ms. Montagna stated I would suggest at least that. The rules and policies still remain the same.

1483 He has to turn in receipts. He has to do all of those things.

1484 Ms. Kramer stated he has to get approval for the big stuff.

1485 Ms. Montagna stated correct. The same things still all stay in place. He just has more to work
1486 with, where right now, he may have gone to Home Depot twice and bought something, and then
1487 went and filled up all the gas tanks and all that, and now his \$1,500 is gone.

1488 Ms. Kassel stated I move that we request an increase on the credit limit for the CDD bank card
1489 from \$1,500 to \$5,000. We can always raise it more later if necessary.

1490 Ms. Montagna stated yes.

1491

Ms. Kassel made a MOTION to approve requesting an increase on
the credit limit for the CDD bank card from \$1,500 to \$5,000.
Mr. Leet seconded the motion.

1492

1493

1494

1495

1496 Ms. Kramer asked Mr. Eckert, any input?

1497 Mr. Eckert stated no.

1498

Upon VOICE VOTE, with all in favor, unanimous approval was
given to requesting an increase on the credit limit for the CDD bank
card from \$1,500 to \$5,000.

1499

1500

1501

1502

1503 **G. Consideration of CDD Fence Removal Proposals**

1504 Ms. Montagna stated I think there was a little confusion on this. You all authorized the fence
1505 to be taken down if there was no requirement. There is no requirement. We can take it down. The
1506 problem is, we did not move past that, right? If you wanted staff to take it down, or quotes. Staff
1507 can take it down. Mr. Castillo said we absolutely can, and it will take us about three weeks, four
1508 weeks.

1509 Mr. Castillo stated yes, if we just straight do that.

1510 Ms. Montagna stated if they just straight do it for eight hours a day, every day, but other things
1511 are going to fall behind: grinding.

1512 Mr. Castillo stated that is also replacing.

1513 Ms. Kramer stated it is three weeks of time above and beyond your regular schedule.

1514 Ms. Montagna stated no.

1515 Ms. Kramer stated like cleaning the bathrooms. The bathrooms will still get cleaned.

CARBON

Harmony CDD
June 29, 2023, meeting

1516 Mr. Castillo stated yes, the only thing that is not going to be done regularly is the grinding and
1517 pressure washing.

1518 Ms. Montagna stated that is right.

1519 Ms. Kramer stated that will fall off for three weeks while this is being done.

1520 Ms. Montagna stated it will be three, close to four the way they timed it out. Again, not your
1521 everyday things, just the pressure washing and grinding would cease for that amount of time. I will
1522 tell you this, I reached back out to Ms. Lisa Smith at the County. I am assuming the other guy is
1523 now gone because I reached out to him numerous times but did not get a response back.

1524 Mr. Castillo asked we got an extension?

1525 Ms. Montagna stated no extension, so there are two parts to this. They are coming back out.
1526 We have until September.

1527 Ms. Kramer stated 18 at 8:00 a.m.

1528 Ms. Montagna stated to get the fence done. It has got to be done, so I would say prior to that
1529 18th get it done. The second part of this whole County thing is, Ms. Smith is also, I presume, taking
1530 up for this other gentleman, also asked, where are you with the storage containers out there because
1531 you are still in violation. My thing to her was, yes, we still do have two storage containers out
1532 there. We meet on Thursday, the Board, and I will have an answer for you on Friday. My proposal
1533 to you is, and I do not know, this is going to come from you, too, Celebration CDD is willing to
1534 buy both of those containers.

1535 Ms. Kassel stated but we need a place to store the stuff that is in them.

1536 Ms. Montagna stated that is my next question. Celebration CDD will take them, and they will
1537 come pick them up tomorrow. They have already set up transport to grab both of those and take
1538 them to Celebration. My only question was, how much stuff is in them, what all is in them, and do
1539 you even have a place to put that stuff?

1540 Ms. Kramer stated we have no place.

1541 Mr. Castillo stated the biggest thing is the golf carts; the golf carts need to be charged.

1542 Ms. Kramer stated I am sorry; September 19.

1543 Ms. Montagna stated golf maintenance is a no go. They will not even allow them to park a
1544 truck there while they are getting supplies.

1545 Ms. Kassel asked and it is not possible to park them in a resident's garage?

1546 Ms. Montagna stated that is up to the Board.

1547 Ms. Kramer stated if a resident volunteered their garage.

CARBON

Harmony CDD
June 29, 2023, meeting

- 1548 Ms. Marilyn Ash-Mower asked what do you have to put in it?
- 1549 Ms. Kassel stated two golf carts.
- 1550 Ms. Montagna stated but there is other stuff in there, too.
- 1551 Ms. Kramer stated you know, some tools, blowers.
- 1552 Ms. Kassel stated trailers.
- 1553 Mr. Castillo stated we still trailers and stuff, the one Mr. Vinson uses, and the pressure washing
1554 trailer.
- 1555 Ms. Kassel stated we may need more than one resident's garage.
- 1556 Ms. Ash-Mower stated I can probably do the golf carts. I have a two-car garage, and I do not
1557 have two cars; I have only one.
- 1558 Ms. Kassel stated I have a three-car garage, and I have only one.
- 1559 Ms. Montagna stated keep in mind that there could be a possible inconvenience. They are going
1560 to get them early in the morning and bringing them back at whatever time.
- 1561 Ms. Ash-Mower stated okay, I will give them my clicker.
- 1562 Ms. Kramer stated we have half of a two-car garage here and half of a two-car garage there.
- 1563 Ms. Kassel stated it is really kind of two spaces of a three-car garage.
- 1564 Ms. Ash-Mower stated I want to know when the mess behind all those will be cleaned up.
- 1565 Mr. Castillo stated that is another thing, too, all those broken down side-by-sides there.
- 1566 Ms. Phillips stated we will put them in a container when Celebration picks them up.
- 1567 Ms. Montagna stated what I need from you all is, if you can get a plan together, I need a
1568 definitive date to tell her, or you are going to start getting fined, and it is \$250 a day.
- 1569 Ms. Kramer asked what did she say about, is there a consent order again to drag it out? I do
1570 not want to.
- 1571 Ms. Montagna stated I think it has gone to the extent now there is no extension. She is being
1572 nice in the fact of, okay, can you give me a date that you will get in compliance with this stuff? I
1573 can offer up, we can take the storage containers off your hands. That is not a problem, but they are
1574 both full of things, and there is nowhere to put them currently, so that is something you all will
1575 have to come up with. At least if I could come up with a definitive date, can you give us 30 days?
1576 We will have it cleared, 30 days and it will be done. If she says yes, or she says that is not going
1577 to work, if we do not have it out in 15 days, we will start fining you, I do not know, but I am willing
1578 to try anything.

CARBON

Harmony CDD
June 29, 2023, meeting

- 1579 Ms. Kassel stated I think that Ms. Ash-Mower and I are good to get it done by next week, if
1580 Mr. Castillo is.
- 1581 Ms. Ash-Mower stated yes. I made room on Saturday, so it is all neat and tidy right now.
- 1582 Ms. Montagna asked what about all this other stuff? We are just talking about the golf carts.
- 1583 Ms. Kramer stated the Polaris is going to come back.
- 1584 Ms. Phillips stated yes. But that does not need to be stored indoors, does it?
- 1585 Ms. Kramer stated the Polaris does.
- 1586 Ms. Kassel stated because we do not want anyone to steal it.
- 1587 Ms. Montagna stated nothing can be stored back there any longer.
- 1588 Ms. Phillips stated but if it cannot be outside, maybe someone will steal it.
- 1589 Mr. Chokanis asked Mr. Castillo, can you get pictures of what all is in there?
- 1590 Ms. Kramer stated also, when you speak to her tomorrow, tell her that there is a tractor that the
1591 garden uses and some equipment that the garden uses. Is it okay to keep one of the storage
1592 containers for the tractor and the garden? It is associated with the community garden.
- 1593 Ms. Montagna asked leave one storage container?
- 1594 Ms. Kramer stated yes.
- 1595 Ms. Montagna stated for garden use.
- 1596 Ms. Kramer stated right.
- 1597 Ms. Montagna stated okay, I can do that.
- 1598 Ms. Nancy Snyder asked do you have enough space now?
- 1599 Ms. Kramer stated no.
- 1600 Ms. Snyder stated I can put my car outside. Then he would have a two-car garage besides the
1601 space next to my garage. I am storing somebody else's car, so you cannot use the third spot. I have
1602 the two-car spot.
- 1603 Ms. Kassel stated we have five garage spaces now.
- 1604 Ms. Kramer stated wonderful, Ms. Snyder, you just put us over the top.
- 1605 Mr. Eckert asked are you going to have some sort of a license agreement or something for the
1606 District to be able to use the facilities that deal with insurance and indemnification and things like
1607 that?
- 1608 Ms. Montagna stated you probably should.
- 1609 Ms. Kassel asked do you have any existing agreements that we could use?

Harmony CDD
June 29, 2023, meeting

1610 Mr. Eckert stated I have existing license agreements. I would have to modify it because I really
1611 do not have any other districts that made the decision to use resident garages for storage, but I have
1612 other license agreements I could easily modify.

1613 Ms. Kassel asked do we want him to do that?

1614 Ms. Montagna stated if you are going to allow things to be stored in residents' homes, you
1615 really need to do that.

1616 Ms. Kassel stated the residents need to be protected as well as the CDD.

1617 Ms. Montagna stated correct, and that is essential.

1618 Ms. Kassel asked Mr. Eckert, do these licenses indemnify and protect both parties? Or just
1619 one?

1620 Mr. Eckert stated They typically do, although the CDD can only agree to indemnify up to
1621 certain statutory limits, but those limits are \$200,000 and \$300,000, respectively. Again, the
1622 concern would be, from a resident standpoint, and I am not the resident's attorney, but if there was
1623 some sort of a fire with a vehicle we were storing in there and it burned down the entire house,
1624 that would be a concern of theirs.

1625 Ms. Montagna stated yes.

1626 Ms. Kramer stated luckily, except for yours, these are detached garages.

1627 Ms. Phillips stated yes. yours is detached, right?

1628 Ms. Ash-Mower asked detached? No, it is attached to my house.

1629 Ms. Kramer asked you do not have a breezeway you go through?

1630 Marilyn stated a breezeway, yes, but it attaches to the house. That is probably a firewall, right?

1631 Ms. Kramer stated that is considered detached.

1632 Ms. Montagna asked can you send pictures of everything that is in both containers, so that
1633 everyone can kind of get an idea of what is actually in these containers?

1634 Mr. Castillo stated okay.

1635 Ms. Phillips stated the other thing I was going to mention is, there are several homes sitting
1636 empty in Harmony.

1637 Ms. Montagna stated we do not own them.

1638 Ms. Phillips stated I know, but maybe the owner would like to rent out their garage for a little
1639 while.

1640 Ms. Kassel stated that is a possibility, too. But we do not know who that is.

1641 Mr. Chokanis stated that would probably be easier for the maintenance crew.

CARBON

Harmony CDD
June 29, 2023, meeting

1642 Ms. Phillips stated right.

1643 Mr. Chokanis stated they would not have to interrupt people.

1644 Ms. Phillips stated they are going to go to Ms. Ash-Mower's house because she is going to
1645 give them lemonade.

1646 Ms. Kramer stated we will look at this. Also, we need to touch base with Mr. Hamstra. Say
1647 anything about how fast we could get something done?

1648 Mr. Hamstra stated they did not have an opening until late or mid-August to even see us.

1649 Ms. Kramer stated I was afraid of that. I looked at the schedule and said, these folks applied in
1650 March and April to be on this agenda.

1651 Ms. Ash-Mower stated I still have a question on the shipping container. We talked about
1652 moving the stuff in the garden shed into the shipping container. Do those shipping containers open
1653 on both ends? Or only on one end?

1654 Mr. Castillo stated just one end.

1655 Ms. Ash-Mower stated I cannot quite visualize the width of the front-end loader. My other
1656 question is, do we have to be licensed and insured to run that front-end loader?

1657 Ms. Kramer stated our field services would still be using it in the garden.

1658 Ms. Ash-Mower stated but my question is, is it wide enough if I put the racks and all the
1659 equipment that we have in the shed in that, we put the equipment in last, can we still get by that
1660 and take all our equipment out? Or if you put it in the back, then we cannot get it.

1661 Ms. Kassel stated you want the tractor in the front so that we can pull the tractor out and have
1662 access to everything else.

1663 Ms. Ash-Mower stated yes. But can you get by if you only have a front-end entrance? You
1664 need to get by the tractor to get to the tools.

1665 Ms. Kassel stated you pull the tractor out.

1666 Ms. Kramer stated you will still have the garden shed.

1667 Ms. Ash-Mower stated okay.

1668 Ms. Kramer stated we are not taking the garden shed away. The garden shed stays.

1669 Ms. Ash-Mower stated I was angling for a bigger shed.

1670 Ms. Kramer stated we may be able to work that out offline. You will still have your garden
1671 shed. The most frequently used things you will still keep in there. The things that are more
1672 infrequently used would be in your garden container with the tractor and all the attachments.

1673 Mr. Chokanis asked is there an area we can move these shipping containers to?

CARBON

Harmony CDD
June 29, 2023, meeting

1674 Ms. Kramer stated they are not allowed in Harmony?

1675 Mr. Chokanis asked they are not?

1676 Ms. Phillips stated that has been our whole issue. We even talked last month about finding a
1677 farmer nearby.

1678 Mr. Leet asked with all this happening, do we need to set a date we can target when we think
1679 we have an agreement ready to sign? Then we can go to the County.

1680 Ms. Kassel asked Mr. Eckert, how quickly do you think you can get those license agreements
1681 to us?

1682 Mr. Eckert stated I can get you a form of the agreement without addresses and people's names
1683 probably by Tuesday.

1684 Ms. Kassel asked what if we were to target within two weeks that the containers will be gone?

1685 Ms. Montagna stated I just do not want to box us in.

1686 Ms. Kramer stated ask her for two months or the end of September. Ask for as much as you
1687 can get, and then if she pushes you back, then we will narrow it down. Let us not give away the
1688 farm yet.

