

**HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

**NOVEMBER 29, 2012**

**AGENDA PACKAGE**

# Harmony Community Development District

David Farnsworth, Seat 1  
Ray Walls, Seat 2  
Kerul Kassel, Seat 3  
Steve Berube, Seat 4  
Mark LeMenager, Seat 5

Gary L. Moyer, District Manager  
Tim Qualls, District Counsel  
Steve Boyd, District Engineer  
Todd Haskett, Project Coordinator

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November 22, 2012

Board of Supervisors  
Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held on **Thursday, November 29, 2012 at 9:00 A.M.** at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Organizational Matters**
  - A. Oath of Office for Newly Elected Supervisors
    - Supervisors Elected by General Election (David Farnsworth, Mark LeMenager and Kerul Kassel)
  - B. Introduction to CDDs
  - C. Consideration of Resolution 2013-02, Election of Officers
  - D. Resolution of Appreciation, Resolution 2013-03
3. **Approval of the Minutes of the October 25, 2012 Meeting**
4. **Audience Comments**
5. **Subcontractor Reports**
  - A. Aquatic Plant Maintenance – Bio Tech
  - B. Landscaping – Davey Tree - Monthly Highlight Report
  - C. Dockmaster/Field Manager
    - i. Dock and Maintenance Activities Report
    - ii. Buck Lake Boat Use Report
6. **Developer's Report**
7. **District Manager's Report**
  - A. October 2012 Financial Statements
  - B. Invoice Approval #151 and Check Run Summary
  - C. Public Comments/Communication Log
  - D. Website Statistics
8. **Staff Reports**
  - A. Attorney
  - B. Engineer
9. **Supervisor Requests**
10. **Adjournment**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Gary Moyer/ir  
District Manager

**District Office:**  
610 Sycamore Street, Suite 140  
Celebration, FL 34747  
407-566-1935

**Meeting Location:**  
7251 Five Oaks Drive  
Harmony, Florida

[www.harmonycdd.org](http://www.harmonycdd.org)

## **Second Order of Business**

**20**

**RESOLUTION 2013-02**

**A RESOLUTION DESIGNATING OFFICERS OF THE  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of Harmony Community Development District at a regular business meeting following the General Election held on November 6, 2012 desires to appoint the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE HARMONY COMMUNITY  
DEVELOPMENT DISTRICT:**

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Gary L. Moyer</u>	Secretary
<u>Robert Koncar</u>	Treasurer
<u>Stephen Bloom</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS, 29<sup>th</sup> DAY OF NOVEMBER, 2012

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Gary L. Moyer  
Secretary

**2D**

Resolution 2013-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY  
COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING THE CONTRIBUTIONS  
OF ROBERT D. EVANS**

**WHEREAS**, the Harmony Community Development District ("District") is a special-purpose District created by law and established by Osceola County, pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District is a special-purpose local government, charged with the sole duty and responsibility of managing the works of the District, including designing, financing, constructing, and operating capital infrastructure to support Harmony, a planned community in Osceola County, Florida; and

**WHEREAS**, the major function of the District was and is the pin-pointed, focused management of the works of the District, including roads and alleys, sidewalks, landscaping, stormwater management, and aquatic weed control; and

**WHEREAS**, Robert D. Evans demonstrated a dedication and devotion to preserving and protecting the interests of the District, and assuring the aforesaid infrastructure systems be managed to the highest standards in a timely and economical way; and

**WHEREAS**, Mr. Evans's energy, leadership, creativity, guidance, counsel, and efforts constitute a substantial contribution to the early and continued outstanding success of the Harmony community; and

**WHEREAS**, Mr. Evans provided leadership, wisdom, and direction in serving on the Board of Supervisors since April 28, 2005, further serving as Chairman since that date; and

**WHEREAS**, the Board finds it fitting and proper that official recognition be given to Mr. Evans for his many achievements and his dedication to the Harmony community;

**NOW, THEREFORE, BE IT RESOLVED**, that the members of the Board of Supervisors of the Harmony Community Development District, for and on behalf of themselves and on behalf of the District, express their appreciation and gratitude to Mr. Evans for his efforts and contributions to the ongoing success of the Harmony community.

UNANIMOUSLY APPROVED and EXECUTED this 29th day of November, 2012.

\_\_\_\_\_  
David Farnsworth, Seat 1

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Ray Walls, Seat 2

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Kerul Kassel, Seat 3

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Steve Berube, Seat 4

\_\_\_\_\_  
Mark LeMenager, Seat 5

\_\_\_\_\_  
Gary L. Moyer, Manager



# Minutes



## MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, October 25, 2012, at 6:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Robert D. Evans	Chairman
Mark LeMenager	Vice Chairman
Steve Berube	Supervisor
Kerul Kassel	Supervisor
Ray Walls	Supervisor

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp, P.A.
Greg Gologowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Brock Nicholas	Harmony Development Company
Garth Rinard	Davey Commercial Grounds Management
Residents and members of the public	

### FIRST ORDER OF BUSINESS

### Roll Call

Mr. Evans called the meeting to order at 6:00 p.m.

Mr. Evans called the roll and stated a quorum was present for the meeting.

### SECOND ORDER OF BUSINESS

### Approval of the Minutes of the September 27, 2012, Regular Meeting

Mr. Evans reviewed the minutes of the September 27, 2012, regular meeting and requested any additions, corrections, notations, or deletions.

Ms. Kassel stated page 21 item C should not be "Lake Watch Program" because item B is the Lake Watch Program. It should read Development Company Changes. Page 23, fourth paragraph from the bottom where I am speaking, it should read "air locks or safety areas."

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to accept the minutes of the September 27, 2012, regular meeting, as amended.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

A Resident stated I suggest everyone speak a little louder. It is raining, and you Board members sit very close together at the table. We have a difficult time hearing you.

Mr. Evans stated we will speak up.

A Resident asked will there be any refurbishing of the pool in Ashley Park?

Mr. Evans stated we have discussed furniture items.

The Resident stated I am referring to the pool itself.

Mr. Haskett stated we included money in the budget this year for pergolas.

The Resident stated everything looks bad. The tile on the pool looks nasty. The furniture seems really great. Whoever chose it did a great job because it is really solid and it has not fallen apart. On the trellises, the metal parts have rusted and they are drooping down. Some of them are falling apart. The area is looking old and run down.

Mr. Evans stated we budgeted for some improvements for this fiscal year.

The Resident asked when is that targeted to happen?

Mr. Evans stated the budget was adopted in August and it goes into effect October 1, 2012.

Mr. Berube stated probably between now and spring, I imagine it will be spruced up.

Mr. Haskett stated that is correct.

Mr. Berube stated you mentioned something about the tile. Does it look dirty?

The Resident stated I do not know much about tile, and I am not sure if there are chips, but the blue tiles look nasty.

Ms. Kassel asked could that be lime deposit?

Mr. Berube stated yes.

**FOURTH ORDER OF BUSINESS**

**Subcontractor Reports**

**A. Aquatic Plant Maintenance – Bio-Tech Consulting**

**i. Monthly Highlight Report**

Mr. Golgowski reviewed the monthly aquatic plant maintenance report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Golgowski stated they were out today working on the ponds. We are getting into the season where things should be slowing down a little. It is all routine maintenance.

**B. Landscaping – Davey Commercial Grounds Management**

**i. Monthly Highlight Report**

Mr. Rinard reviewed the monthly landscape maintenance report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Rinard stated these past few weeks have been pretty active. As many of you may have noticed, the annuals have been replaced. Turf fertilization has been completed. Shrub fertilization is in progress and will be completed by the month's end. Tree fertilization is in progress. We will be slightly behind on the timetable, extending into the first week of November. I mentioned in this and the previous summary that we are making transitions with the weather where the days are warm and the nights are cool, which sets the stage for brown patch. We have seen a couple of minor outbreaks on the property that have been treated. They are due for follow-up applications next week. We are treating them when they are small, so we should not have any problems with them and should not see any further festering. With next week's temperatures and things cooling off quite a bit, hopefully we can get some consistency with the cool weather as we continue to move toward the end of the year and can get past any issues relative to the brown patch in the turf. Pond edging is complete. Indian grass sod, the proposal that was approved at the last Board meeting, is 90% complete. We ran a little short on materials yesterday and the additional material is coming in tomorrow, at which time that work will be complete. In conjunction with that, we are also doing some sod improvements off Buck Lane where there is a small area that needs to be closed up. That will be complete tomorrow, as well.

**ii. Proposal to Change to Recycled Mulch**

Mr. Rinard stated last Friday, we did a little renovation at the Town Square flag pole area by adding in some annuals and taking out some old plant material. In doing that work and going back to one of the things we discussed last month with the alternative mulch, the mulch we discussed had a bit of a delay in getting receipt of the pallet from the manufacturer. We received it this week, and it is down. I believe the Board was emailed notification that it was installed at Lakeshore Park by the fountain area. In light of the little project we did on Friday, we brought some of the material that we use on our Disney project, which is the same material but a darker color. The material at Lakeshore Park is a cherry brown color, more to mimic what the pine bark looks like when it is

fresh. The mulch we used at the flag pole is a darker color and from a distance looks black. I do not know if anyone has had an opportunity to look at either location, but there are a couple options. The tree relocation and landscape project at the west entrance begins Monday. We will spend about three days on preparation, which will include removal of the palmettos out of the median and the grasses in the corner beds on each side of the entrance as we prepare to move the eight sabal palms from the overpass to the entrance. There will be three in each corner and two in the middle area. Then we will move the magnolias from the west end of the fence line into the median area. That work is anticipated to happen on Thursday with the tree spades coming in. Once the trees are set, then we will go back in and get the grasses replanted and also put in the butterfly bush that is going in underneath the magnolias and through the middle of the median.

Ms. Kassel asked is the pond edging something that is done only twice a year?

Mr. Rinard stated that is correct.

Mr. LeMenager stated I walked over to the area by the fountain since I live right next door, and it looked pretty good. I actually thought it looked like it had a little grass in it, so I reached down to feel it. It looked like it had grass clippings in it, but it seems a lot finer than the sample we saw last month. Would that be accurate?

Mr. Rinard stated it could be from manufacturing, some of the dust-type material. I think when it settles in, you will see the true mulch. The sample bags that I brought last month had actually been sitting around for quite some time.

Mr. LeMenager stated I thought it looked great. It is pretty easy to imagine that when you have a big rainstorm, which we might have in the next few days, we are not going to have tons of mulch floating down into all the drains. I liked it.

Mr. Berube stated I also looked at it, and I thought it was great.

Ms. Kassel stated I received one complaint about the smell, but I did not find it offensive.

Mr. Berube stated I thought I smelled a whiff of manure this morning when it was wet, but it will go away.

Ms. Kassel stated pine bark nuggets smell when they first come out of the bag, too.

Mr. Walls stated I agree with all your comments.

Mr. Berube asked are we at the point of making a decision to switch to this alternative mulch?

Mr. LeMenager stated we need to amend the contract because the contract specifies the kind of mulch.

Mr. Qualls stated the amended contract that has been executed calls for pine bark mulch or a recycled alternative, so you are fine to make that switch if you choose.

Mr. Berube stated there is still a color choice. Are we all in agreement that the brown we saw at the fountain is the choice?

Mr. Walls and Mr. LeMenager stated yes.

Ms. Kassel asked are we ready to make that decision?

Mr. Berube stated I think so. I believe Mr. Rinard probably wants to proceed with this.

On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to authorize Davey Commercial Grounds Management to switch to the alternative recycled mulch in the brown color, as discussed.

### **iii. Proposal for Tree Trimming**

Mr. Evans stated we were handed a new proposal for tree trimming that replaces the one that was included in the agenda package.

Mr. Rinard stated that is correct. When I originally put this together, I handed this off to our utility group for bucket trucks in looking to them to complete this project. Timelines and deadlines being what they are, I did not properly vet this information. Mr. Haskett brought it to my attention so I reviewed it again. We are two separate divisions, and we have two separate pricing structures and business models. I came up with an alternate means of completing the project, expanding it for the scope, and also dropping the overall price. The new proposal is for 697 trees, which are from Town Square west, Cat Brier, Schoolhouse Road, Five Oaks Drive out to the west entrance, and Dark Sky. I believe that is historical from what you have done in the past for the area covered.

Mr. Evans asked what did we budget for this work?

Mr. Berube stated \$15,000. We have two line items for trees and trimming, \$15,000 and \$21,115, but I believe our anticipation was the same as what we paid last time, which was \$15,000. Two cycles back on the main roadways, we paid A Cut Above \$17,000 but that included some other ancillary work. The previous cycle, we paid Luke Brothers

\$15,000. We paid Luke Brothers \$15,000 both times, for the main boulevards and the interior roadways. It was the same dollar amount for both projects for Luke Brothers.

Mr. Walls stated that is correct.

Mr. Berube stated our anticipation for this year's budget was \$15,000. However, in that line item, we have a dollar amount of \$21,115 because we included a couple other tree trimming projects into that line item. The money is in the budget should we decide to approve this. We are getting into this cycle of doing tree pruning every other year. I am not sure that is not too often.

Mr. Rinard stated what you want to do at this early stage of the trees is to be sure you are getting the structure that you need as they grow out and start to mature so that you do not run into problems in the future. That might end up costing you more in the future. For the most part, the trees right now are not in bad shape. As we look at them and evaluate them, you have trees that will have minimal work done, while others require a little more work. You will have to touch each and every tree. Two years in the future, the trees will be bigger, they will have more area, and they will be a little more difficult to get into where you need to make the proper cuts. In general, costs are up from two years ago. From this point, you could probably stretch it out, but you do want to make sure that you are setting a precedent.

Mr. Berube stated Davey is new on this project, and we pay for an elevation of trees up to 10 feet. In my observation, that has not occurred yet to any of the trees.

Mr. Rinard stated we are not entirely through the property.

Mr. LeMenager asked is this too early? Is that something that should be done in the spring when all the shoots come up?

Mr. Berube stated many of the trees have branches hanging pretty low right now. We are paying for the elevation up to 10 feet throughout the year, and it is not a one-time annual project. It occurs year round to keep them all trimmed up to 10 feet. They have not had their first pass at elevating up to 10 feet, and some of them have been ignored for a long period of time. I see a cross over between these two projects. I think they ought to be elevated up to 10 feet first and see how they look, and then we can make a decision if we want to go with the heavier pruning. I realize timewise, it probably will not happen during this winter, leaves-off-the-trees cycle. I am fine with skipping a year on this major pruning.

Mr. LeMenager stated my concern and what I would like to see changed in the proposal is on Schoolhouse Road, Cat Brier, and Five Oaks Drive, where we have a significant number of trees that are now starting to touch houses. We really do need to address that, and it is not something we should put off for a long period of time. I would like to see that addressed. In terms of the overall work, my understanding of the 10-foot elevation had nothing to do with high branches that might start to be coming down. The 10-foot elevation is what you do on the trunk to make sure you take care of all the shoots. To the extent there is a branch that is 20 feet in the air that might start hanging below 10 feet, that is not my understanding of the 10 feet.