1689 Ms. Montagna stated I will bring up that we discussed it tonight. My one question, first and
1690 foremost is, the Garden Club uses one of those storage containers because it is a tractor, garden
1691 things, timbers, all these things. Can all that stay back there for the Garden Club? That would be
1692 my first question. The second one is, and we will talk about the second one, can we maybe have
1693 the same deadline that we have for the fencing? It is really not that far off if you think about it. If
1694 she says no, then I will start negotiating from there.

1695 Ms. Kramer stated explain to her that we have to find a place to store all our stuff. In order to
1696 construct a location to store all our stuff we have to go through the whole County process.

1697 Ms. Montagna stated we cannot get on until August.

1698 Ms. Kramer stated and we cannot even get on for a preliminary.

1699 Ms. Montagna stated right. I will explain all of it and see what we can come back with. She
1700 has been very nice, but she did say if this does not get rectified, you will start getting fined.

1701 Ms. Kramer stated right.

1702 Ms. Montagna stated I will see what I can do, and I will keep everybody notified.

1703 Ms. Kramer asked Mr. Hamstra, were you able to get the application for that pre-application
1704 meeting in?

Harmony CDD
June 29, 2023, meeting

1705 Mr. Hamstra stated I requested a pre-screening meeting, which they denied me within a day.
1706 We wanted to see if they can do an informal. I was able to ask before tonight, and it was quickly
1707 denied.

1708 Ms. Kramer asked did you put something in for the pre-application meeting?

1709 Mr. Hamstra stated yes, that will be next.

1710 Ms. Kramer stated okay. Nothing has gone in yet.

1711 Ms. Phillips stated no.

1712 Ms. Kramer stated I am just saying if she says we already have a pre-application in, but we
1713 cannot get on until such and such a time.

1714 Mr. Hamstra stated I will set the pre-application meeting after tonight.

1715 Ms. Kramer stated okay.

1716 Ms. Montagna stated before you go father down, back to the fence, I am sorry because I jumped
1717 ahead on you guys. Are you wanting staff to do it with the understanding and the expectation yes,
1718 those certain things are going to be delayed until they can get it done, or do you want to go with
1719 one of the proposals that were submitted to have them remove the fence and get it done in a day
1720 or two, is that what you said?

1721 Ms. Kassel stated I would rather save \$6,000 and have our staff do it. Also, that means that
1722 they can retain any fencing that is in good shape.

1723 Ms. Kramer stated they are still going to have to go through it anyway. They are going to have
1724 to be out there. Also, we have six weeks, I mean 10 weeks between now and when we have to have
1725 it all down and/or repaired.

1726 Ms. Montagna stated yes.

1727 Ms. Kramer stated so we have 10 weeks. You can kind of scatter that three weeks. You can
1728 take down this section so that we are not doing away grinding for the total time.

1729 Ms. Montagna asked do you have a dumpster? How are you all hauling this from U.S. Hwy
1730 192 back to where we are throwing it away?

1731 Ms. Kramer stated we have a trailer.

1732 Ms. Montagna asked do you have trucks?

1733 Mr. Castillo stated yes, my truck and the other truck.

1734 Ms. Kramer stated you have the trailer. You can drag the trailer out there and get a lot in it.

1735 Mr. Castillo stated it usually falls off.

CARBON

Harmony CDD
June 29, 2023, meeting

1736 Ms. Montagna asked do we have a place to dump it? Or are you going to have to rent a
1737 dumpster?

1738 Ms. Kramer stated no, it will have to go to the dump.

1739 Mr. Castillo stated we will have to get a dumpster. Usually, we just cut it up in pieces and
1740 throw it in the trash.

1741 Ms. Kramer asked is there not a dump right in Holopaw? Anyway, either way.

1742 Mr. Leet stated I see Ashley Fence. I see Chapco Fence. I see AC Master Fence. Did we not
1743 hear anything from Straightline Fence?

1744 Ms. Montagna stated yes, Straightline Fence was \$10,500.

1745 Mr. Leet asked but do we not already have that deposit with them?

1746 Ms. Montagna stated you are not getting that deposit.

1747 Ms. Kramer stated forget it. They are not going to apply it to this.

1748 Ms. Montagna stated no.

1749 Ms. Phillips asked only if we got a new fence?

1750 Ms. Kramer stated if we got a new fence, they would apply it.

1751 Ms. Phillips asked does taking down the old fence require skilled labor?

1752 Ms. Kramer stated no.

1753 Ms. Montagna stated I would not think so.

1754 Ms. Kramer stated the slats just slide in and out. They are not attached at all, and then the posts,
1755 you just push them in.

1756 Ms. Montagna stated I do not know. Are they in cement?

1757 Mr. Castillo stated so far, we found none in cement.

1758 Ms. Montagna stated okay.

1759 Ms. Kramer stated you just wiggle them.

1760 Mr. Castillo stated the new ones we did put in cement.

1761 Ms. Kramer stated okay.

1762 Ms. Montagna stated if you are deciding to go with staff, and that is the motion you need.

1763 Ms. Kassel asked do we need a motion for that? I do not think we do.

1764 Ms. Montagna stated I would prefer you did.

1765 Ms. Phillips asked Can you hire extra people for this period of time?

1766 Ms. Kramer stated We have to have one of our staff out there to evaluate and see what we want
1767 to save.

CARBON

Harmony CDD
June 29, 2023, meeting

1768 Ms. Phillips stated right, but they sometimes have extra people, like they have day laborers.

1769 Ms. Kramer stated I think if we spread it out, we can still get some grinding done in between.

1770 Yes, we will not be doing as much, but we will be doing some of it.

1771 Mr. Castillo stated yes, we can do that.

1772

1773 Mr. Leet made a MOTION to approve Inframark staff removing
1774 the fence along U.S. Hwy 192, as discussed.

1775 Ms. Kassel seconded the motion.

1776

1777 Upon VOICE VOTE, with all in favor, unanimous approval was
1778 given to Inframark staff removing the fence along U.S. Hwy 192, as
1779 discussed.

1780

1781 Mr. Leet stated to be clear, that is just CDD property but not the entrance areas.

1782 Ms. Montagna stated that are not CDD property.

1783 Mr. Leet stated as we discussed last month.

1784 Ms. Kramer stated right. At the last code enforcement board meeting, I was reading their
1785 minutes, and the Harmony golf course evidently repaired theirs. How long the repairs will last, I
1786 do not know because they did not replace it all.

1787 Ms. Montagna stated that is also to include to keep what is salvageable, and grinding and
1788 pressure washing will very well fall behind.

1789 Mr. Leet stated understood. I was kind of half joking, but where is it going to be stored?

1790 Ms. Montagna stated I do not know where you are saving the good stuff. I do not know what
1791 storage you even have.

1792 Ms. Kramer asked do we want to look for another garage?

1793 Ms. Montagna asked where are you going to put it in the meantime? Because you cannot put
1794 it back there.

1795 Ms. Snyder asked does it have to be stored inside?

1796 Ms. Kramer stated yes.

1797 Ms. Montagna stated it should be. It is PVC. That is why it is like it is.

1798 Mr. Leet stated I understand.

1799 Ms. Snyder stated I have a two-car driveway next to my garage. Depending on when you are
1800 going to do this, you can have the two-car part. My friends have the one-car part because they are
1801 away on vacation probably until the beginning of September. The two-car driveway, there will
1802 only be my car. Can we not lay some fencing there until we get things organized?

Harmony CDD
June 29, 2023, meeting

1803 Ms. Montagna stated you could cover it with a tarp or something.

1804 Mr. Castillo stated I have the new ones now covered in tarp.

1805 Ms. Snyder stated I have a tarp.

1806 Ms. Kramer asked is that exposed to the eyes of the HROA?

1807 Ms. Kassel stated you can contact them.

1808 Ms. Snyder stated it is in the alley.

1809 Ms. Kassel stated I am sure that the HOA can exempt that for a month or two.

1810 Ms. Phillips stated I mean, we are just talking for a temporary time. Right?

1811 Ms. Montagna stated okay, Ms. Kassel, work your magic.

1812 Ms. Kramer stated we will leave it to you.

1813 **H. Consideration of Trailhead Sign Proposal**

1814 Ms. Kassel stated this is in the agenda package. I cannot find it now. Mr. Dwyer had sent me
1815 a photograph of the signs they have at Harmony West. The actual signs are little street signs like
1816 this and this. So we would have the trail name. I talked to Mr. Leet, and he said it would be easy
1817 to have a QR code. They have their logo. They have two signs. It is confusing. One says no
1818 trespassing.

1819 Ms. Kramer stated the only thing I see in here is, we said no ATVs or four wheelers. I would
1820 put no motorized vehicles, as we discussed at the last meeting. Again, you will get somebody
1821 saying, I am on a UTV, not an ATV.

1822 Ms. Montagna stated or a golf cart.

1823 Ms. Kramer stated yes.

1824 Ms. Kassel stated no motorized vehicles. We were talking about having a QR code that people
1825 can scan that would give them information about the trails.

1826 Ms. Kramer stated we could link it.

1827 Ms. Kassel stated Mr. Leet has been working on a trail map, so we can link it to the trail map.

1828 Ms. Kramer stated the trail map can have length and difficulty.

1829 Ms. Kassel stated yes.

1830 Ms. Montagna stated the trail name, open dawn to dusk only, use at your own risk, no
1831 motorized vehicles, uneven terrain, beware of and respect wildlife, carry out what you bring in,
1832 trail cameras in use, QR code. Not on the sign, but I just made a note, QR code to info on trails
1833 and maps.

1834 Ms. Kassel stated it will be on the sign.

1835 Ms. Montagna asked it will? Okay.

CARBON

Harmony CDD
June 29, 2023, meeting

1836 Mr. Leet stated it was not discussed last month, but some people do use, Butterfly specifically,
1837 to bring kids to school. Are we thinking we would not be allowing that anymore?

1838 Ms. Kassel stated with golf carts.

1839 Ms. Montagna stated you have no motorized vehicles.

1840 Ms. Kassel stated remember, first of all, Butterfly Trail, all that land is owned by Harmony
1841 West CDD.

1842 Ms. Montagna stated you would not want to go on it anyway.

1843 Mr. Leet stated we would not put a sign out there.

1844 Ms. Kassel stated I had reached out to Mr. Mark Hills because he is the person I was referred
1845 to by Harmony West CDD to talk about, “you own the property, we have been maintaining the
1846 trails, how do you want to do this because now you own the property.” I have not heard anything
1847 back. I actually reached out to him again. I am waiting to hear, but Harmony West CDD owns that
1848 trail; we do not. Billy’s Trail: we own part of the Billy’s Trail from Five Oaks to where it joins up
1849 with the Forestar property. There is really no reason that once that Forestar property stone gets
1850 compacted, there is really no reason why you would not want to drive on that. We have got Billy’s
1851 Trail. We have got Butterfly Trail. Lily Pond Loop is off of Butterfly Trail, as well as Pine Needle
1852 Path, but they are still owned by Harmony West CDD.

1853 Ms. Kramer asked Mr. Dick Jerman did give all that land to ?

1854 Ms. Kassel stated Mr. Jerman gave all that to Harmony West CDD. I do not think they know
1855 what they are doing, but they are still developer controlled. It is right up to, almost to our sidewalk
1856 that Harmony West CDD now owns.

1857 Mr. Leet asked how many CDD trails do we even have left? Billy’s Trail?

1858 Ms. Kramer stated Billy’s Trail really is not Billy’s Trail. We have the path behind the Enclave.

1859 Ms. Ash-Mower asked what was the one that started at the garden and went out to the lake?

1860 Ms. Kassel stated Jug Creek Trail. Ms. Kramer asked me about that. A lot of that trail has been
1861 impacted by the development on Middlebrook and Feathergrass, and probably also Cat Lake here,
1862 because it went in the woods there behind Feathergrass and Middlebrook and up through the RV
1863 lot. It started at the garden. It actually started at Town Square.

1864 Ms. Kramer stated it is almost 8:30.

1865 Ms. Kassel stated but this is something we have been talking about for several months. Let us
1866 just finish with it. Let us give it another five minutes.

CARBON

Harmony CDD
June 29, 2023, meeting

1867 Mr. Chokanis asked can we not just do this with Billy's Trail right now? Instead of all the other
1868 trails, we are not really concerned about?

1869 Ms. Kramer stated right.

1870 Mr. Chokanis stated because we do not want any motorized vehicles going down that one.
1871 Right?

1872 Ms. Kramer stated right, no, we do not.

1873 Ms. Phillips stated I think that is a good decision.

1874 Mr. Dwyer asked if you are just talking about Five Oaks to Billy's Trail behind the Enclave?

1875 Ms. Kramer stated right.

1876 Mr. Dwyer stated yes, that is good.

1877 Ms. Phillips stated I know we are not supposed to do that, but you have so much invested in it.

1878 Ms. Kramer stated but that is the only property we can post it on.

1879 Ms. Kassel stated we can post it on CDD property across from Butterfly Trail, just on the verge.

1880 Ms. Kramer stated we have about that much.

1881 Mr. Leet stated Billy's Trail actually goes from, we have the edge of our property by the lift
1882 station over there. The other end by the cul-de-sac, it is the Enclave HOA, and that abuts right up
1883 to.

1884 Ms. Kassel stated the Four Star Property.

1885 Mr. Leet stated Harmony Land still right now.

1886 Ms. Kramer stated we do not have to say when it ends.

1887 Mr. Leet stated right, we have our little parcel that wraps around. What Mr. Dwyer mentioned
1888 that little access through the Enclave cul-de-sac does not go onto CDD property at all.

1889 Ms. Kramer stated I guess what I am saying is, we could put the sign on our trailhead where
1890 we start it. We do not want golf carts jetting up and down behind all the Enclave homes, anyway.

1891 Mr. Leet stated I agree with that.

1892 Ms. Kramer stated so we could put this sign there without any problem at all. It controls our
1893 portion of the trail, and what happens on their portion of the trail, if they want to let the Enclave
1894 people use the golf carts.

1895 Ms. Kassel stated then we need two signs because of all the people in the Enclave.

1896 Ms. Kramer stated but we do not control that. We do not own that.

1897 Ms. Kassel stated no, no, no. We need a sign at the beginning on the north side of the CDD
1898 property, so the people in the Enclave do not ride from the north side down to the south side.