Mr. Rinard stated for elevations, as we get farther into the wintertime and as things slow down from the trimming standpoint, we have already tagged and identified some trees that we think are probably the worst-case scenario right now, or more of an immediate and priority need. Then we will focus on the elevation side. Not every tree will need to be able to go up to 10 feet, just because of proportion. We do not want to throw things out of scale. I am fine with this either way. I understand where you are coming from. If we go through and do the canopy work first, then we can relook at it and reconsider, if that is the Board's desire. It is entirely up to you.

Mr. Walls asked what is the optimal time of year to do this work?

Mr. Rinard stated now and the early part of the year, when the trees are basically dormant.

Mr. Walls stated so before we hit the spring.

Mr. Rinard stated that is correct, but it can be done at any time throughout the year.

Mr. Evans stated he is also trying coordinate his workload.

Mr. Walls stated I understand that.

Mr. Berube stated to clarify, if I am standing on a sidewalk, there should be nothing obstructing that sidewalk from a tree up to 10 feet. Is that what the 10-foot elevation means?

Mr. Rinard stated yes and no. If it is a 14-foot or a 16-foot tree, you do not want to trim it up to 10 feet because you will throw it out of proportion and you are taking too much off the canopy.



Mr. Berube stated presume it is a tree that is 25 feet tall, which some of them are. If I am walking down the sidewalk or riding my bicycle and I put my hand above my head, that is 9 or 10 feet.

Mr. Rinard stated that is too low.

Mr. Berube asked am I correct in understanding that the tree should not be touching my hand?

Mr. Rinard stated yes.

Mr. Berube stated it is an assumption that we have a 10-foot clear air space along the sidewalks.

Mr. Rinard stated that is our understanding.

Mr. Berube stated that is my presumption. I would like to skip a year, but that is my opinion.

Mr. Walls stated I am fine with this cycle that we have with the two sectors and we do one every other year. Going down our street, once you get to the two-year point, the trees get pretty gnarly and then people start trying to trim the trees themselves and it becomes a mess. I think it is good to keep them cleaned up every two years. I do not know if we want to go beyond that because then the trees will start to look a little unruly.

Mr. Berube stated Mr. LeMenager brought up an important issue, also, if trees are touching houses.

Ms. Kassel asked would that be addressed?

Mr. Rinard stated yes, that would be part of the work activity.

Ms. Kassel stated that is not shown on the proposal.

Mr. LeMenager stated I would like to have that language in there specifically.

Mr. Rinard stated I can add that.

Mr. Haskett stated we can also add a map of all the tree locations.

Mr. Berube asked will this work be done by the crew that is on site?

Mr. Rinard stated no, it will be staff from my office but not the on-site crews here.

Mr. Berube asked will you have oversight with them especially concerning trees touching the houses? This came up last time, and I do not think we really addressed it. I agree that we should not have trees touching houses.

Mr. LeMenager stated in other words, I need to get out on a ladder to take care of my trees.

Mr. Berube stated I understand that, but if we are going to trim trees, we need to make clear space all the way around them. I would think any home owner would appreciate that.

Ms. Kassel asked can we alter the proposal to mention trees touching houses? It mentions obstructing, but that does not mean the same thing.

Mr. Rinard stated yes.

Ms. Kassel asked when we have had the trees trimmed previously on the main roads, we did not go all the way down Five Oaks Drive?

Mr. Haskett stated no, we typically stop by the Swim Club. Those trees were planted much smaller and they do not have the same issues as the larger live oaks.

Mr. Berube stated that is probably still the case.

Mr. Haskett stated yes, most likely we would include them in next year's cycle.

Mr. Berube stated to clarify, 697 trees are listed. Does that include all the trees in the service area, or just along the streets?

Ms. Kassel stated it is only along the boulevards.

Mr. Berube stated there are trees that are off the streets in the dog parks and other areas.

Mr. Rinard stated that is correct, and those are not included in this count.

<p>On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the proposal dated October 23, 2012, from Davey Commercial Grounds Management for tree trimming in the amount of \$18,540, with the clarification that it includes trees that are impacting structures, as discussed.</p>
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Mr. Berube stated this proposal was a 25% reduction from the one included in the agenda package.

Ms. Kassel stated actually the per-tree price was reduced 50%.

Mr. LeMenager stated I believe what he said earlier was the two divisions do things on a different cost basis.

Mr. Rinard stated that is exactly right. We will take one of our personnel with a lift. Basically we are not bringing in the big bucket trucks, which have a different pricing structure.

**iv. Proposal for Roundabout Improvements**

Mr. LeMenager asked who initiated this proposal? Was that something Davey came up with, or was it something someone else suggested?

Mr. Haskett stated a couple meetings ago, I mentioned doing some modifications to the roundabouts at Schoolhouse and Cat Brier because they are looking rather ratty.

Mr. Evans asked is this proposal what came out of your conversations with Davey?

Mr. Rinard stated the concept and design are basically mine. The idea is to continue the use of Florida-friendly landscape to reduce some of the sod areas, especially in a turn-about area. When we first came on property, that first turn-about had a fair amount of insect damage. I presume that had been a long-term problem. The thought was, do we really need turf in that location. While I am not a landscape architect, I do dabble in the design side. The general idea is to bring in some of the material that is being used farther down the road on the tip of Pond Pine where there is perennial peanut. We wanted to use some of that to bring in color to catch your eye. The center plantings will have crinum and butterfly bushes and will be specimen-type planting and where you will draw your main color from. The crinums will be spaced out a little farther than normal spacing to set them off a little. We will use Queen Emma's purple crinum, which have a purple leaf instead of the green leaf on the regular erinums. They will stand a little taller and provide more of a specimen-type look. The butterfly bush will tie in some of the existing material from the west entrance and moving into this area. In between will be flax lily and society garlic to play off some contrasts and compliments in the colors of the blooms. It is a large area. I had to rcheck my numbers because of the spacing we were dealing with, but it is about 78 feet across in diameter, which is a pretty large area. The existing sod is making a comeback. The chinch bug problem has been controlled and the sod is recovering. There was a large area of society garlic in a portion of that area now which had been taken over primarily by torpedo grass. That has been elcared out and taken care of, and you have some remnants of the society garlic there now. It is where I went as far as the design.

Mr. Berube asked does this presume no sod on the entire circle?

Mr. Rinard stated that is correct.

Mr. Berube asked the groundcover will be the new brown recycled material?

Mr. Rinard stated that is correct.

Mr. Berube stated I presume we will have to make some irrigation adjustments when this is complete.

Mr. Rinard stated there may be some modifications needed. I am not familiar with the type of irrigation, whether they are sprayers or rotors in that area.

Mr. Haskett stated they all spray in that area.

Mr. Rinard stated then we may not have to do a whole lot for irrigation.

Mr. Berube stated if we approve this, then you will get with our irrigation technician and provide some serious guidance on irrigation needs.

Mr. Rinard stated yes, we will inform him.

Mr. Berube stated these are all perennials. That means we will not deal with seasonal changes with these plants?

Mr. Rinard stated that is correct.

Mr. Berube asked presuming proper maintenance is performed by Davey, how long should they last? Years and years?

Mr. Rinard stated yes.

Mr. Berube stated we have been using pine straw under all the pine trees. Have you contemplated making a change from pine straw to the recycled mulch under the pine trees?

Mr. Haskett stated the pine straw is all natural; it is from the pines. Otherwise, if you put any type of mulch down, it will just get covered up with pine needles.

Mr. Berube stated I had not really paid attention and did not know if that was done as part of the mulch or not. I like it.

Mr. LeMenager stated we have reduced the budget substantially, and this is an \$8,000 enhancement that might be nice to do. I am not a gardener, but I am married to someone who has been gardener of the month twice, so I asked her opinion of this proposal. Her comment was that we are going to destroy perfectly good bushes that are already there. Her number one aesthetic concern was that we are going to create a formal or semi-formal location in what is supposed to be more of a natural-looking town. This is quite a formal set up. If you compare the other two roundabouts to this one, it will be quite a significant difference from what we have for a natural look in the other two roundabouts. I am not sure we want to be as formal as this. More importantly, we reduced the budget. Because of the way the debt service worked out, we reduced it significantly, about

\$60,000. We only added about \$87,000 to fund balance last year, which means we have \$27,000 extra since we did not add anything to reserves. This is one-third of all the extra money we have for the year. Do we really want to spend one-third of all the extra money we have for the next 12 months for this roundabout? I am not sure we want to be spending our money that way.

Mr. Berube stated I agree with you that it is not cheap and it will look fairly nice. However, when you look at that entire area, with the developer's cooperation, at the far end of that park that this will face, we are spending a significant amount of money on a big upgrade. We have upgraded the playground there with the canopies and shade structure and other items. The development company has spent a significant amount of money addressing upgrades to Oak Glen Trail going into the Estates with stone uprights. They have upgraded the Enrichment Center. The whole area is coming up. I presume with Davey's assistance with the sod at the Lakeshore Park entrance that looks ratty, that will also be upgraded. I think this makes a nice statement. Remember that some of the most expensive houses that may be built here will be constructed down the street from this roundabout at the Estates. This is all about selling houses. I think this makes a nice statement. There are two new fountains in that area. Think about the overall effect. To Mr. LeMenager's point, this roundabout looks natural, but in reality when you look at it, it looks ratty. I think this is a nice upgrade in the right place. Yes, it is a lot of money.

Mr. Walls stated I tend to agree with Mr. Berube. The look of the roundabout right now is not nice. As Mr. Berube said, we want people to build houses behind it, and we want people to drive back there and look at that area. We want to make the lake and the walkway look nice and make them a focal point. I think we want to make this one look nicer than some of the other roundabouts because it will be the gathering area at the park and where people go to hang out, as well as build their houses on the back side. I like the idea that we are sprucing it up and making it look nice, that we are putting some thought into it. I think this is a pretty well-thought out proposal.

Mr. Berube stated perhaps Mr. LeMenager can look at this from a realtor perspective instead of a taxpayer perspective.

Mr. LeMenager stated I would be happy to do so. What sells is a first impression, which are the first two roundabouts. The last roundabout is not going to sell anything extra in the back. The concern expressed by my wife is that this is much too formal for

what Harmony is supposed to be all about. My other concern is that this is our first meeting of the new fiscal year, and you want to spend \$8,000 right away. This is a great idea, but where is the fiscal responsibility?

Mr. Berube stated we are supposed to be developing, maintaining and improving the infrastructure. I am not suggesting that we throw money away, but I do not see this as throwing money away. This is improving the community where we live and where we want other people to buy houses. When you talk to people who moved here, they will tell you the reason they bought in here was because of the way it looked; it had the right feel. They sensed things were nice.

Ms. Kassel asked what is the square footage of this area? I am surprised that it is over 1,200 plants. That is a lot of plants.

Mr. Rinard stated part of that is the size of the plants, which are one-gallon plants versus three-gallon plants or something larger, as well as spacing. We can change the spacing, which will make some changes to the overall cost.

Mr. Evans stated I am sure there will be a grow-in period.

Mr. Rinard stated that is correct.

Ms. Kassel stated I share Mr. LeMenager's concerns that we have a limited margin this year and that we are spending a substantial portion of it at the beginning of the year. At the same time, I think it is time to spruce up that area. I wonder if it is possible to address Mr. Berube's point that it is not wasting money. I have not had time to take a look at this closely to see what the situation is in that location, to see what kind of plant material looks good and what kind does not look good. I do not know if there is anything there that is usable and salvageable that might reduce the cost. I would request that we come back with a new proposal.

Mr. LeMenager stated if this was a proposal for a couple thousand dollars to spruce up the roundabout, I will support it. But this is not; this is \$8,000. The area is 4,700 square feet, which will cost about \$2.00 per square foot to spruce up a roundabout. That is a lot of money.

Mr. Berube asked where would we fund this from the budget, and how much is our budget line item for this year?

Ms. Kassel stated I would guess it would come from the \$10,000 in Miscellaneous Services in the landscaping category.

Mr. Walls stated it is \$23,000 this year.

Ms. Kassel stated I was looking at last year's budget.

Mr. Berube asked did we make note of any specific projects included in that dollar amount? I think we anticipated doing some improvements, which is why we increased it from \$10,000 from last year.

Mr. Walls stated nothing is noted in the description.

Mr. Berube stated we specifically included extra money for enhancements like this.

Mr. Walls stated that line item is for miscellaneous enhancements.

Mr. Evans stated to Mr. LeMenager's point about \$2.00 per square foot, sod will cost over \$1.00 per square foot if you did nothing but sod. For the price, it seems to be very reasonable for the coverage area. You are not going in with a halfway attitude where you need to let it grow in before you really get the impact. If you are going to plant it to create a focal point, you want the impact as soon as it is complete.

Mr. Berube stated this will look good as soon as it is done.

Mr. Evans stated as opposed to enhancing an area in a more distant location that would not be a focal point, so you would have more time for it to grow in.

Mr. Moyer stated the narrative for Miscellaneous Services indicates it is for unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category in the amount of \$23,000.

Mr. Berube stated I am pretty sure we discussed doing things like this.

Mr. LeMenager stated if we are going to discuss how it looks, that particular area of town will always be totally overshadowed by the bed and breakfast that is currently covered with a million Christmas lights.

Mr. Berube stated that is a separate issue, not for this Board.

Mr. LeMenager stated I do not disagree, but if you talk about people driving in and forming impressions, let us be real about what their impression is going to be.

Ms. Kassel stated I was looking at last year's budget of \$10,000, and now knowing that we have \$23,000 in the budget specifically set aside for landscape improvements, which I presume this qualifies, we would only be spending one-third of something that is already contemplated in the budget. I have less of a problem doing this.



On MOTION by Mr. Berube, seconded by Mr. Walls, with all in favor except Mr. LeMenager, approval was given to proposal dated October 9, 2012, from Davey Commercial Grounds Management for roundabout improvements in the amount of \$7,947.87, as discussed.

A Resident stated I am concerned about maintenance in the Ashley Park condominiums. What time do the crews start mowing? One of my neighbors commented to me that it is cooler now but at 7:15 a.m., they are mowing the grass in that area parallel to U.S. 192. There are also some fallen trees and shrubs that need attention.

Mr. Evans stated Mr. Rinard is the person with whom you can discuss that matter.

**C. Dockmaster/Field Manager**

**i. Maintenance and Field Activities Report**

Mr. Haskett reviewed the monthly field activities report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Haskett stated we had a couple incidents, one on October 16 right after I submitted this report where a car ran over one of our oak trees. It was an eight-inch caliper tree, so it is a substantial tree. I emailed the information to Mr. Moyer and Ms. Burgess, along with a police report, pictures, and a cost estimate of \$2,175 to repair the damage. Ms. Burgess contacted the vehicle owner last week and again this week.

Mr. Walls asked did you contact their insurance company?

Mr. Moyer stated no, we contacted the person who owns the vehicle directly. The car was being driven by someone other than someone within the immediate family who owned the car. They do not want us to file against the insurance company for this situation, so they requested a little time to handle repayment, which is fine. But it will be a little bit of time. We are not going to let this stretch out for months. If we do not hear something within the next week, then we will file against the insurance company.

Mr. Berube asked the sapling that is in the hole is not permanent?

Mr. Haskett stated no. Davey was there the next morning to get the tree cut down and removed. They removed the whole root ball, so it is ready for a new tree.