CARBON

Harmony CDD
June 29, 2023, meeting

- 1899 Ms. Kramer asked down to Five Oaks? Okay.
- 1900 Ms. Kassel stated we need one at Five Oaks, and we need one at the other end, as well, so
1901 people do not take their carts back.
- 1902 Ms. Kramer stated and destroy the trail. We would need two signs for Billy's Trail.
- 1903 Ms. Kassel stated and the QR codes, I guess we can maybe we can have Ms. Cherry Heck
1904 make them on a cricut and we can add them to the signs. We just need enough room on the signs
1905 to add, I do not know, how big do the QR codes have to be?
- 1906 Mr. Leet stated a couple inches.
- 1907 Ms. Kassel asked two inches by two inches, or something. Three inches by three inches. So we
1908 would need room on the sign QR code.
- 1909 Ms. Montagna asked who is doing signs? Do we need to order them?
- 1910 Ms. Kassel stated yes.
- 1911 Ms. Montagna stated so here is what you are ordering. It will say Billy's Trail, correct?
- 1912 Ms. Kassel stated yes.
- 1913 Ms. Montagna stated okay, Billy's Trail with all those things, and then they will give you a
1914 QR code put on there, as well. Two signs. You want two of those, right? One for each end of
1915 Billy's Trail?
- 1916 Ms. Kassel stated yes.
- 1917 Mr. Castillo asked that is 12 by 12?
- 1918 Ms. Kassel stated I do not know. I think it will need to be a little longer than it is wide, probably.
1919 I do not know who the sign vendors are and what they recommend.
- 1920 Ms. Kramer stated what size. Like 12 by 16.
- 1921 Ms. Kassel asked did we ever move to have the field staff remove the fence?
- 1922 Ms. Kramer stated yes.
- 1923 Ms. Montagna stated yes, that is done. Now you just need a motion on the two Billy's Trail
1924 signs based on that information, one on each end.
- 1925
- 1926 Ms. Kassel made a MOTION to approve two trail signs to be
1927 created and installed on the north and south entrances to the CDD
1928 portion of Billy's Trail, as per the agenda package with the revisions
1929 made during the meeting.
1930 Mr. Leet seconded the motion.
- 1931
- 1932 Mr. Chokanis asked do we need two signs?
- 1933 Ms. Kassel stated I think we do, one at the north end and one at the south end.

Harmony CDD
June 29, 2023, meeting

- 1934 Mr. Chokanis stated okay.
1935 Ms. Kramer stated yes.
1936 Mr. Chokanis stated the other picture, I saw two.
1937 Ms. Kassel stated those signs were contradictory.
1938 Mr. Chokanis stated okay.

1939

1940

1941

1942

1943

1944

Upon VOICE VOTE, with all in favor, unanimous approval was given to two trail signs to be created and installed on the north and south entrances to the CDD portion of Billy's Trail, as per the agenda package with the revisions made during the meeting.

1945 **I. Discussion Regarding Correspondence from Harmony Residential Owners**
1946 **Association ("HROA")**

1947 Ms. Montagna stated very quickly, everyone saw the letter that they sent. First of all, I think
1948 this letter is, I do not know what I think about it. Anyway, we already sent a letter to every
1949 homeowner. It was not our place to say the HOA was going to enforce it. That is not something
1950 we do. That should have been, in my opinion, on the HOA to inform them that they are going to
1951 enforce it. We cannot tell the residents, by the way, it is your responsibility and the HOA is going
1952 to enforce it. That is what they are asking us to do. They want a letter sent to every homeowner
1953 again, and basically stating that the CDD Board wishes the HOA to enforce compliance with these
1954 owners. At that time, once we show them proof that we sent the letter to every homeowner, then
1955 they will consider doing it.

1956 Ms. Kramer stated I do not think that is our role. We have already sent one letter. The
1957 homeowners will find out that the HOA is enforcing when they send the courtesy notice.

1958 Ms. Kassel stated they will not enforce. What is being talked about on the HOA board is that
1959 the enforcement of verge maintenance on those properties was not part of the deal when those
1960 homeowners moved in. When the CDD decided to move the responsibility to the homeowner, the
1961 CDD did not consult with the HOA. It is not a matter of not consulting, but the HOA does not
1962 want to be responsible for trying to enforce something as the homeowners may not have been
1963 adequately informed.

1964 Ms. Kramer stated but they were.

1965 Ms. Montagna stated they were informed by a letter.

1966 Ms. Kramer stated and, it is in the HOA bylaws and everything.

1967 Ms. Montagna stated yes.

1968 Ms. Kramer stated our legal staff has already researched it.

CARBON

Harmony CDD
June 29, 2023, meeting

1969 Ms. Montagna stated yes, that is what I was going to say. For them to say that it was not the
1970 HOA's responsibility, that is where all of this started first, was the first question that was asked is,
1971 if we turn it over back to them. It is already stated in your HOA documents, that that is the way it
1972 should have happened. I am not sure on that.

1973 Ms. Kassel stated but it did not happen.

1974 Ms. Kramer stated I talked with some of the people on Cat Brier, and they told me but they
1975 had gotten letters about the maintenance of that area between the sidewalk and the curb, that you
1976 need to do something to make this look better.

1977 Mr. Leet asked let us say that two years ago, the CDD landscaper had lapsed on verge
1978 maintenance, would the HOA not have done anything?

1979 Ms. Kassel stated no.

1980 Ms. Kramer stated but they did. When I talked to some of the homeowners, they told me they
1981 did, that they have gotten letters.

1982 Ms. Kassel stated according to Mr. Hills, who has been the HOA management company for at
1983 least five years, he said that no, they have not sent out any letters to homeowners about the verge
1984 on Five Oaks, Schoolhouse, and Cat Brier.

1985 Ms. Phillips asked if I did not keep up my maintenance on my verge, would I get a letter?

1986 Ms. Kramer stated you would.

1987 Ms. Phillips asked why is the HOA discriminating these people versus these people? That is a
1988 real problem.

1989 Ms. Kramer stated they want us to take the heat.

1990 Ms. Phillips stated right.

1991 Ms. Kassel stated no. What the HOA wants is proof that these homeowners have heard from
1992 the CDD, that they are now responsible to maintain that. I do not think that is unreasonable.

1993 Ms. Kramer stated we said that.

1994 Ms. Montagna stated the letters have gone out.

1995 Ms. Kassel stated they just want proof that you sent it.

1996 Ms. Montagna stated no. He wants another letter.

1997 Ms. Kramer stated he may have told you that, but his letter does state that. It basically says,
1998 send this letter out, give us proof you sent it out, and it just has to tell them that you are no longer
1999 going to maintain it and it is their responsibility. Well, we have done that.

2000 Ms. Montagna stated we have.

Harmony CDD
June 29, 2023, meeting

- 2001 Ms. Kramer stated send him a copy of the letter that has been sent out.
- 2002 Ms. Montagna stated I can do that.
- 2003 Ms. Kramer stated tell him what day it was sent out.
- 2004 Mr. Leet stated a list of addresses, maybe.
- 2005 Ms. Montagna stated I can send that, but in his letter, he states he wants another letter sent out.
- 2006 Ms. Kramer stated no, he did not.
- 2007 Ms. Montagna stated he actually did.
- 2008 Ms. Kassel stated his first request is that the CDD writes to each of these homeowners to inform
- 2009 them the HOA will be doing this, and requests proof of these letters being sent.
- 2010 Ms. Montagna stated right, for us to say that the HOA is going to enforce. We cannot say that.
- 2011 Ms. Kramer stated no, we cannot.
- 2012 Ms. Montagna stated we cannot.
- 2013 Ms. Kramer stated so tell him we have done what we can legally do.
- 2014 Ms. Kassel stated he wants proof of the letter being sent.
- 2015 Ms. Kramer stated give him proof that the letters went out.
- 2016 Ms. Montagna stated that is fine. I can send him the letters. That is not a problem, but unless
- 2017 the Board tells me you want us to send another letter stating that you are responsible for this and
- 2018 the HOA is going to enforce it, I do not have the authority to do that.
- 2019 Ms. Kramer stated no, we cannot say that.
- 2020 Ms. Kassel stated actually, I have made that request several months ago to Ms. Montagna to
- 2021 have another letter sent because people are not maintaining their verges, and I think maybe either
- 2022 they did not open the letter or they forgot or they did not look at it or whatever.
- 2023 Ms. Kramer stated but we cannot force them to. That is what will happen with the second letter
- 2024 that goes out, and it is just a waste.
- 2025 Ms. Kassel asked we cannot force what?
- 2026 Ms. Kramer stated for them to actually open their mail.
- 2027 Ms. Kassel stated no, just another letter to remind them. I do not think it is that expensive to
- 2028 send out a letter to those homeowners.
- 2029 Ms. Phillips stated that is not going to fulfill Mr. Hill's requirement.
- 2030 Ms. Kassel stated just to say, we have been told, as long as the Board agrees, it can be in the
- 2031 letter that the Board has been told that the HOA will enforce this.

Harmony CDD
June 29, 2023, meeting

2032 Ms. Kramer stated I think we have done our job. We have done our responsibility. We provide
2033 this to Mr. Hills and the HROA Board, and explain to them. They will know the HROA is
2034 enforcing it when they get the first letter. It is not like they are going to fine them the first time
2035 they send something out.

2036 Ms. Montagna stated a letter has already been sent. What he is asking is, before the HOA will
2037 consider this, he wants the CDD to write each of these individual owners to inform them that the
2038 HOA will be doing this, and requests proof. I cannot tell the residents that, by the way, the HOA
2039 is going to enforce this. I do not have that authority.

2040 Ms. Kramer stated right. What if the HOA decides not to?

2041 Mr. Chokanis stated I am not on the fence about sending a letter or not, but if we do send a
2042 letter, just say that they are responsible for this. Do not say the HOA is going to enforce anything.

2043 Ms. Montagna stated which is what we did.

2044 Mr. Chokanis stated okay, then that is perfect. I would send Mr. Hills the letter and say you
2045 are not gonna say that the HOA is responsible; that is your responsibility to say if you are going to
2046 enforce something.

2047 Ms. Montagna asked is that what the Board would like me to do, is to send him a copy of all
2048 the letters that went out to each homeowner?

2049 Mr. Leet stated proof that we notified the homeowners.

2050 Ms. Kramer stated just a copy of the letter, and maybe a list of who it all went out to.

2051 Ms. Montagna stated sure, I can do that.

2052 Mr. Chokanis stated you can say that yourself or the CDD Board is not going to speak for the
2053 HOA and tell residents that they are going to enforce something.

2054 Ms. Phillips stated right.

2055 Ms. Kassel stated you can say that the HOA documents require that residents are required to
2056 maintain their verges, and this is already under the HOA's purview.

2057 Ms. Kramer stated right.

2058 Ms. Montagna stated so I am going to send the letter and the list of addresses, basically that
2059 we have already sent this out.

2060 Ms. Kassel stated okay.

2061 Ms. Montagna stated I can do that.

2062 Ms. Kassel stated the letter has the date on it.

2063 Ms. Montagna stated yes, it has the date and everything. I can absolutely do that.

Harmony CDD
June 29, 2023, meeting

2064 Ms. Snyder asked can we go back just a second? Could you possibly make it known that the
2065 CDD is still going to keep the irrigation system going?

2066 Ms. Kramer stated I am sorry, Ms. Snyder, this is supposed to be Board time.

2067 Ms. Snyder stated I am sorry.

2068 Ms. Kramer stated I think they will probably figure that out when it comes on.

2069 Ms. Snyder stated okay, because that is a plus.

2070 Ms. Kramer stated yes, that is what the HROA needs to realize, is that we are still providing
2071 some service there.

2072 Ms. Snyder stated yes, because that would be some expense. Thank you.

2073 **J. Discussion Regarding Shipping Containers**

2074 Ms. Kassel stated we already discussed this.

2075 Ms. Kramer stated just briefly, is there anything you need to add on that?

2076 Ms. Montagna stated no. What would you sell them for if you get to that point of ever wanting
2077 to sell them? How much would you sell them for?

2078 Ms. Kassel asked shipping containers? I do not know what the market value is.

2079 Ms. Kramer asked what did I send you? I did some research on it, what, about \$2,500?

2080 Ms. Montagna stated \$2,500. Celebration said they would buy each one of them from you for
2081 \$2,000 each. That is what they are willing to offer if you get to that point.

2082 Ms. Phillips stated they are willing to pick them up and do all that part.

2083 Ms. Kramer stated yes.

2084 Ms. Montagna stated yes, they already have a company ready to come pick them up and haul
2085 them out.

2086 Ms. Phillips asked how come they can have shipping containers, and we cannot?

2087 Ms. Montagna stated because they have a whole facility.

2088 Ms. Kramer stated yes.

2089 Ms. Montagna stated and a shipping yard.

2090 Ms. Kassel stated it is all fenced in.

2091 Ms. Montagna stated yes, it is all fenced in with security, all that.

2092 Ms. Phillips stated okay. Since we cannot have it here, I did not know why they could have it.

2093 Ms. Kramer stated because their PD allows it, and ours does not.

2094 Ms. Montagna stated yes.

2095 Ms. Phillips asked their what?

2096 Ms. Kramer stated their planned development allows it, and ours does not.

Harmony CDD
June 29, 2023, meeting

2097 Ms. Phillips asked ours specifically forbids them?

2098 Ms. Kramer stated specifically.

2099 Ms. Phillips asked so when people have their PODS?

2100 Ms. Kassel stated those are temporary.

2101 Ms. Kramer stated they are temporary. Technically, it would take longer to enforce.

2102 Mr. Chokanis asked you are taking pictures, right, so we can see what is in there and can sort
2103 it out?

2104 Ms. Phillips asked are we in the middle of discussion time? Could we not just get a PODS and
2105 put it on that slab at Buck Lake Park for a while? That would be temporary.

2106 Ms. Kramer stated again, it is only temporary because it takes code enforcement a certain
2107 period of time to enforce against, and we are already being enforced against. If we show up with
2108 a new shipping container somewhere else on the property, I think they will land on us with both
2109 feet.

2110 Mr. Hamstra stated it will easily be six months before you get your maintenance facility up,
2111 minimum. It may be longer.