Mr. Haskett stated we had some issues with vandalism. I noted in the report that there were three doggie pots destroyed on Cat Brier, but that number increased to six. The one across from Mr. Berube's home ended up in Lakeshore Park. We have replaced those now and they were installed today.

Mr. Evans asked were they stolen or just destroyed?

Mr. Haskett stated they were beat up and thrown around, destroyed.

Mr. Berube asked the ones on Cat Brier, were they the plastic ones or the metal ones?

Mr. Haskett stated they were the plastic ones.

Mr. Berube stated the one by my house was metal, so it would have been ripped off.

Mr. Haskett stated that is correct; they took the whole thing.

Mr. Evans stated with regard to vandalism, a lot of it is done by kids. It is costing us a lot of money to repair vandalism damage. Does it make sense to offer a reward for the arrest and conviction of anyone doing any sort of vandalism to District property and promote that within the community media? It may be that some of the good kids know who is doing this, and we can at least raise the bar and let it be known that if you damage our property, someone may turn you in for a \$500 reward. Does that make sense to do?

Ms. Kassel asked does that fall within our authorization?

Mr. Berube stated I would think so, to operate the works of the District.

Mr. Walls stated it can be considered insurance.

Mr. Qualls stated it might also be considered security. I cannot answer Ms. Kassel's question at the moment, but I will look into it.

Mr. Berube stated I can pick out three likely suspects immediately. There is a limited number of kids who are out looking for trouble, and you can spot them pretty easily. I just do not know what to do about it.

Ms. Kassel stated proving it is another issue.

Mr. Evans stated now you are raising the bar because someone may report them destroying our property. There is an incentive for them to report it. Up until that point, there is no incentive. A reward of \$500 will get a lot of kids' attention. I do not know the answer, but I think we can at least take a proactive approach to try to do something to deter some of this reckless behavior.

Mr. Walls stated I like it. I see cameras everywhere, which is about the only option we have unless you catch them in the act.

Mr. Berube asked how do we spread the word?

Mr. Evans stated you can purchase trail cameras that are battery operated and will work in the dark without a flash. We could authorize the purchase of two or three of them. Like some of the No Fishing signs that are destroyed, we can mount the trail

cameras on a light pole or somewhere aimed at those signs. Any motion gets picked up. It is just a thought.

Mr. LeMenager stated you can also get fake cameras and put up signs that they are real.

Mr. Berube stated people will quickly figure out that they are not real.

Ms. Kassel stated it probably costs several hundred dollars for an outdoor battery-operated camera.

Mr. Evans stated you can get them at Cabela's or Bass Pro Shop. There are different levels that you can purchase.

Mr. Berube asked how much are the doggie pots, \$275 each?

Mr. Haskett stated we went with the aluminum ones and eight of them cost \$2,788, about \$355 each.

Mr. Berube asked when was the last time you remember vandalism to the doggie pots?

Mr. Haskett stated it has been a while.

Ms. Kassel stated it is not just that. We are going to be putting in a nice facility around Long Pond with a lot of amenities, like pergolas and benches. Having a few cameras might be a deterrent to vandalism there.

Mr. Evans stated you can constantly move them, also. If the event occurs, you just download it. You can have it in video or still pictures. They will operate for six months on a set of batteries.

Mr. Haskett stated I have researched them a little, and Bass Pro Shop has some for \$100. I would like to purchase one or two to spread around the community. I would think that would be somewhat helpful.

Mr. Evans stated I recommend getting at least two of them and put them in the high-activity areas. At the same time, I would like to learn more about offering a reward.

Ms. Kassel asked how would we publicize it so the kids would know about it? If we put it in the Harmony Notes or other means, kids do not read those. Perhaps we could put signs on bulletin boards.

Mr. Evans stated I think word would spread really fast if we started this program. Parents are going to tell their kids and ask if they know anything about it. The parents are the ones who have to pay for the replacement.

Mr. Walls stated we could send an e-blast. There is also a large following on some of the Facebook groups, so we could get the word out pretty quickly.

Mr. Evans asked do we want to purchase two cameras?

Mr. Berube stated it might be better to authorize a certain dollar amount and Mr. Haskett can purchase as many as he can up to that dollar limit.

On MOTION by Mr. Berube, seconded by Mr. Walls, with all in favor except Mr. LeMenager, approval was given to purchase security cameras in an amount not to exceed \$500, as discussed.
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Mr. LeMenager stated we are spending money like crazy, and this is the first meeting of the fiscal year.

**ii. Buck Lake Boat Use Report**

Mr. Haskett reviewed the monthly boat report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Berube stated we said we were going to dispose of the solar boat, but I think it is still there.

Mr. Haskett stated it is out of the water. That is my fault since I have not gotten any information to Mr. Moyer to put in an advertisement.

**iii. Sidewalks**

Mr. Haskett stated we started sidewalk grinding on Beargrass, from Mr. Berube's house down to the school and back again. It was a grinder we rented from Rental World and we had to return it today because it seized up. Next week we will begin that program again.

Mr. Berube asked how much does a grinder cost?

Mr. LeMenager stated I would support purchasing a grinder.

Mr. Haskett stated I have a quote from Rental World for the exact same machine that fouled up today but it was 18 years old, so it will last a long time. The quote was \$4,000, and I cringed at that number. I priced others at around \$3,200. I am sure we mentioned that in our budget discussions, I believe in the sidewalk line item, to be able to purchase a grinder.

Mr. Walls asked what do they rent for, \$100 per day?

Mr. Haskett stated about \$120 per day.

Mr. Walls asked do we grind a couple times a year?

Mr. Haskett stated we have in the past, but we have a lot of grinding to get done. It would pay for itself in the first year.

Mr. LeMenager stated Mr. Moyer has mentioned that they have full-time staff in Celebration who do nothing else but grind sidewalks.

Mr. Berube stated I would think if you look around, you could find one for \$2,500. I would be in favor of buying one. In talking to our staff, he is under a time crunch, knowing he only has the machine for two days.

Mr. Haskett stated plus mileage and time going back and forth from Rental World.

Mr. Berube stated it does not always work. If we had one here and he had some free time in an afternoon, he can just go grind a few sidewalks. This problem is not going away. We will have to consider replacing sidewalk panels at some point. When they stick up too far and you grind them, there is nothing left.

Mr. Haskett stated I will work on getting some proposals for the next meeting.

Mr. LeMenager stated I would like to compliment Mr. Haskett. I do not know how long it has been since you power washed the sidewalks, but as I was driving here today, I thought the sidewalks on Cat Brier looked really nice.

Mr. Berube stated they did get cleaned up well.

Mr. LeMenager stated I do not know if that was a recent activity, but it stuck out and looked really sharp.

Mr. Haskett stated thank you.

## **FIFTH ORDER OF BUSINESS**

### **Developer's Report**

#### **A. District Vandalism**

Mr. Nicholas stated we would be in favor of a reward program. I think it is cheaper to pay a reward for a conviction than it would be to keep replacing doggie pots. For every \$1,000, the development company spends \$700 of it. That seems like a good suggestion, and very unique. The cameras are how we caught the person doing vandalism on the golf course, which led to a conviction and full recovery of that loss.

Mr. Berube asked you have a camera system on the golf course?

Mr. Nicholas stated we used that system with the Osceola County Sheriff department to catch the gentleman on the golf course with a vehicle. A car drives by and a motion sensor goes off and took a still shot of the license plate. On the night it was vandalized, you work back and find out how many cars were taken a picture of. In this case, there

was only one, and the tire tracks matched, so we were able to catch the person. The sheriff had a deer camera from Bass Pro Shop that they used and attached to a light pole several hundred feet away from where the picture was taken. It was not an expensive camera, maybe \$200, but it did the job and led to conviction and recovery.