2112 Ms. Kassel asked are we going to sell our shipping containers to Celebration?

2113 Ms. Kramer asked how long will they wait for an answer from us?

2114 Ms. Montagna stated if I am nice to them, as long as you need.

2115 Ms. Kramer stated be nice to them.

2116 Ms. Montagna stated they already rent them, the same as what you guys were doing. All they
2117 are going to do is cancel those and purchase yours. That is it.

2118 Ms. Kramer stated let us give it another month, until we figure out whether or not the garages
2119 are going to work. I would hate to commit to them and then not be able to empty them in time.

2120 **K. Discussion Regarding Informational Signs**

2121 Ms. Kassel stated this has been on the agenda for months and months and months, but it has
2122 not been an urgent thing. However, the signs are looking pretty poor, and I wonder if we can find
2123 out who put those signs up and just go to them and find out what the cost would be. The posts for
2124 the signs are beautiful. The metal background is in good shape. It is just the adhesive that is on
2125 them.

2126 Ms. Kramer stated it is not even metal; it is acrylic.

2127 Ms. Kassel asked is it?

2128 Ms. Kramer stated yes. It is like a really heavy-duty plexiglass. Because we have two of them
2129 without signs on them.

Harmony CDD
June 29, 2023, meeting

2130 Ms. Kassel asked how about, at least for now, we just remove whatever is on them, if we have
2131 a couple. Then we also try to find out who the company is that installed them. Maybe there is
2132 something on the signs themselves that gives the name of the company that manufactured them.

2133 Ms. Kramer stated I think I still have his contact information who used to work with the
2134 developer when they put the signs in. I will see if I can contact him.

2135 Ms. Kassel stated okay.

2136 Ms. Kramer stated again, the idea would be, I am hesitant to rip the covering off because then
2137 the underlying plexiglass or acrylic could get scarred and nasty. And it will just be clear, which
2138 could cause a problem if somebody was walking.

2139 Ms. Kassel asked really? Because when I see the stuff peeling up, it looks beige underneath.

2140 Ms. Kramer stated there may be two layers. We can check that out and see if it is two layers.
2141 And if it will leave a beige covering to protect it, we can just leave it like that. But I would not
2142 want to peel the whole thing off and leave the exposed acrylic for liability purposes, and it might
2143 get damaged. I would like to be able to take those pieces down and leave the posts up, but we
2144 would need to store them somewhere, and we do not have any storage area. But let us check to see
2145 if we can just carefully remove one layer with the printing on it.

2146 Mr. Castillo stated okay.

2147 Mr. Leet stated the issue is, they look really old and decrepit. Is it just the peeling what is off
2148 there? That is a good start. Do we want to go any further of looking for costs to get new?

2149 Ms. Kramer stated I will try to call Brent, who used to be the main guy there, and see if he has
2150 a contact. Then we can find out.

2151 Ms. Kassel asked Mr. Brock Nicholas?

2152 Ms. Kramer stated yes, Mr. Nicholas, thank you.

2153 Ms. Montagna stated Ms. Kramer is going to call Mr. Nicholas.

2154 Ms. Kramer stated unless you know anyone any better.

2155 Ms. Kassel stated I have not been in touch with him in years and years. We did have some stuff
2156 in previous minutes or in previous meetings where we discussed potential content for those signs.

2157 Ms. Kramer stated nobody ever really came up with anything.

2158 Ms. Kassel stated no, you came up with stuff. I came up with stuff. You and I both came up
2159 with stuff. It is in previous meeting minutes. We can re-pull it out again and discuss it at the next
2160 meeting.

2161 Ms. Kramer stated okay.

Harmony CDD
June 29, 2023, meeting

2162 Ms. Montagna asked pull out what has been presented, and put it in the next one?

2163 Ms. Kassel stated yes.

2164 Ms. Montagna stated okay.

2165 Ms. Kramer stated now the other thing we could use them for, which one get rid of the
2166 plexiglass, is to use them for like holiday decorative banners and stuff like that, just the poles. That
2167 is another thought.

2168 Ms. Montagna stated okay.

2169 Ms. Kramer stated maybe we can do a combination of the two and keep costs down.

2170 Mr. Leet stated one more question, while we are discussing signs. I am trying to remember
2171 from a couple of years ago. Between the property between the Harmony Square entrance, do we
2172 own that tower, as well, and the signs on that?

2173 Ms. Kassel stated yes, we discussed that recently, and we said we did.

2174 Ms. Montagna stated we discussed that when you were talking about the fences.

2175 Mr. Leet stated okay.

2176 Ms. Montagna stated because the fences that come in, you do not, but the tower, you do because
2177 that is on District property.

2178 Ms. Kramer stated yes, it is on District property, so we have to look at it.

2179 Mr. Leet stated right, so along with the discussion for next month, those developer signs are
2180 probably five years out of date at this point. What can we do that looks good?

2181 Ms. Montagna stated okay.

2182 Ms. Kramer asked can I ask all the Board members to take a look at the signs on that tower?
2183 Right now, it just says doctor or hairdresser. I mean, they are pretty nebulous, but again, none of
2184 those are there. And what you might think you would want to put on it. If everybody can do that,
2185 then we will bring this back next meeting.

2186

2187 **SIXTH ORDER OF BUSINESS** **Staff Reports**

2188 **A. Field Manager**

2189 **i. Field Report and Responses**

2190 The field report is included in the agenda package and available for review on the website or
2191 in the District office during normal business hours.

2192 Ms. Kassel asked what is happening with our field area supervisor?

2193 Ms. Montagna stated Mr. Perez was never attached to this contract. Mr. Perez's position was
2194 a director, and he basically ran, under me, our entire field department over the State of Florida. So

Harmony CDD
June 29, 2023, meeting

2195 he was here as a support to his managers and that kind of thing, but he was never attached to any
2196 district.

2197 Ms. Kramer asked are you replacing him?

2198 Ms. Montagna stated we are. We have someone internally. Mr. Castillo obviously has people
2199 he can go to now, which is myself and a few other people, as far as a support. Even when that
2200 position is filled, they will not be coming out here like Mr. Perez did. Mr. Perez was doing that
2201 more as a gratis, and the fact that of first field manager you had here.

2202 Ms. Kramer stated we had some trouble with.

2203 Ms. Montagna stated we are trying to get things acclimated.

2204 Ms. Kramer stated he was not out here much.

2205 Ms. Montagna no, but he will not even be attending your meeting.

2206 Ms. Kramer stated right.

2207 Ms. Montagna stated the new gentleman will not be.

2208 Ms. Kramer stated but we have a very competent manager.

2209 Ms. Montagna stated correct. As needed, if there is something that is going on or a hot topic
2210 or something that needed that level to come, absolutely. But the replacement would not be coming
2211 to the meetings and stuff like Mr. Perez did, unless Mr. Castillo needed him to do that or something
2212 like that. Yes, the intent is, we already have someone internally, but we want to make sure it is the
2213 right fit.

2214 Ms. Kramer stated great.

2215 Ms. Montagna stated yes.

2216 Ms. Kramer asked is there anything special you need to present to us at this point in time?

2217 Mr. Castillo stated the 24-foot pontoon boat motor is here and installed.

2218 Ms. Kramer stated great.

2219 Ms. Kassel asked the pontoon?

2220 Mr. Castillo stated yes, the pontoon.

2221 Ms. Kassel stated okay, that was one of my questions.

2222 Ms. Kramer asked so it will be up and running?

2223 Mr. Castillo stated yes, it is up and running since yesterday.

2224 Ms. Kramer stated wonderful.

2225 Mr. Castillo stated but the dates are blocked until the first of July.

CARBON

Harmony CDD
June 29, 2023, meeting

2226 Ms. Kassel asked what about the boulders for the ribbon curbs that we were discussing two
2227 months ago?

2228 Mr. Castillo stated the boulders are out. I will find out. You sent me the name?

2229 Ms. Kassel stated yes, I sent it to Mr. Perez, and Mr. Perez sent it to you. So there is Evers
2230 Wood Products here. There is Pebble Junction, or something like that somewhere else. There are
2231 two or three places where you can get that stuff.

2232 Mr. Castillo stated okay. I will get on it.

2233 Ms. Kassel stated it is important to get it sooner than later, before our ribbon curbs get
2234 destroyed. It has been two months since we discussed that, and I sent the information.

2235 Ms. Kramer stated okay. The one thing I wanted to say is, there was some discussion of getting
2236 some of the branches down around the playground at lakefront, but I did not see a picture of the
2237 branch that is actually scraping the top of the shade screen. We talked about it several times, so if
2238 you could just get with Benchmark.

2239 Ms. Montagna stated I saw three emails about trimming.

2240 Mr. Castillo stated that was at the gazebo.

2241 Ms. Montagna stated the new shade structure, though, that you all put up.

2242 Mr. Castillo stated yes.

2243 Ms. Montagna stated okay.

2244 Ms. Kramer stated this is the kiddie part.

2245 Ms. Montagna asked the green ones?

2246 Ms. Phillips stated the jungle gym.

2247 Ms. Kassel stated they are both green, now.

2248 Ms. Montagna stated that is right. The older green one.

2249 Ms. Kassel stated yes, the one above the play structures.

2250 Ms. Montagna stated okay. I am tracking now.

2251 Ms. Kramer stated yes. Also, at the swim club, I noticed on the bulletin board there is still a
2252 notice about our pool heater not working. Is our pool heater up and running?

2253 Mr. Castillo stated the company never came out to fix it.

2254 Ms. Montagna asked the pool heater?

2255 Mr. Castillo stated yes.

2256 Ms. Montagna asked so it is not working?

2257 Mr. Castillo stated one of them is.

Harmony CDD
June 29, 2023, meeting

- 2258 Ms. Montagna asked are you talking about the one to replace them both?
- 2259 Mr. Castillo stated no, the one you guys approved to fix it. They never came out.
- 2260 Ms. Kramer stated so we approved the work, and they never came out.
- 2261 Ms. Montagna asked have they been contacted?
- 2262 Mr. Castillo stated yes, you contacted them, but they never responded.
- 2263 Ms. Montagna stated okay.
- 2264 Ms. Kramer stated if we can follow up on that because we have done all we need to do with it.
- 2265 I did not get by to look, the Primrose Willow sidewalks were done. I know there were ADA pads,
- 2266 but they were too big, and you were ordering some new ones.
- 2267 Ms. Montagna stated Mr. Blanco was. Has he gotten with you?
- 2268 Mr. Castillo stated no.
- 2269 Ms. Montagna stated I will get with him first thing in the morning. He was coming out to do
- 2270 that just as a courtesy, two of them. I will make sure he gets them out. Yes, he was ordering them
- 2271 because the ones we had in stock were a little too big.
- 2272 Ms. Kramer asked anything else?
- 2273 Mr. Castillo stated the two new benches arrived.
- 2274 Ms. Kramer stated two new benches have gotten here, and one goes down behind Greens over
- 2275 there between the conservation area and what I call Long Pond. There is another name for it. The
- 2276 other one is here near South Lakes.
- 2277 Mr. Castillo stated if you have some time, I can mark them off so I can know exactly where
- 2278 they go.
- 2279 Ms. Kramer stated okay. Any other questions for Mr. Castillo?
- 2280 Ms. Montagna stated thank you, Mr. Castillo.
- 2281 **B. District Engineer**
- 2282 **i. Alley Paving**
- 2283 Ms. Kassel stated I wonder if we need to put staff reports right after the consent agenda and
- 2284 before new business.
- 2285 Ms. Montagna stated that is fine. I have already really covered everything of mine, except for
- 2286 the reserve study and the new website, and the minutes. Those are the only three things, and I can
- 2287 do those very short and sweet with you.
- 2288 Ms. Kassel stated yes, but I am talking about in future meetings, maybe have staff reports at
- 2289 the top.
- 2290 Ms. Montagna stated yes, I can do that.

Harmony CDD
June 29, 2023, meeting

2291 Mr. Leet stated ordinarily, we do not have that much new business.

2292 Ms. Kramer stated yes, we just had a lot of new business.

2293 Ms. Kassel stated yes, and we can do new business after staff reports.

2294 Ms. Montagna stated I can change your agenda around. That is fine.

2295 Mr. Hamstra stated we can start with the alleyway to get that behind us.

2296 **ii. Location of the Community Maintenance Facility**

2297 Mr. Hamstra stated then the briefing on maintenance is quick, because we emailed Ms. Jane
2298 Adams and Amy Templeton. I guess Amy was out. Ms. Adams responded quickly. Greg asked for
2299 just a cursory review, so I can give some direction to the Board. She quickly responded back, refer
2300 to chapters 3 and 4. You need to schedule a detailed meeting, so she was of little to no help,
2301 unfortunately.

2302 Ms. Kramer asked the pre-application meeting, is it still free?

2303 Mr. Hamstra stated yes, but it will have every person involved in the process will be there. It
2304 will be a Teams meeting, not face to face.

2305 Ms. Kramer stated okay. If on the one at the lakefront, you would just be sure to mark out the
2306 parking, that it is existing.

2307 Mr. Hamstra stated yes, we are going to show them the two options for the new facility and
2308 one for the lakefront.

2309 Ms. Kramer stated great. Ask them one other thing. Ask them, if we do not associate an office
2310 with it, could it possibly go down in the garden area if it is not a trailer? Because trailers are
2311 prohibited in our community. If it is a nice looking metal structure. It is a long shot.

2312 Ms. Kassel asked where?

2313 Ms. Montagna stated where it is now.

2314 Ms. Kassel stated but then we have to pave the road.

2315 Ms. Kramer stated I do not know. That is what I am saying is, let us ask. We have to pave the
2316 road to have RVs down there and to have an office that human beings occupying it, but what if
2317 this is just going to be a community maintenance equipment building.

2318 Ms. Phillips stated storage building.

2319 Ms. Kramer stated do not say the word, storage. Just say community maintenance.

2320 Ms. Montagna stated facility.

2321 Ms. Kramer stated no, not even facility, community maintenance equipment building.

2322 Mr. Hamstra stated okay, to me that is storage.

CARBON

Harmony CDD
June 29, 2023, meeting

2323 Ms. Kramer stated I know, but it is really tricky how they interpret things. Just ask. My guess
2324 is they will say “no,” but it is worth the ask.

2325 Mr. Hamstra stated community maintenance equipment building.

2326 Ms. Phillips asked so this meeting, we cannot do anything or make a decision until he has this
2327 meeting?

2328 Ms. Montagna stated correct.

2329 Ms. Kassel stated the information we need to get from the County as to what they are going to
2330 require either at Buck Lake or on Five Oaks, trailer wise, or possibly what they are going to make
2331 us do so that we know what the full responsibility is that we will have to comply with for any site
2332 that we want to put the community maintenance facility on. We have got to wait. He has to request
2333 a formal meeting, and they are a couple months out with that.

2334 Ms. Kramer stated right.

2335 Ms. Kassel stated then he will have the meeting, and he will come back to the Board with what
2336 they tell him. It may be even longer. They may say, well, we have to speak amongst ourselves and
2337 get back to you.

2338 Mr. Hamstra stated generate atypical questions.

2339 Ms. Montagna stated okay.

2340 Mr. Hamstra stated I am not volunteering Garden Road. They are going to have to bring that
2341 up.

2342 Ms. Kramer stated right. Just say these are three different locations we are looking at.

2343 Mr. Hamstra stated there is the lakefront, the two locations at the new place, and now back at
2344 the old site. There are four alternatives.

2345 Ms. Montagna stated lakefront, old site. What was the other?

2346 Mr. Hamstra stated the new location across from the dog park.

2347 Ms. Kassel stated Five Oaks.

2348 Mr. Leet stated across from the dog park.

2349 Ms. Kramer stated as I passed the Five Oaks site, the driveway would actually have to be right
2350 there near the golf maintenance.

2351 Ms. Kassel stated yes, but we could get an easement, according to Mr. Eckert.

2352 Ms. Kramer stated you need to listen to what he says. It is very expensive.

2353 Ms. Kassel stated he said that he does not know the expense, but it may involve an expense.

Harmony CDD
June 29, 2023, meeting

2354 Ms. Kramer stated okay. I will reiterate what he actually said in the minutes. He said it is
2355 expensive. He said it is eminent domain, and all these other things. With the reception that they
2356 got for asking to just maybe put a container to store some stuff there, my guess is that we are not
2357 going to get add open-arms reception. I am just saying that what we have got is, I thought it was
2358 the light pole closest to the driveway, in. Then the storm drain inlet, curb inlet, and then the open
2359 space.

2360 Ms. Kassel stated we do not know yet.

2361 Ms. Kramer stated I am just telling him so he knows because he has to consider where the
2362 driveway can go in.

2363 Ms. Montagna stated so you are going to the County with the lakefront, old site, and Five Oaks.
2364 Correct, Mr. Hamstra?

2365 Mr. Hamstra stated lakefront, old site, and two alternatives to Five Oaks.

2366 Ms. Montagna stated okay, perfect.

2367 Ms. Kassel asked two?

2368 Ms. Montagna stated well, the different entrances.

2369 Mr. Hamstra stated off of Five Oaks and off the golf maintenance. The only reason I kept the
2370 other one in there is because, they may not like the one entrance so close to the golf maintenance.
2371 They like to have a distance between them.

2372 Ms. Kramer stated explain to them that we may or may not be able to get that entrance off the
2373 golf maintenance, because that is an unknown right now, too.

2374 **iii. Review of Florida Gas Transmission (“FGT”) Company Correspondence**

2375 Mr. Hamstra stated if you want to do the FGT thing really quickly, it sounds like they have
2376 some good language in there that if you are unhappy once they restore it, they will gladly come
2377 out and make sure that you guys are happy before they move on to the next site. I will defer to Mr.
2378 Eckert if there is anything legally you are uncomfortable with, but they seem to go out of their way
2379 to make sure that we are pleased once the work is done.

2380 Mr. Leet asked were we able to find out if that is going to impede on the garden fence at all?

2381 Ms. Kassel stated yes, it looks like it infringes on the garden.

2382 Mr. Hamstra stated it nips it, but whether we meet them outside to see if they can somehow
2383 avoid the corner.

2384 Ms. Montagna stated I called and left a message to ask. Never got a response.

2385 Mr. Hamstra stated okay.

2386 Ms. Montagna stated because Mr. Leet had sent me an email to inquire about it, and I did.

CARBON

Harmony CDD
June 29, 2023, meeting

- 2387 Ms. Kramer stated again, if they nip that corner of the fence, they will restore it.
- 2388 Mr. Hamstra stated correct.
- 2389 Mr. Leet asked is it someone's garden lot there?
- 2390 Ms. Kramer stated not at that very edge of the fence.
- 2391 Mr. Leet stated I am looking at the easement the way they had it drawn, and again this is
2392 seeing how it looks like on the property appraiser's website with the blue line of the easement, it
2393 cuts the corner. So Ms. Ash-Mower, who has that farthest south and west corner?
- 2394 Ms. Kassel stated closest to the gate to where we used to go down and feed our horses.
- 2395 Ms. Ash-Mower asked who owns the lot?
- 2396 Ms. Kassel asked who owns the garden plot that is closest to that gate?
- 2397 Mr. Leet stated all the way back in the corner.
- 2398 Ms. Ash-Mower stated there is one that Ms. Nimi Shiro has, and the other one is the Children's
2399 Garden.
- 2400 Ms. Kassel stated no, that is the other end. I am talking about, that goes down to Harmony
2401 Central.
- 2402 Ms. Ash-Mower stated yes.
- 2403 Ms. Kramer stated yes.
- 2404 Ms. Ash-Mower stated where the gazebo is.
- 2405 Ms. Kassel stated but closer to the fence line.
- 2406 Ms. Ash-Mower stated that triangle.
- 2407 Ms. Kassel stated no, the first plot.
- 2408 Ms. Ash-Mower stated the first plot behind the fence.
- 2409 Ms. Kassel stated remember, we used to drive down there for the horses. Right?
- 2410 Ms. Ash-Mower stated yes.
- 2411 Ms. Kassel stated I am going straight down here. The corner of the garden next to that road
2412 where I used to go through that gate, who owns the plot right there?
- 2413 Ms. Ash-Mower stated there are two plots there. One is to plant flowers, and the other one is
2414 the vegetable garden for the Children's Garden, which we have given to the Children's Garden.
- 2415 Ms. Kassel stated yes.
- 2416 Ms. Kramer stated now, the work is not going to be done until after September 1. Which
2417 means the lease on that garden will have, what, one month left?
- 2418 Ms. Ash-Mower asked so we are going to lose our fence? We have to move the fence?

CARBON

Harmony CDD
June 29, 2023, meeting

2419 Ms. Kramer stated no. They may have to move the fence temporarily, and then they will
2420 restore it.

2421 Ms. Ash-Mower stated okay.

2422 Ms. Kramer stated they are just digging there, and they probably will avoid it because they do
2423 not want to have to pay to redo it.

2424 Ms. Montagna stated I was going to say, let them do their thing without raising a bunch of
2425 chaos.

2426 Ms. Kramer stated exactly.

2427 Mr. Leet stated okay.

2428 Ms. Ash-Mower stated the other thing in that triangle, these are all fruit trees.

2429 Mr. Leet stated yes, the work is being done is only this site. That light blue line is their
2430 easement.

2431 Ms. Montagna stated I think we are going to create more chaos than not.

2432 Mr. Leet stated we want things to go as smoothly as they can.

2433 Ms. Kramer stated they will do the maintenance regardless.

2434 Ms. Ash-Mower stated it is a small garden, only 4 by 8.

2435 Mr. Leet stated okay, we are just making you aware. We are trying to make sure that we do
2436 not raise chaos.

2437 Ms. Montagna stated I think everything is going to be fine. They are going to restore anything
2438 that they messed up, and I do not know that there is a reason to sound the alarms yet.

2439 Ms. Ash-Mower stated okay. The other thing, though, they are going to run into huge fruit
2440 trees.

2441 Ms. Montagna stated yes, and they will manage whatever they have to do.

2442 Ms. Ash-Mower stated okay.

2443 Ms. Kramer stated the only thing I thought is, possibly asking them to put a gate between us
2444 and Harmony Central CDD for the time being. We will have to open it up later because that is
2445 supposed to be an interconnect. But right now, we have people from outside the neighborhood
2446 driving through the neighborhood, going down there and going back behind the garden and doing
2447 illegal dumping. I did not know if we can broach that with them. I do not think it should be a
2448 condition for them to do their work.

2449 Ms. Montagna asked Mr. Eckert, is there anything we need to do on our part, legality wise,
2450 with any sort of response to this?

Harmony CDD
June 29, 2023, meeting

2451 Mr. Eckert stated I think that what you have done is good to reach out to them, because the
2452 letter invites if you have any concerns, to reach out to them. I would do that. I would not
2453 recommend waiving the five days, because I think you want that notice so that somebody knows
2454 to go and check. So I would recommend not waiving that. I would just keep talking to them about
2455 your concerns, and hopefully they will be pretty good to work with.

2456 Ms. Montagna stated okay.

2457 Mr. Eckert stated I do not think legally we can object or require that they improve our
2458 property, but we can require that they restore it.

2459 Ms. Montagna stated okay. Thank you.

2460 Ms. Kramer asked do we need a motion?

2461 Ms. Montagna stated no, I do not think so. I mean, it is what it is. Right? Like Mr. Eckert said,
2462 if anyone wants to send me a list of questions and concerns, I am happy to pass that on. We will
2463 not, obviously, waive the five days, as Mr. Eckert stated.

2464 Ms. Kramer stated okay.

2465 Ms. Montagna stated I will ask about the gate, the fence, if the fence has to be removed, which
2466 I think they stated. They said they would restore everything back to the way it was. If you have
2467 anything additional, email it to me, and I will be happy to include that in my ask.

2468 Ms. Kramer stated great.

2469 **iv. Alley Paving**

2470 Ms. Kramer stated I am not going to belabor this. Everybody knows of my concern. I just
2471 want it to be on the record. Again, the cracking is getting horrendous. I will just provide this to
2472 you guys. I would like to have it included in the meeting minutes.

2473 Ms. Montagna asked you want this a part of the minutes?

2474 Ms. Kramer stated I would like it to be part of the minutes. I do not want to sit here and read
2475 it into the minutes, but if you will go ahead and make it part of the minutes.

2476 Ms. Montagna stated okay.

2477 Ms. Kramer stated just so it is on the record.

2478 Ms. Montagna stated okay, I will add it to the June minutes.

2479 Ms. Kramer stated as if I had read it in. (This list follows)

- 2480
- 2481 ○ Failure to mill to depth of 1 inch in center of alleys
 - 2482 ○ Failure to pave to depth of 1 inch in center of alleys
 - 2483 ○ Failure to use BMPs to protect stormwater drains
 - 2484 ○ Failure to properly control access to pavement prior to proper hardening
 - 2485 ○ Failure to pave up to driveway surfaces

CARBON

Harmony CDD
June 29, 2023, meeting

- 2486 ○ Major cracking appearing already
- 2487 ○ Grass is growing up through asphalt due to not properly clearing and treating
- 2488 before paving
- 2489 ○ Failure to provide appropriate base for ribbon curbs as spec'd in plans resulting
- 2490 in cracking
- 2491 ○ Failure to correct a major ponding issue and created additional ponding
- 2492 ○ Attempts to correct ponding have resulted in patches and chasing ponding to new
- 2493 locations(pgs238-242)
- 2494 ○ Three + locations where water flows into the alley and then out, not to a drain, but
- 2495 into a neighbor's yard
- 2496 ○ Failure to raise storm drain inlet between Bluestem and Cupseed—dangerously
- 2497 low
- 2498 ○ Failure to remove spillover asphalt from manhole and concrete surfaces
- 2499 (driveways, trench drains, handicap ramps)
- 2500 ○ Pavement markings are faint and uneven. Will not last.
- 2501 ○ Missing 2 of the directional arrows (32 in spec, but only 30)
- 2502

2503 Ms. Montagna stated yes.

2504 Ms. Kramer asked anything else on the alleyways? Questions?

2505 Ms. Kassel stated yes, at the last meeting we had talked about what about one of the concerns
2506 was the inspector and you were supposed to get reports. We have information in the agenda, but it
2507 is all from the same date, April 18. It is one single date. In the agenda package, if you look at all
2508 of those reports, they are all on one day, which is April 18. All of them are from one single day.

2509 Ms. Kramer stated my concern is, there are no pictures or comments or observations.

2510 Mr. Hamstra stated they are all dated different dates.

2511 Mr. Leet stated this could be an issue with the agenda preparation. When they went in, these
2512 were fields in the PDF file that could have dropped down menus of all the different letter types. I
2513 think what might have happened is that in the process of getting everything into the agenda, that
2514 some of those things that maybe were just drop down menus that would have had separate dates.

2515 Ms. Kramer asked Mr. Hamstra, could we ask you?

2516 Mr. Hamstra stated I will give it to you, but every one has a date at the bottom.

2517 Ms. Kassel stated 04-18-23.

2518 Mr. Hamstra stated I printed mine out, but okay.

2519 Ms. Kramer stated in our agenda package.

2520 Ms. Kassel stated they all are April 18.

2521 Mr. Leet stated remember, this could be my fault. I got a 60 MB agenda package, and I had
2522 to go through a transfer site.

2523 Ms. Kramer stated but this is in the one that was emailed to us individually, not on the website.

CARBON

Harmony CDD
June 29, 2023, meeting

2524 Ms. Montagna stated correct. The way Mr. Hamstra set them over, they are not all dated 04-
2525 18. They are not.

2526 Ms. Kramer asked then can you please scan those in and send them back out to us? Because
2527 the ones we got in our agenda package are all dated 04-18.

2528 Ms. Montagna stated yes.

2529 Mr. Hamstra stated I literally dragged everyone individually over and filled up the folder with
2530 all 15 daily reports.

2531 Ms. Montagna stated correct, and that is what was downloaded.

2532 Mr. Hamstra stated okay.

2533 Ms. Montagna stated so they are not all the same date. Even though it is different information
2534 on here, they are all dated 04-18 down here. That is what she is talking about.

2535 Ms. Kassel stated it is all the same information on every one. The only thing that is different
2536 are the photographs.

2537 Mr. Hamstra stated something got screwed up with the transfer. I will get it to you. If it has
2538 to be 15 different emails to keep it clean, that is fine.

2539 Ms. Montagna stated it is going to have to be.

2540 Mr. Hamstra stated all right.

2541 Ms. Kramer stated also, I did not see any observations or photos of the actual milling and
2542 paving process. Maybe he was not out there during that week?