Ms. Kassel asked of the items that are vandalized in the community, what is most commonly vandalized? I have lived here for eight years, and this is the first I have heard about doggie pots getting vandalized. There was a lot of vandalism elsewhere.

Mr. Haskett stated vandalism ranges anywhere from pool furniture being thrown into the pool, windows broken, graffiti on trash cans and transformers, and things like that. There are just mischievous people out there who take advantage of any opportunity. Someone went down Cat Brier and took every doggie pot through there. The unfortunate part is, they came back a few nights later and got a few more.

Mr. Nicholas stated it is a nuisance level of vandalism at this point. The largest loss we had was at the golf course for \$22,000. Everything around the neighborhoods has been mostly nuisance level from a finance perspective, and it would be great to encourage stopping that with some mechanism that is sustainable.

Mr. Evans stated once they get away with it, they get more brazen.

Mr. Nicholas stated people move here because it is safe. We hear that a lot.

Mr. Berube stated we need to keep it that way.

Ms. Kassel stated I was asking for purposes of the best place to put these cameras, where the most frequent kind of vandalism occurs.

Mr. Evans stated we will keep that out of the public record.

Ms. Kassel stated at the large dog park on the Primrose Willow side, inside the safety area—the second gate—the panel underneath, there is a hole that has been made in the chain link that is about eight or 10 inches high that could use some attention.

Mr. Berube asked is it along the trail?

Ms. Kassel stated no, it is on the left side of the gate when you open the second gate.

Mr. Haskett stated I asked Chapco to look at that, and I am waiting on a price from them to mend those sections.

#### **B. Lakeshore Park Improvements**

Mr. Nicholas stated you will start seeing activity for the Lakeshore Park improvements. The delivery has started for materials, and the person who is starting on

the bridges and boardwalks will be there next week. Then you will see concrete preparation work happening November 10.

Mr. Berube stated in that area, we placed No Fishing signs in the water. None have disappeared, have they?

Mr. Haskett stated no, they have not.

## **SIXTH ORDER OF BUSINESS**

### **District Manager's Report**

#### **A. Financial Statements**

Mr. Moyer reviewed the financial statements as included in the agenda package and available for public review in the District Office during normal business hours.

Mr. Moyer stated the financial statements are as of the end of the fiscal year and account for the expenditures for 12 calendar months. There will still be some invoices that we incur in October that will be booked against the 2012 operations. As you can see and as Mr. LeMenager mentioned, we will carry forward about \$87,000 to fund balance. That is comprised of two items. One is that we were \$70,000 under budget on expenditures, and the other is that we were \$16,456 over budget on revenues. The combination of that means we have \$87,000 to add to fund balance.

Mr. Berube stated we will have some late invoices coming in for another \$10,000, so we will probably finish at \$75,000. We will not know that until next month, which is fine. It is better than being over budget.

Ms. Kassel stated last month, Mr. LeMenager mentioned that there could have been a mistake in the 2001 and 2004 debt service.

Mr. Moyer stated that is correct, there was.

Ms. Kassel stated there was also a question about an Insight Irrigation invoice, whether it was paid for \$5,600 or \$5,400.

Mr. Moyer stated we paid \$5,400.

Ms. Kassel asked what is the status on the insurance reimbursement for the damage to the fountain?

Mr. Moyer stated Mr. Haskett has been working with Ms. Paula Davis, who handles all the insurance claims. He provided her with all the information that she needs to file the claim, so that is an ongoing issue. It is not something we have forgotten about. It is an active issue.



Ms. Kassel stated I know Mr. Nicholas had spoken with the sheriff last month regarding the golf carts, and I know we discussed in the past whether or not the sheriff will enforce the No Fishing signs. Someone was supposed to talk with the sheriff about that. Has anything happened with that? I know it is not specifically related to finances.

Mr. Nicholas asked are you asking whether they will or not, or if they are?

Ms. Kassel stated we have had reports from residents that the sheriff's deputies have said that they will not enforce the signs. In a previous meeting, we discussed that someone, the developer or the District Manager, was going to check with the sheriff's office and find out if they were going to enforce the No Fishing signs.

Mr. Nicholas stated the sheriff's department will enforce what we ask them to enforce, generally speaking. The sheriff's deputies are trained to encourage kids to do things other than vandalism. It is not part of their basic training to discourage kids from fishing. We have had this discussion with them. Their intuition is to think fishing is a good thing rather than writing on the wall with a marker or damaging something. However, we have had the discussion and we talked about the preference and decision of the CDD. We asked that they enforce that rule where it is posted. I think we received clarification on that issue. There may have been a personal preference or something else that happened that particular day. As long as it is posted, the sheriff will enforce what is posted. I do not know to what extent you want them to enforce it.

Ms. Kassel stated people who had interacted with the deputies who wanted it enforced, the deputy told the residents that they were not going to enforce the signs.

Mr. Berube stated that is third-party hearsay. We do not really know what took place.

Ms. Kassel stated it is first-party hearsay because we heard from the person who interacted with the deputy.

Mr. Berube stated based on the situation that was reported to us, we do not really know what goes on. I would like to think that the work we did with those signs in making sure they conform to Florida Statute that a deputy will read that sign and under the right circumstances, enforce it. I agree that we had one complaint. I do not know how much further we go without another complaint.

Ms. Kassel stated I was just asking if the conversation had taken place because more than one person was informed by the deputies that they would not enforce the signs.

Mr. Golgowski stated I think they are most comfortable enforcing ordinances, such as trespass or not having a fishing license, not necessarily community standards.

Mr. Moyer stated this would trespassing.

Mr. Berube stated that is why the signs are posted. I do not think it has been much of a problem lately because I have not seen many people fishing.

**B. Invoice Approval #150 and Check Run Summary**

Mr. Moyer reviewed the invoices and check summary, which are included in the agenda package and available for public review in the District Office during normal business hours, and requested approval.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to the invoices, as presented.
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**C. Public Comments/Communication Log**

Mr. Moyer reviewed the complaint log as contained in the agenda package and available for public review in the District Office during normal business hours.

Mr. LeMenager stated it seems as though members of the Board are the majority of people who call in items. The residents should know they can report items, as well.

**D. Website Statistics**

Mr. Moyer reviewed the website statistics as contained in the agenda package and available for public review in the District Office during normal business hours.

**E. New Employee**

Mr. Berube asked where do we stand in hiring a new employee?

Mr. Moyer stated they are going through their very slow and tedious process of notification.

Mr. Berube stated we go through this every time.

Mr. Moyer stated yes, we do.

Mr. Berube stated we authorized this last month.

Mr. LeMenager stated I thought the plan was to wait until the end of winter to hire a new employee. Have I misunderstood something? I remember we had zero sense of urgency, so I am surprised by Mr. Berube's comment.

Mr. Moyer stated the discussion was that we were all aware that it was going to take Severn Trent three months to get this done anyway, which I think we all agreed, given the timeframe, was probably fine.

Mr. Evans stated that is what I recall.

Mr. Berube stated if you do not push it, then it does not happen with these people. That is my point. On a larger scale, Mr. Haskett does not even receive a response when he asks what is going on.

Mr. Moyer asked who are you asking?

Mr. Haskett stated Mr. Brian Smith and Ms. Maria Fuentes.

Mr. Moyer stated my guess is that they do not know, either.

Ms. Kassel stated I think it is the machinery bureaucracy of Severn Trent.

Mr. Berube stated I understand that, but my point is, they work at the behest of this Board, not directly for us. The only reason there is a job here is because this Board agrees to provide funding for these employees to work on this property. The employee situation is lousy. The employees complain about reimbursements and it is always a problem for them to receive their money. Along the same lines, I look at this month's bill. Mr. Thomas Belieff was no longer an employee on September 2, and I do not know if this is timing or not, but we were billed the exact same amount of money for employee salaries in September as we paid in August and July.