2543 Mr. Hamstra stated I talked to Mr. Jeff Lynch, and he was actually following the
2544 milling/resurfacing truck behind it. He assures me, the inspector, that they did the proper. It is
2545 Middlesex, who did the work for CCI. Middlesex is who the County uses. He followed the
2546 equipment and said it varied because the base was not in the best shape, but he assured me that it,
2547 on average, was the average one-foot depth of asphalt.

2548 Ms. Kramer stated one-inch depth.

2549 Mr. Hamstra stated average. It might be thinner or thicker, but it is the average of what they
2550 are laying down.

2551 Ms. Kramer stated okay. If he has anything, I just did not see anything in his report.

2552 Mr. Hamstra stated the ones you are going to get, he said on such and such a date, they milled
2553 and resurfaced alleys and such and such, and on other days he has another alley.

2554 Ms. Kramer stated we must be missing all of that.

2555 Mr. Hamstra stated yes.

Harmony CDD
June 29, 2023, meeting

2556 Ms. Kramer stated I did not see any of that.

2557 Mr. Hamstra stated when he first started, he was observing all the cutting of the pavement for
2558 the trench drains. Each day he went out there, he took pictures of the trench drains. After that was
2559 done, they grouted between the ribbon curb and the old asphalt, and he was out there when they
2560 were milling and resurfacing. I will give these to you to send each individually.

2561 Ms. Kramer stated we seem to be missing an awful lot.

2562 Ms. Montagna stated I printed the agenda, and I see exactly what Mr. Hamstra sees. It is all
2563 different information. The only thing in there is, your date box says 04-18, but all pictures are
2564 different. All of the information is different. Everything is different.

2565 Ms. Kramer stated in ours, only the pictures are different.

2566 Ms. Kassel stated yes, that is the only thing that is different, the pictures and the signatures
2567 that accompany the pictures. That is the only thing that is different. The labor numbers, the hours,
2568 the activities observed, it is all the same.

2569 Mr. Hamstra stated those do vary.

2570 Ms. Kassel stated every single one is the same.

2571 Ms. Kramer stated that is why, when I looked at them, I went huh? It made no sense.

2572 Ms. Montagna stated I will email them individually instead of it being a zip file or anything
2573 like that. That way, it comes across clearly. Did the videos come across clearly?

2574 Mr. Hamstra stated those are huge.

2575 Ms. Kassel stated I did not get any videos.

2576 Ms. Kramer stated I did not see any videos. I got some still patches.

2577 Ms. Montagna stated no, these are large videos.

2578 Mr. Hamstra stated those are like 500 MB.

2579 Ms. Montagna stated pre-construction videos.

2580 Mr. Hamstra asked if I give you a flash drive?

2581 Ms. Kramer stated I got those. I do not know if anyone else did.

2582 Ms. Montagna stated I sent them out to the whole Board.

2583 Ms. Kassel asked you sent them?

2584 Mr. Hamstra stated yes.

2585 Ms. Montagna stated yes.

2586 Ms. Kassel stated I do not remember seeing them.

2587 Ms. Montagna stated they are very large files.

Harmony CDD
June 29, 2023, meeting

2588 Mr. Hamstra stated and there are two of them.

2589 Ms. Montagna stated yes.

2590 Ms. Kramer stated I got them both.

2591 Ms. Montagna asked you did? Okay.

2592 Ms. Kassel stated I do not remember seeing those.

2593 Ms. Montagna stated I will resend those, too. I am going to resend everything, how about
2594 that?

2595 Mr. Hamstra stated they were delivered on June 22, and we had a download link that the
2596 contractor provided that made it easier than my typical link, because these were too large. These
2597 were 2.4G and 2.8G.

2598 Ms. Kramer stated it was really easy to download.

2599 Ms. Montagna stated and I did not get a kickback from anybody, so I am not sure. A bounce
2600 back, I mean.

2601 Ms. Phillips asked what was the subject line on the email?

2602 Mr. Hamstra stated it says "Harmony C-1 C-2 pre-construction videos," June 22 at 1:28 p.m.,
2603 which I gave to Ms. Montagna, and she pushed them through to you guys.

2604 Ms. Montagna stated yes, and you should have 15. Right, Mr. Hamstra? Fifteen reports.

2605 Mr. Hamstra stated yes, there were several on that same day.

2606 Ms. Montagna stated yes.

2607 Ms. Kramer stated then we had some photos of the punchlist work.

2608 Ms. Montagna stated correct.

2609 Mr. Hamstra stated there were two emails from the contractor: one of the punchlist, and one
2610 of the final. Those, I know, were in your agenda package. Then there was the stuff I provided to
2611 Ms. Montagna, as requested by Ms. Kramer, regarding last year's bidding and advertisement and
2612 who downloaded plans.

2613 Ms. Kramer stated yes, I wanted to make sure we had all that in the record.

2614 Mr. Hamstra stated and what led up to the re-advertisement, and all kinds of stuff. There must
2615 have been, total, five or six emails of all large files.

2616 Ms. Montagna stated yes.

2617 Mr. Hamstra stated if it is easier to put them on a flash drive, I can put them all on.

2618 Ms. Phillips stated I do not have video emails, either.

CARBON

Harmony CDD
June 29, 2023, meeting

2619 Ms. Montagna stated okay, I will resend it. What I will do is one email. For videos, I will do
2620 WeTransfer, so look for that. Depending on how large these others ones come out individually, I
2621 may WeTransfer all of those. It will just give you a download. You download it, and it comes right
2622 up.

2623 Ms. Phillips stated I tried WeTransfer on the laptop today, and all it does is take me to their
2624 website.

2625 Ms. Montagna stated okay.

2626 Ms. Phillips stated I had a problem on my computer, and I went to whoever sent that to us, I
2627 forget her name. Then I noticed, it said this email came from outside of Inframark. When I clicked
2628 that I trusted it, then it gave me the link. Before that, it would not. But when I tried it today on my
2629 laptop, all it did was go to their website.

2630 Ms. Montagna stated all right, I will send everything out individually again to everyone.

2631 Mr. Hamstra stated so you do not need a flash drive from me because you have everything.

2632 Ms. Montagna stated no, I have everything. We have it downloaded in our system. I should
2633 just be able to pull it over from there.

2634 Ms. Kramer stated so the punchlist. Are they finished with the punchlist? They did only one
2635 of all the driveways that were significantly uneven.

2636 Mr. Hamstra stated they claim that all of them had the lip already.

2637 Ms. Kramer stated well they did. Again, when we were going back, I presumed they would
2638 match it up. Right?

2639 Mr. Hamstra stated They are going to do it per existing conditions. If there were 35 driveways
2640 with a lip, the one I pointed out, they did. But I said look at the other ones. They went back to the
2641 pre construction videos and said, many of them were like that. They did not want to change that in
2642 case somebody was going to complain about altering the drainage. So they matched existing
2643 conditions.

2644 Ms. Kramer stated if anything, it would have improved the drainage. I presumed for the money
2645 we were paying that we were going to get a full alley restoration.

2646 Mr. Hamstra stated on the inlets, I went back to the old videos and photographs. The road is
2647 originally steep on both ends, so there is a driveway here and a driveway there, and it was steep
2648 right across the inlets. They flattened that out, but they made it more pronounced at the inlets, so I
2649 had them shave the corners, but they had to tie in both driveways and tie into the inlets. Instead of

CARBON

Harmony CDD
June 29, 2023, meeting

2650 being this way the entire way, they tried to flatten it out and make it more pronounced there. Six
2651 of one; half a dozen of the other. It was a bad, tight squeeze.

2652 Ms. Kramer asked but we did not ask them to use collars or anything to rectify those
2653 problems?

2654 Mr. Hamstra stated whatever Greg and I identified in the beginning, you will notice in some
2655 places, we had to do complete pavement restoration. The reason we put the slotted drains in there
2656 is because there were drainage issues. So all the things we saw when we went out there after a
2657 rainstorm was added on top of the milling and resurfacing. When I walked it, I did not notice that,
2658 because I walked it and did not drive it to see if it was more pronounced, we would have raised
2659 the top of the inlet three inches to flatten that out. That particular one, we did not catch.

2660 Ms. Kramer stated okay. A little girl was riding her bike down and she went end over end.

2661 Mr. Hamstra stated yes, I stopped there Sunday, and there was a guy putting in an irrigation
2662 system. He came by and asked if everything was okay. I just told him I was doing a punchlist.
2663 Then I met the guy, where it splits and you can go one way around the park, then a trench drain.
2664 They asked me if it was going to stay that way. I said it was put there because it was always wet
2665 where that park was where it met the pavement. CCI asked if they should take it out, and I said no,
2666 leave it in. It is not down the middle like everyone else. We are trying to get all this water seeping
2667 out of the pocket park. It seems to be working well. The grass took really well.

2668 Ms. Kramer stated yes, there is a problem, kind of up and around where the sprinkler water
2669 comes out onto the alley or when it rains, rainwater hitting the alley up in that location and actually
2670 flows, not to any of the drains, but to a neighbor's yard.

2671 Mr. Hamstra stated I went out there Sunday morning, maybe close to 11:00, after we had all
2672 the hard rain Thursday, Friday, and Saturday, and I did not see a drop of water. And I was looking
2673 carefully.

2674 Ms. Kramer stated no, it is rolling. It is going into the neighbor's yard. It is draining off the
2675 alleyway.

2676 Mr. Hamstra asked is that the place where the manhole is?

2677 Ms. Kramer stated no.

2678 Mr. Hamstra stated okay.

2679 Ms. Kramer stated we need to make a time where you and I can I walk the alleyways.

2680 Mr. Hamstra stated I went out purposely on a Sunday after the rain to see what jumped out,
2681 and everything was bone dry. Okay.

CARBON

Harmony CDD
June 29, 2023, meeting

2682 Ms. Kramer stated yes, because that birdbath where the alleyway comes in to Cupseed to go
2683 across, that is huge and still there. There are a lot of places that still stay wet for extended periods
2684 of time.

2685 Mr. Hamstra stated okay, I am not disagreeing. I walked it two hours after it rained, and almost
2686 everything dried up that was not on my punchlist. When it dries up in a couple hours, you call
2687 those birdbaths. If they are there for a long period, it is a problem.

2688 Ms. Kramer stated it rained like at 11 or 12:00 one night. It was dry all through the night. It
2689 was 10:00 a.m. before we went, and Olivia wanted to jump in the puddles. That stayed there the
2690 whole day.

2691 Mr. Hamstra stated okay.

2692 Ms. Kramer stated it is the one that you spec'd out and told them about. The problem is, there
2693 was no survey equipment anywhere to be seen. They did not shoot any elevations.

2694 Mr. Hamstra stated when they mill and resurface, versus a roadway reconstruction, it is
2695 uncontrolled construction, as they call it. They are literally peeling off the asphalt, and putting on
2696 new asphalt. When it is roadway construction, you do a complete survey, and you build it like it is
2697 a brand new road.

2698 Ms. Kramer stated right, but in the areas that you told them about the ponding, I would think
2699 that they would have brought that up. You pointed out specific areas for them to address, right?

2700 Mr. Hamstra stated the ones on the punchlist, they did. We will walk it after a rain.

2701 Ms. Kramer stated I would ask you all to come down the alleyway behind my house and walk
2702 it. The cracking is phenomenal, and the pitting, there are big pits in it. I presume it is from people
2703 dry turning, you know how they back out and dry turn, there are these whirled things on the surface,
2704 and we are getting more and more.

2705 Mr. Hamstra stated I saw a big Ford 250 or 150 who did a hard turn out of the garage. You
2706 can hear the wheels turn. Asphalt gets hot in the summer, especially with this heat dome we have
2707 got. I will tell you, the cracking is all superficial. It is the ugliness of soil cement, which is the base
2708 you guys put out here. Soil cement cracks, and it expresses itself through the asphalt. It is all
2709 aesthetics. It does not compromise the strength. If it was lime rock, you would get the
2710 disintegration of the lime rock at the water, and then you will see that staining that comes to the
2711 pavement. That is actually failing. The soil cement's strength is good for groundwater. Its ugliness
2712 is where you get the cracks, the alligator cracks.

Harmony CDD
June 29, 2023, meeting

2713 Ms. Kramer asked so the staining we are seeing, and I will show you when you come out, in
2714 the alleyways, is that a problem?

2715 Mr. Hamstra stated if there is lime rock, there are a few areas where if it has lime rock, lime
2716 rock has a tendency when it starts to dissolve, it kind of comes to the surface and has like a pottery
2717 on the surface. Soil cement does not. Soil cement just cracks.

2718 Ms. Kramer asked so will it be over all the puddling areas?

2719 Mr. Hamstra stated no, it can be anywhere.

2720 Ms. Kramer stated it may be the reclaimed water, irrigation water as it hits the hot pavement
2721 and evaporates.

2722 Mr. Hamstra stated it could be.

2723 Ms. Kramer stated maybe that is leaving a residue.

2724 Mr. Hamstra stated you said you guys all have soil cement out there.

2725 Ms. Kramer stated okay.

2726 **C. District Counsel**

2727 This item was discussed later in the meeting.

2728 **D. District Manager**

2729 **i. Update Regarding the Reserve Study Agreement**

2730 Ms. Montagna stated the reserve study, Mr. Eckert sent over an agreement. They will not sign
2731 it. We went back to them and asked what the issues were, and they just will not sign it. So they are
2732 not willing to do that work.

2733 Ms. Kassel asked the reserve study?

2734 Ms. Montagna stated yes.

2735 Ms. Kassel asked have they presented us with a price?

2736 Ms. Montagna stated yes, and we put it into a CDD contract. There is a certain type of language
2737 in there, and Mr. Eckert explained to them why it is in there and what it means, and he will not
2738 sign it.

2739 Mr. Chokanis asked what is this for?

2740 Ms. Montagna stated it is to do an update. You already had your reserve study done, and this
2741 was to update it with numbers that have come in, better numbers that we have and that the engineer
2742 has gotten and all this stuff. As you go through work, we have established better numbers on certain
2743 things, and that is what this was for.