Mr. Moyer stated I will check on that. Please give me a call any time you have a question. You do not need to wait for a meeting to raise these issues. That way, I can provide an answer faster than doing it just once a month.

Mr. Berube stated that is fine. These are public meetings for a reason. I do not know how much you want public and how much you want kept private.

Mr. Moyer stated I want to get the job done. I do not mind if you want to bring it up in a public meeting as well as talk to me during the month if you have any issues. I would rather address these issues when they bother you so we can get it done.

Mr. Berube stated thank you.

#### **F. Debt Service Assessment**

Mr. Moyer stated Mr. Walls had asked me a while ago about an email he received on the payoff amount for the debt service assessment. We have not forgotten that. They are going back to retrieve items out of storage. There are only three people in that department, and they are going one step at a time.

Mr. Walls stated by way of summary for the Board, I received an email from a neighbor of mine who requested the debt payoff two years ago for his assessments. He also requested it again this year. The number he received then was lower than the number

he received this year. Over time, that number should continue to decrease. His question was why it went up. The answer he received from Severn Trent was that they used the wrong number in 2010. My question to them was, if anyone paid off their assessment in 2010, did they use the right number or an incorrect amount.

Mr. Berube asked how do we know they did not use an incorrect number in 2012?

Mr. Walls stated I agree, and they need to check into it all around. They seemed to indicate that the 2010 number was the incorrect number.

Mr. Moyer stated we are looking into it.

## **SEVENTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

#### **i. Landscape Maintenance Agreement with Davey Commercial Grounds Management**

Mr. Qualls stated this agreement was executed regarding using recycled mulch.

#### **ii. Consideration of Resolution 2013-01 Adopting the Assessment Roll for Unplatted Property**

Mr. Qualls stated I emailed this resolution to everyone yesterday. We do not need to discuss the 2005 assessment issue again, but this resolution provides that every year, the assessment roll for the unplatted parcels is certified to the Board and is in the record.

Mr. LeMenager stated it was quite interesting to see this assessment roll for the first time.

Mr. Moyer stated it has been included in the annual budgets.

Mr. LeMenager stated the golf course does not pay for operations and maintenance, but yet we maintain their ponds. I do not understand that.

Mr. Berube stated my question is related. All of the other values move year to year with the budget. The golf course is at \$61,000. Does that move as well or is that fixed?

Mr. Evans stated that number is fixed pursuant to the bond documents.

Ms. Kassel stated that is for debt service.

Mr. LeMenager stated they are only paying for debt service.

Mr. Berube stated so that amount never changes.

Mr. Moyer stated that is correct; the debt service assessment amount would not change.

Mr. Evans stated I do not know why, but I know it is reflected in the bond documents.

Mr. LeMenager asked why do they not pay operations and maintenance?

Mr. Berube asked do you mean specifically for the ponds?

Mr. LeMenager stated I mean for anything for CDD property.

Mr. Berube asked what do they receive from the CDD besides pond maintenance?

Mr. LeMenager stated they get roads so people can drive to the golf course.

Mr. Berube stated we do not own the roads.

Mr. LeMenager stated the CDD built the roads and paid for them. The fact that we conveyed them to the County is quite academic.

Mr. Moyer stated that is included in the \$61,000.

Mr. Walls stated I think I asked this question some time ago. Obviously there are no residents who live on the golf course, but they do receive the stormwater benefit from the ponds. I think they receive some benefit for the community looking nice. I do not know how much the operation and maintenance assessment would be or how you would come up with that. I think there is some benefit, but I do not know if that arrangement can be negotiated.

Mr. Berube stated it is what it is. Back to the pond issue, it specifically calls out the golf course and the need to maintain it, it talks about the ponds and the flood control system, of which the golf course is a part. It is all integral, and I understand that is why the golf course gets their ponds maintained for effectively zero dollars. Does that \$61,000 float every year? Apparently it does not because it is a fixed amount. I am fine with it.

Mr. Walls stated essentially you would move money from one fund to another and the total number would remain the same.

Mr. LeMenager stated I was surprised. I was always under the impression that the golf course was making payments. It was surprising to see this document.

Mr. Moyer stated without going back and reading the documents on how this was arrived at and why they do not pay maintenance assessments, golf courses are generally considered to be recipients of stormwater, not generators of stormwater. When we talk about if they receive benefit from the ponds, the answer is generally "not really." The ponds handle the discharge from uplands, where there are houses, roads, parks and things of that nature.

Mr. Berube stated there are some printed words to that effect.

Mr. Evans stated that is correct.

Mr. Berube stated I have read it.

Mr. Evans stated I have, too. The ponds are the recipient from all the stormwater from all the houses going to the golf course property.

Mr. Moyer stated in theory, the maintenance on the ponds should be geared toward the functioning of the drainage system and not the aesthetics.

Ms. Kassel stated you are essentially saying that the CDD is receiving a service from the golf course in terms of stormwater management, rather than vice versa.

Mr. Moyer stated that is correct.

Mr. Evans stated the District is receiving a benefit. Do we approve this resolution every year?

Mr. Qualls stated no.

Mr. LeMenager stated I think it is a good idea. I was just surprised to see it.

Mr. Evans read Resolution 2013-01 into the record by title.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to Resolution 2013-01 adopting the assessment roll for unplatted property.
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### **iii. Supervisors Participating via Telephone**

Mr. Qualls stated Ms. Kassel asked me to look into telephonic meetings. There are several Attorney General opinions, which I will forward to everyone by email. Starting back in 1992, the Attorney General opined in five opinions that, indeed, when there is a requirement that a meeting has to be in a physical location, as is the case with a Community Development District, the Statute says that we must have a meeting within the County in a physical location. As long as there is a quorum present physically, it is fine for Supervisors to attend meetings via skype or telephone or some other means. There are some other opinions, such as 2002-82, where the Attorney General opined that it was only acceptable in extraordinary circumstances. In that case, a Commissioner on a Board of County Commissioners had serious health issues that required that person to attend the meeting. In general, the Attorney General has opined that it is fine, indeed, with all of the technology to attend meetings via telephone or some other technology, as long as there is a quorum physically present at the location of the meeting. Ms. Kassel's specific question was in the instance where it is difficult to hear when you are on skype or the telephone. I do not find a lot of law on that particular subject. From a practical standpoint, I know the District Manager has made some practical recommendations, but I

think the best thing is to position the equipment so that you can fully participate at the meeting. Then you are, indeed, participating in theory. I think it is worth the Board taking the time to position the equipment so those participating offsite can hear and be fully involved in the meeting.

Ms. Kassel stated Mr. Qualls also said when someone participates by phone, those votes do not count. Did you find anything on that issue?

Mr. Qualls stated no, I thought I had read that, but I did not find it to be the case. In fact, you can vote when you are participating via telephone or other means, as long as there is a quorum physically present in the room at the meeting.

**B. Engineer**

There being nothing to report, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. LeMenager stated on behalf of the Board members, I would like to say thank you very much to Mr. Evans for doing a great job for us over the past years as Chairman.

Mr. Evans stated I am sure you will do fine going forward.

Ms. Kassel stated we will miss your expert facilitation of the meetings. We appreciate the benefit of your broad experience.

Mr. Berube stated I hope the next Chairman keeps everyone in line as well as Mr. Evans has done.

Mr. Evans stated that brings me to a question for the next meeting. Do I open the meeting because the new Board members will not have been sworn in?

Mr. Moyer stated if you can fit that into your schedule, I think that would be a nice thing to do so that the Board can recognize your service. Then we will swear in the new members afterward. If you cannot attend the meeting, then I can swear them in before the meeting begins. That does not have to be done at a meeting.