2744 Ms. Kramer asked what was the problem there? Do you remember?

Harmony CDD
June 29, 2023, meeting

2745 Mr. Eckert stated yes, one of the issues was that they were trying to get me to give them a legal
2746 opinion as to whether or not they have to comply with E-Verify, which is a State law now. I said,
2747 I am not going to give you an opinion, but we want you to make the representation that, to the
2748 extent that you are required to comply with E-Verify, that you are doing so. That is something that
2749 we have in every District contract. There is other language in terms of cooperating with the State
2750 Auditor and some things of that nature. Really, the E-Verify thing seemed to be the hot button for
2751 them, for some reason. The Board can proceed with the protections I built in, or you can go talk to
2752 somebody else if they can do an update to that past survey.

2753 Ms. Kramer stated unbelievable.

2754 Ms. Montagna stated yes, it was very odd. I have never had that happen.

2755 Ms. Kramer stated it would almost have to be the principals because they are just redoing the
2756 numbers. They are not coming out here.

2757 Ms. Kassel stated so if it is just this E-Verify paragraph. Can we just excise that paragraph?
2758 Will they sign it then?

2759 Mr. Eckert stated we can, but the District can get in trouble for contracting with people who
2760 are not in compliance with E-Verify. That would be the risk. It would probably be a pretty low
2761 risk. I think there was another issue. What we had asked the manager to do, which they did, was
2762 tell us which specific provisions are still problematic after we sent the last version. Ms. Montagna,
2763 if I am wrong, correct me. Sounds like they just said, we are not going to sign anything.

2764 Ms. Montagna stated that is correct, and we are moving on, is what his sentence was. We are
2765 not signing this, and we are moving on. Essentially, do not reach back out to me.

2766 Ms. Kassel asked did not our agreement with them initially have a clause saying they will
2767 update it for this much money?

2768 Ms. Kramer stated yes, it did.

2769 Ms. Montagna stated yes, but that was not part of your initial contract that would be something
2770 totally separate. They offered that in there saying if you wanted it updated, there were a couple
2771 options. If you want and update with a site visit, it is X amount. If you want an update with no site
2772 visit, it is X amount. But they are not bound to do that. It would be a new agreement, or under that
2773 current agreement, a work authorization, or whatever, but he just is not willing to do that.

2774 Ms. Kassel stated I thought you had reached out to them prior to this.

2775 Ms. Montagna stated yes, and got a proposal.

2776 Ms. Kassel stated and got a proposal.

Harmony CDD
June 29, 2023, meeting

2777 Ms. Montagna stated and brought it to you. You all approved it.

2778 Ms. Kassel asked and then it was just the agreement?

2779 Ms. Montagna stated yes. He is not willing to sign the agreement. Like Mr. Eckert said, if we
2780 take out the E-Verify, that puts you at risk. And his statement to that was, is there anything else
2781 that you are having an issue with, and he said, I am not signing this and we are moving on.

2782 Ms. Kramer asked so he wants us to sign his proposal language agreement?

2783 Ms. Montagna stated it could be, but I do not know at this point if he is moving on, or if I can
2784 reapproach him with something. I do not know. I have never seen anything like this. He does a lot
2785 of reserve studies across the State of Florida in numerous districts. I have never seen anything like
2786 this. And I would venture to say that most, if not all, agreements are exactly what Mr. Eckert
2787 produced. I am not sure what the issue is or was. I do not know. I have never seen it.

2788 Mr. Chokanis asked can you ask him?

2789 Ms. Montagna stated we did and that is what we got.

2790 Mr. Chokanis stated okay, moving on.

2791 Ms. Montagna stated we are moving on.

2792 Ms. Kramer stated he does not want to do business with us.

2793 Ms. Montagna stated yes. It was very strange. I can reach out to other reserve companies and
2794 say look, we had a reserve study done, and would you be willing to update it. I can do that and see
2795 if there are other companies that will do it.

2796 Ms. Kramer stated yes, just update the costs.

2797 Ms. Montagna stated yes, and that is all this was supposed to be, just an update.

2798 Ms. Kramer stated it really upsets me that they did this reserve study, they put in three- or four-
2799 year-ago prices on it, not up-to-date prices. When we asked them to please make them updated,
2800 they put the onus back on us to get quotes and stuff.

2801 Ms. Montagna stated yes.

2802 Ms. Kramer stated even when we provided that, they would not update it, and they would not
2803 give us a finished product. We really never got a finished product from them. Live and learn.

2804 **ii. Budget Hearing**

2805 Ms. Montagna stated obviously, your public hearing is in July. I know one Board member may
2806 not be here in July. Is everyone else going to be here? I have to have three people in this room in
2807 order to have that, and it is very important because that is your public hearing, and we have to get
2808 the budget adopted.

2809 Mr. Chokanis asked what day is that?

Harmony CDD
June 29, 2023, meeting

2810 Ms. Montagna stated July 27.

2811 Ms. Kramer stated I will not be able to be here. It is the first meeting I will have ever missed,
2812 but I just cannot be in this room. I may be able to be on Zoom, but I cannot be in this room.

2813 Ms. Montagna stated I just want some confirmation that we have a quorum, at least three
2814 people. Again, you can join by zoom, but I need three here present in the room.

2815 Ms. Kassel stated I am not going anywhere, so I should be able to be here.

2816 Ms. Montagna stated okay.

2817 Mr. Leet stated I will be here.

2818 Ms. Montagna stated the second part is, if Ms. Kramer does join via Zoom, Mr. Leet, you are
2819 the Vice Chair. Will you be running that meeting? Do you want management to run it? How would
2820 you like? I know on Zoom, if we cut in and out, it might be a little difficult.

2821 Ms. Kramer stated no, I do not want to try and run it. I cannot guarantee that I will be on.

2822 Ms. Montagna stated and I know you have a lot going on trying to do zoom and stuff, so I just
2823 want to make sure we are prepared going into this, who will run it, who you want to run it.

2824 Mr. Leet stated I think I will be able to.

2825 Ms. Montagna stated okay, perfect.

2826 Ms. Phillips stated and I should be here.

2827 Ms. Montagna stated okay.

2828 Ms. Phillips stated I just pulled up my calendar.

2829 Ms. Montagna stated all right, so it sounds like we have a quorum, and Mr. Leet is okay. If
2830 something changes in between there or whatever, you can always turn it over in the middle. It does
2831 not really matter.

2832 Mr. Leet stated okay.

2833 **iii. Campus Suite**

2834 Ms. Montagna stated Campus Suite, they have already got your website up. It is not live. Mr.
2835 Hayes will be sending out a link for everyone to go and view it and look at it. We are still adding
2836 some stuff and kind of looking at this and providing information to them, but the whole swap over
2837 of the initial stuff is done. Please remember, when you look at this website, it is going to look
2838 different. It will look much cleaner. It will be very easy to read. My recommendation is, when you
2839 start sending stuff in going, I would love to see this and that, remember what you were getting
2840 away from. Right? We do not want it to be convoluted again. So just keep that in mind. Again, it
2841 is your website, whatever you want on it.

2842 Ms. Phillips asked is there a place for announcements?

Harmony CDD
June 29, 2023, meeting

2843 Ms. Montagna stated they can do announcements. There is a page on the front. Anytime we
2844 want to do an announcement, we just send them what we want. They post it. Remember any links
2845 going somewhere else, those need to be ADA compliant, as well. We do not want to put many
2846 links up other than to government links and stuff like that. You can obviously put news and stuff
2847 like that on there. They do not do any sort of apps, like boat reservations, nothing like that. That is
2848 not what they do. That would be something we would have to give them to put on the site. Anything
2849 that we send them, you get an automated email. When we send it to them, it is usually posted
2850 within 15 or 20 minutes, at best. And it is posted, and it is up there. You get quarterly reports from
2851 them. They send out a quarterly report. I will not put that in your agenda, but I will email that out
2852 separately to the board because it is a fairly large report that they do. If we need to update it as we
2853 go, things change or numbers change or stuff like that, you can absolutely do that, and it is done
2854 very quickly. We will be sending that out. Take a look at it. Let us know your input. If you see
2855 something that we should have on it that is not on it, this that or the other, let us know, and we will
2856 start building that back up with them. Then once it is kind of settled, then it will go live. And the
2857 other one will push to that one. If someone goes to the old site, it just pushes.

2858 Mr. Leet stated it will be the same name.

2859 Ms. Montagna stated it is the same URL, right.

2860 Mr. Leet stated I did not get the stuff about the conservation area invasive weeds, so I am not
2861 sure if that was already pulled over, but we will see.

2862 Ms. Montagna stated yes, and if it has not and we say we do not want to pull that over but we
2863 want to pull these things over, that is fine, too. we will work through it, and when it is ready to go
2864 live, you all will let us know, and we will go live.

2865 Ms. Phillips stated I am excited about that.

2866 **E. District Counsel (continued)**

2867 Ms. Kramer stated my apologies to Mr. Eckert. I skipped right over him. Do you have anything
2868 to report to us?

2869 Mr. Eckert stated I do, just one item. I have been following up on that transfer from the HOA
2870 Tract K900. HOA recorded a deed that we discovered for a pond that was never supposed to be
2871 owned by the CDD. I reached out to the attorney who recorded that deed on May 24. He
2872 acknowledged the mistake and was going to fix it. I did not hear anything, and on June 14, I reached
2873 out to them again. They said it was a mistake and we are working on a plan to fix it. If I do not
2874 have a resolution of that to present to the Board at your next meeting, I will be preparing a
2875 resolution formally rejecting that deed and demanding.

Harmony CDD
June 29, 2023, meeting

2876 Ms. Kramer stated we lost Mr. Eckert on Zoom.

2877 **F. District Manager (continued)**

2878 Ms. Kassel asked was the \$13,000 ever corrected?

2879 Ms. Montagna stated yes.

2880 Ms. Kramer stated I have not seen it.

2881 Ms. Kassel stated I have not seen it, either.

2882 Ms. Montagna asked the credit?

2883 Ms. Kramer stated I have not seen the \$22,000 come over. Now we missed last month. We
2884 need to find a better way to do that. Putting this whole ledger in here is.

2885 Ms. Montagna stated I do not know why or where that started.

2886 Ms. Kramer stated why can she just not give us, we see the invoices and outlay, just give us a
2887 list.

2888 Ms. Montagna stated just a check register. That is all you need.

2889 Ms. Kramer stated well, either a check register or just give us the income we brought in was
2890 this refund and this deposit, just a list of them.

2891 Ms. Montagna stated we have lost Zoom.

2892 Mr. Leet stated yes.

2893 Ms. Montagna stated I do not know why you get this. I do not know; I guess it was setup a
2894 long time ago.

2895 Ms. Kramer stated no, it was a response for us when we asked, can we see what funds are
2896 coming in, not necessarily the tax assessments.

2897 Ms. Montana stated yes.

2898 Ms. Kramer stated but can we see the other things, like if we get a refund from Mr. Eckert.

2899 Ms. Montagna stated your other revenue coming in.

2900 Ms. Kramer stated yes, any revenue coming in, just a list. We do not need to see all this.

2901 Ms. Montagna stated I agree. She kept telling us where the Toho Water Authority credit was.

2902 Ms. Kramer stated I never found it. She sent me a copy of the check with a handwritten deposit
2903 receipt, which proves nothing or tells me nothing about where it went.

2904 Ms. Montagna stated it was coded to 2022, but still, it should have carried to 2023.

2905 Ms. Kramer stated right.

2906 Ms. Montagna stated so that is the question.

2907 Ms. Kramer asked and then where did Mr. Eckert's refund go and where do all these other
2908 refunds go? I am starting to get very concerned.

Harmony CDD
June 29, 2023, meeting

2909 Ms. Montagna stated it is just about the revenue, and you cannot discern where it is, because
2910 it is not broken out. It is captured under revenue, but it does not tell you what that revenue is.

2911 Ms. Kramer stated yes, where is this all coming from.

2912 Ms. Montagna stated right.

2913 Ms. Kramer stated give me a list, not a whole ledger or anything else, just give me a list.

2914 Ms. Kassel stated yes, the journal.

2915 Ms. Kramer stated it is not user friendly.

2916 Ms. Montagna stated no.

2917 **G. District Counsel (continued)**

2918 Ms. Kramer stated sorry, Mr. Eckert.

2919 Mr. Eckert stated no worries. I am not sure where you lost me, but basically, I followed up
2920 with the attorney on June 14 about what their solution was to rectify this problem that they admit
2921 is a problem, and I heard, we are working on it, but what I was saying is I am going to prepare a
2922 resolution if there is no resolution by your next meeting, for the Board to formally reject that deed
2923 and at least protect our rights as much as we can there. But hopefully they will come up with a
2924 solution. I think it was something that they should not have done, and it has more complications
2925 because, we have easement rights that arguably, somebody could argue, merged, and we do not
2926 have them anymore because they sent this deed. So we have got to make sure we have this
2927 corrected the right way. That is all I really have been monitoring. I am happy to answer any
2928 questions the Board has.

2929 Ms. Kramer asked does anyone have any questions or concerns?

2930 Ms. Kassel stated there was at the last meeting, we were told that Ms. Kate John was going to
2931 be our new contact. She was going to be working on things, and the contact info would be
2932 forwarded to the Board. I never got that.

2933 Mr. Eckert stated she is not your new attorney. She is somebody who is going to be working
2934 with me.

2935 Ms. Montagna stated right.

2936 Mr. Eckert stated ultimately at a lower billing rate. As soon as we hang up, I will send that
2937 contact info to Ms. Montagna, and Ms. Montagna, if you could just distribute it to the Board, that
2938 would be great.

2939 Ms. Montagna stated sure.

2940 Ms. Kramer asked any other questions of our District legal counsel? Mr. Eckert, thank you so
2941 much. We appreciate that.

- 2942
2943 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**
2944 Ms. Kramer stated I have one. We were supposed to include ratification of the turnover of
2945 Tract K street lights on this agenda, and we missed it, if we can make sure it gets on the July
2946 agenda.
- 2947 Ms. Montagna stated Tract K, and you will also have L by the time the next meeting comes, to
2948 ratify.
- 2949 Ms. Kramer asked that fast?
- 2950 Ms. Montagna stated they are, but Mr. Hayes pushed back and said no, I need this, this, and
2951 this before we are doing this.
- 2952 Ms. Kramer stated that will not be a ratification; that will be an acceptance.
- 2953 Ms. Montagna stated it will be an acceptance. Again, you need to tell me if you want it to come
2954 before the Board, but typically is now it has been done, once they provide the check showing that
2955 they paid the \$148,000 and change, which is what Tract L was for, \$148,000 and change, they paid
2956 for those, and now they want us to set up the billing, so we would be responsible for the billing
2957 moving forward. That is what was done for Tract K, as well.
- 2958 Ms. Kramer stated okay. We entered into an agreement on Track K.
- 2959 Ms. Montagna asked with OUC?
- 2960 Ms. Kramer stated no, no, no, with the developer. He wanted our signoff on the plat before he
2961 could do certain development, and I do not know what. So we entered into an agreement that rode
2962 with the plat that spelled out all these specifics, like we were not doing Tract K900 and things like
2963 that. I have seen nothing. Is the plat approved for this for them to be doing all this work?
- 2964 Ms. Montagna stated all it is, is street lights. That is all we are talking about. This is just street
2965 lights.
- 2966 Ms. Kramer stated no, but I mean, he is doing more than street lights.
- 2967 Ms. Montagna stated no, but all we are talking about is street lights.
- 2968 Ms. Kramer stated right, I know. I know.
- 2969 Ms. Montagna stated okay.
- 2970 Ms. Kramer asked but has somebody signed off on their plat for the CDD?
- 2971 Ms. Montagna stated no, I have not seen anything about anything. The only thing they have
2972 ever reached out since I have been here is Tracts K and L, which is strictly street lights.
- 2973 Ms. Kramer stated okay.
- 2974 Ms. Montagna stated that is all it is, and that is all we have done.

Harmony CDD
June 29, 2023, meeting

2975 Ms. Kramer stated to accept the rest of Tract K, we are waiting for them to give as-builts to
2976 Mr. Hamstra.

2977 Ms. Montagna stated to irrigation and all that, yes. That is all totally separate. This is strictly
2978 street lights. That is it.

2979 Ms. Kramer stated I know what this is, but I am saying, they are doing a lot of work out there.

2980 Ms. Montagna stated no, nothing has been presented.

2981 Ms. Kramer stated okay.

2982 Ms. Montagna stated unless Mr. Hamstra has gotten something, but I have not. Yes, there is a
2983 whole process.

2984 Ms. Kramer stated Mr. Hamstra is involved in Tract K negotiations.

2985 Ms. Montagna stated this K and L is just street lights. They have presented the check that they
2986 have paid for the street lights, and now all they are asking is, get the account setup with OUC, and
2987 you guys need to start paying the monthly bill. That is what this is.

2988 Mr. Leet stated yes, the property appraiser has us already owning a pond behind L.

2989 Ms. Montagna stated yes, and I do not know.

2990 Mr. Hamstra stated the plat has been signed and recorded officially.

2991 Ms. Montagna asked when was it recorded?

2992 Ms. Kramer asked so they are not turning anything over to us at all?

2993 Mr. Leet stated we own the two ponds in there, according to the property appraiser's website.

2994 Ms. Montagna stated February of 2023. Who signed it?

2995 Ms. Kramer asked for the CDD?

2996 Ms. Montagna stated I did not sign it. I was never shown it.

2997 Mr. Hamstra stated Mr. Gerhard Van Der Snel.

2998 Ms. Montagna stated wow.

2999 Ms. Kramer stated no.

3000 Mr. Hamstra stated I was kidding. It has the County Clerk, Commissioners, the County
3001 Engineer, surveyor Johnstons.

3002 Ms. Kramer stated Mr. Eckert, you need to get with the County and ask them why they are
3003 saying we own the ponds over there when we did not agree to the plat.

3004 Ms. Montagna asked when was that handwritten? February. It looks like it says 2003.

3005 Mr. Hamstra stated no, 2023.

3006 Mr. Leet stated L600 and L700.

CARBON

Harmony CDD
June 29, 2023, meeting

3007 Mr. Eckert stated yes, I got it, and a lot of times, the County will look at a plat and not realize
3008 that the dedication to a CDD needs to be done by deed and not on plat.

3009 Ms. Montagna stated right.

3010 Mr. Eckert stated I see where this happens a lot. It does not mean the title transferred to the
3011 CDD. It just means the County property appraiser is incorrect.

3012 Ms. Montagna stated yes because that was never presented to us.

3013 Mr. Hamstra stated and we never got the as-built plans.

3014 Ms. Kramer stated and we need easements.

3015 Mr. Eckert asked what were those tracts, again?

3016 Mr. Leet stated L600 and L700.

3017 Ms. Montagna stated dedication of North Lakes.

3018 Mr. Eckert stated okay, I will take a look.

3019 Mr. Leet stated I think those are the only two. The other tracts are HOA.

3020 Ms. Montagna stated just send it to Mr. Eckert.

3021 Mr. Hamstra stated Mr. Eckert, I will send it over to you.

3022 Ms. Montagna stated he is going to send it to you, Mr. Eckert.

3023 Mr. Eckert stated okay, yes, I am familiar with these issues.

3024 Ms. Kramer stated have him send it to me, too, so I can see what on the plat is supposed to be
3025 there.

3026 Ms. Montagna stated I have never seen that. Again, this is just street lights, I promise.

3027 Ms. Kramer stated I am hesitant to accept and pay for the street lights until the development is
3028 kind of finished. What if they flip them on and leave them on all the time? Do you see what I am
3029 saying?

3030 Ms. Montagna stated yes, that, I cannot answer. I will tell you if we do not get this changed
3031 over, it could get ugly.

3032 Ms. Kramer asked why?

3033 Ms. Montagna stated because we went through it with Tract K.

3034 Ms. Kramer stated okay. I was going to say, we waited until Tract K was pretty much
3035 developed out.

3036 Ms. Montagna stated and that is what we did. I kept pushing and pushing back and pushing
3037 back. They were like, no, they are done, we have paid for them, here is proof we paid for them

Harmony CDD
June 29, 2023, meeting

3038 100-and-whatever thousand dollars, and you guys need to be paying the monthly bill. These are
3039 the District's street lights. That is what they are saying for Tract L. I slow-rolled Tract K.

3040 Ms. Kramer stated but they are not District street lights until we accept them.

3041 Ms. Montagna stated I do not know how you have accepted them in the past. I do not know.

3042 Ms. Kramer stated and Mr. Jerman just gave away all the land that we had our trails on, so I
3043 am not inclined.

3044 Ms. Montagna stated maybe I will just ask them, is there any paperwork you can send us
3045 showing that you have turned these over, and the District has accepted them. I am going to tell you
3046 right now that the answer is "no" because I have not received any of that, unless they are going by
3047 something like that, the plat or something like that, and saying, no, in the plat it specifically states.

3048 Ms. Kramer stated unless we accept, unless we sign off on the plat.

3049 Ms. Montagna stated we did not sign off on that one.

3050 Ms. Kramer stated then we are not obliged to take anything.

3051 Ms. Montagna stated just letting you know.

3052 Ms. Kramer stated work with Mr. Eckert on that.

3053 Ms. Montagna stated sure.

3054 Ms. Kramer stated I do not want to get us in trouble, in case there is a concern.

3055 Ms. Kassel stated we never went over transcription services.

3056 Ms. Montagna stated yes, the ones that you got, Ms. Brenda Burgess used a text format. She
3057 totally redid them all, which is why she had to redo both of those. That text version was not a very
3058 good thing. So we upgraded your Zoom to a, what was it, Mr. Hayes?

3059 Mr. Hayes stated it is called close captioned translation.

3060 Ms. Montagna stated no, we upgraded it to pro.

3061 Mr. Hayes stated yes.

3062 Mr. Leet stated we had pro already.

3063 Ms. Montagna stated we updated it to business.

3064 Mr. Leet stated no, it is \$200 a month if you have ten seats. I do not think we are going to be
3065 spending \$2,000 a year for a business Zoom.

3066 Ms. Montagna stated whatever he did, he put on where Mr. Leet can go on at the beginning.

3067 Mr. Leet stated we tried.

3068 Ms. Montagna asked and it did not work?

Harmony CDD
June 29, 2023, meeting

3069 Mr. Leet stated well, we tried but we could not find the setting. I could not find the setting on
3070 my phone. I will dig into it some more, but I would not expect anything different for this month's
3071 meeting from last time.

3072 Ms. Kramer stated then I have a question. We do have Teams with our Microsoft stuff.

3073 Ms. Montagna stated we have been putting in Teams, and no.

3074 Ms. Kramer asked have you tried Teams?

3075 Ms. Montagna stated the problem is, with Teams, you have to record it from Teams. That is
3076 why Zoom was the best option because it is already there, and it is on the cloud. Then they just
3077 take it and go through it.

3078 Mr. Leet stated people can dial into Teams meetings, like they can for Zoom.

3079 Ms. Kramer stated that is what I was going to say.

3080 Mr. Leet stated I asked Ms. Burgess, so I do not know if that is something we need to change
3081 or upgrade or whatever with our Microsoft account. Or if there is any way we can, on a trial basis
3082 versus saying I am going to change all the information on the agenda and all the announcements
3083 for our meetings.

3084 Ms. Kramer asked why do we not do this? Why do we not have you and Mr. Leet have a
3085 conference call on Teams, and set it to transcribe. I have it on good authority that you do not have
3086 to upgrade or do anything else to Teams. With our basic subscription, we should have all that. If
3087 you guys will do that and see how it does before we change Zoom to Teams.

3088 Mr. Leet stated if you want to schedule you and one or two other people from Inframark.

3089 Ms. Kramer stated have several people.

3090 Mr. Leet stated it seems worth a try.

3091 Ms. Montagna stated yes. that is fine.

3092 Mr. Leet stated from what I am seeing, it is misleading because it will say audio trans-
3093 something.

3094 Ms. Montagna stated I know another district that uses it, and they followed the directions Ms.
3095 Burgess gave them, and it worked fine. You still have to go through and add the names and stuff
3096 and make sure people are not talking over each other and get it done, but it did work. But for her
3097 to do that, she just tried this text one, and it took her literally pretty much, she put her out-of-office
3098 on for about a week and a half just to get those two sets of minutes done. It is extremely time
3099 consuming. Short of you guys getting a court reporter, it really is. That is essentially what you

Harmony CDD
June 29, 2023, meeting

3100 want, to have someone go through and clean it up and take out the uhs and the ums that the court
3101 reporters put in. But that would probably be the best bet.

3102 Mr. Chokanis asked did you want to continue to work with Ms. Burgess and see if you can get
3103 that to work and cancel the plan?

3104 Mr. Leet stated before we do that, if Ms. Burgess has something that has worked for somebody
3105 else, let me follow up and make sure and hold my hand doing it to figure out what was done wrong
3106 to see if we can still do it through Zoom.

3107 Ms. Montagna stated I am not techie at all, so I am just going by what someone else is telling
3108 me.

3109 Mr. Leet stated Teams sounds like a good backup plan, but again, talk with Ms. Burgess.

3110 Ms. Montagna stated we can try that, too. I am willing to try anything. They are a bear to get
3111 done. I mean, it is very time consuming. Then you also have Ms. Kramer. You do not understand,
3112 she spends another, depending on the length of the meeting, six to ten hours going through them,
3113 as well, red-lining them.

3114 Ms. Kramer stated listening to the recording.

3115 Ms. Montagna stated she does it matching the recording. There is a lot of hours that go into
3116 these minutes, a lot.

3117 Mr. Leet asked would you believe I have a street light-related Supervisor request? It is a quick
3118 question. If a street light gets knocked over, is that where we call OUC or the CDD calls OUC?

3119 Ms. Montagna stated you call OUC, and you report the pole number that is on there and say if
3120 there has been an accident.

3121 Mr. Leet asked if there is glass and everything?

3122 Ms. Montagna stated same difference. Our guys would go and clean up the glass and get it out
3123 of the road, obviously.

3124 Mr. Leet stated there is one on Dark Sky. If it is still there in the morning, a street light is out
3125 of order.

3126 Ms. Kramer stated you can do it right online on your cell phone.

3127 Ms. Montagna stated right online. You put in the number, you tell them a generalized location
3128 of it, and they will come out and put up a new street light and all that. The same if it is out. If a
3129 street light is out, you do the same thing. Same reporting.

3130 Ms. Kramer stated one went down during the hurricane in South Lakes, and they were right
3131 out.

Harmony CDD
June 29, 2023, meeting

3132 Ms. Phillips stated I do have a question, and I am not sure if I am allowed to say this or ask
3133 this. With our community maintenance facility, and the office is working out okay at Ashley Park
3134 for now, are we prohibited from setting up a metal building and storing the stuff in there until we
3135 figure out what we are going to do?

3136 Ms. Kramer asked putting it up where?

3137 Ms. Phillips stated at Buck Lake Park where the slab is.

3138 Ms. Kramer stated I think we still have to go through the site plan process. Do we not, Mr.
3139 Hamstra?

3140 Mr. Hamstra stated I would think so, yes.

3141 Ms. Kramer stated I guess we could ask if they would just give us a building permit, but I do
3142 not think they would. I think they would want a site plan because that would be a quick way.

3143 Ms. Phillips stated at least we would have a place to keep all the equipment until we get all
3144 this figured out.

3145 Ms. Kramer stated right, and we could always move the building. That is the sweet thing about
3146 a metal building.

3147 Ms. Phillips stated that is what I was thinking, yes.

3148 Ms. Kramer stated it is not that expensive.

3149 Ms. Phillips stated we would not even have to put electricity and all that in it right away. I guess
3150 we would for charging the vehicles. Well, those could still go in someone's garage. Anyway, it
3151 was a thought.

3152 Ms. Kramer stated if we get up against a wall, depending on what Ms. Montagna hears, we can
3153 try that.

3154 Ms. Phillips stated the other option is, maybe we can rent a vacant home, or it could be
3155 furnished because we are not going to use the house. We are just going to use the garage, so that
3156 is a possibility, too. That way no individual homeowner is going to have people coming and going.
3157 I am just trying to think of places to store the stuff.

3158

3159 **EIGHTH ORDER OF BUSINESS**

Adjournment

3160

3161 On MOTION by Mr. Chokanis, seconded by Ms. Kassel, with all in
3162 favor, the meeting was adjourned at 9:51 p.m.

3163

3164

3165

3166 _____
Secretary/Assistant Secretary

Chair/Vice Chair