Mr. Evans stated I can be here.

Mr. Berube stated there will only be one new Board member.

Mr. Moyer stated technically, there will be three new members.

Mr. Evans stated if I remember the protocol, I can open the meeting and then Mr. Moyer will do the roll call. Even though they have been elected, until they are sworn in, they do not take effect on the Board.

Mr. Moyer stated that is correct; that is what the law says.



Mr. Evans stated at that point, once they have been sworn in, then you go through the selection of Chairman, Vice Chairman and other officers.

Mr. Moyer stated that is correct.

Mr. Berube stated this is not necessarily a request but just something to think about. In recent months, we spent some significant money with Mr. Aaron Smith bringing Mr. Rick Druckenmiller up to speed on the irrigation system. About a year ago when Mr. Walker was here and we asked him what we are receiving for his monthly monitoring fee that adds up to \$3,000 annually, he responded that it was not much. A couple months ago, that was followed up on by Mr. Smith who said that “we found some controllers that had not worked in quite some time, perhaps due to lightning strikes and other events that happened earlier. I insisted on repairing some of those. There were a few that took about a day to get operational.” That supports what Mr. Walker said about the monitoring not doing very much. We had advanced Mr. Druckenmiller in the irrigation program by having all this mapped. I think we need to discuss getting him an iPad to monitor this program. I think we need to drop Walker Technical Services from monitoring the Maxicom system and get someone in-house—Mr. Druckenmiller or Mr. Haskett or someone else—to do the monitoring. We have been told by the person doing the monitoring that he does not provide very much. Then a second person, Mr. Smith, said there were some things that were not working here. Now we have someone running our irrigation system, but it is still being monitored by Mr. Walker, although I do not know at what level. We are maintaining a very expensive system. We are spending money maintaining it. We have a full-time irrigation technician on staff. I think we need to take the next step and bring it all in-house. I am not asking for any movement tonight, just that everyone think about it.

Mr. LeMenager stated that is not a bad idea.

Mr. Berube stated this is the elephant in the back of the room that is slowly coming to bite us.

Mr. Evans stated point taken.

Mr. Walls stated I would like a quick consensus from the Board regarding the landscaping at the school. It looks sub par and does not match what we are doing.

Mr. Berube stated it looks pretty ratty.

Mr. Walls stated the bushes are hardly ever trimmed. They do not do any edging or weeding or that type of thing. Can we get staff to talk with them about what kind of partnership we could get into as far as encouraging them to do better, or helping them, or doing the work? I would like to see what kinds of things we can do to improve how it looks over there.

Mr. Berube stated I addressed that issue once before, and I went around the principal, Mr. John Davis, and went to the County School Board. It turned out that Mr. Davis was not very happy by me doing that.

Mr. Walls stated I would like to open a dialogue with them. We can let them know that we maintain the landscaping up to the school and it looks like this. Then we get to the school and it looks like that. Just start there and see what we can do to prod them along. If it comes down to providing the service or helping them, I would be open to that. I would like to see a consistent and uniform look, instead of going from CDD-maintained property to the school where the quality declines pretty rapidly.

Mr. Berube stated where the conversation ended, he asked me if I had any concerns regarding that to contact him directly the next time. I would be happy to take the first step unless someone else wants to.

Mr. Nicholas stated I do not think the staff has the relationship with the school that others do. We noticed the same thing that Mr. Walls did, and in just the last couple weeks, it is getting really bad. We contacted Mr. Davis and essentially did not give him a choice. I just said that we are going to send some crews over and get them caught up. The issue continues to be the same issue we have with the ball field maintenance. They have to abide by the Jessica Lunsford Act, which specifies when outside contractors can be on school property and when they cannot. Our Davey Tree representatives generally work the same hours during the day when school is in session. We do not have an issue with the golf maintenance staff because they come really early or late in the day. It turned out that this Friday and Monday the kids were out of school, so we took that opportunity to send Davey over to get it cleaned up. We should be the ones, not staff, to engage this activity if you are interested in hearing what it would take to do that work full time under another scope with Davey. We should be the ones to approach Mr. Davis.

Mr. Walls stated I am fine with whomever talks to him.

Mr. Nicholas stated I think he would be quite receptive. I think he would be the first one to tell you that he does not have the resources, capabilities, or time in-house to do what we could do. We are in agreement with that.

Mr. Moyer stated there is precedent for this activity, which I sent to Mr. Walls. Baldwin Park is doing that to a fairly high degree.

Ms. Kassel asked would there be anything at the roundabout at Lakeshore Park that would be able to be utilized at the school?

Mr. Nicholas stated I do not believe so, but it is not an issue of a lack of material. It is more maintenance efforts. They have some custodial staff, but they are doing things with pipes and kitchens indoors, not much outside, especially landscaping. We agree with that and we can look into it to see what we can come up with creatively.

Mr. LeMenager asked speaking of the bushes at the roundabout, can we get a notice out that there are bushes available, rather than just trashing them? There are a lot of bushes there that I think will be trashed.

Mr. Haskett stated yes. Mr. Golgowski did the same thing with the annuals and got those distributed once they were removed.

Ms. Kassel asked how were they distributed?

Mr. Golgowski stated I went through the garden group and put out a notice through them. The plants were removed from the beds and dumped into a waste pile, and people had to scavenge for them.

**NINTH ORDER OF BUSINESS**

**Adjournment**

The next meeting will be Thursday, November 29, 2012, at 9:00 a.m.

The meeting adjourned at 7:25 p.m.

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Gary L. Moyer, Secretary

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Robert D. Evans, Chairman

## **Fifth Order of Business**

**5A**



## MAINTENANCE REPORT

CUSTOMER Harmony Ponds (Monthly) DATE 10-25-2012

BTC ACCOUNT NO. 582-01

BIOLOGIST / TECHNICIAN Jon Avance/ Greg Lanzon

### TREATMENT SERVICES

POND SITE INSPECTED	EMERG. VEG.	SUBMERG. VEG.	FLOATING VEG.	ALGAE	AQUASTAR	AQUATHOL K	COPPER SULFATE	CUTRINE	POND DYE	REWARD	SONAR	WEEDAR	OTHER
21,3,4	x				x							x	
2,20	x				x							x	
23,22,29	x				x							x	
1,5,9,19	x				x							x	
6,7,8	x				x							x	
15,14,13,12	x				x							x	
11,17,16	x				x							x	
18,10	x				x							x	

TARGETED VEGETATION Primrose Willow, Cat-Tails, Torpedo Grass, Hairy Indigo, Dog fennel

ADDITIONAL NOTES / CONCERNS All Golf course Ponds were treated for Perimeter Vegetation.

Orlando Office  
2002 E Robinson St  
Orlando FL 32803

Vero Beach Office  
1717 Indian River Blvd  
Suite 201  
Vero Beach FL 32960

Jacksonville Office  
2036 Forbes St  
Jacksonville FL 32204

Tampa Office  
333 Falkenburg Rd N  
Suite A 128  
Tampa FL 33619

Key West Office  
1107 Key Plaza  
Suite 259  
Key West FL 33040

Aquatic & Land  
Management Operations  
3825 Rouse Rd  
Orlando FL 32817

Native Plant Nursery  
DCC Farms  
8580 Bunkhouse Rd  
Orlando FL 32832

407.894.5969  
877.894.5969  
407.894.5970 fax

Key West

Vero Beach

Orlando

Jacksonville

Tampa

**5B**

**The Davey Tree Expert Company**  
**Harmony Community Development District**  
**Landscape Maintenance**  
**Monthly Summary**

**November 2012**

**4.1 Turf**

- 4.1.1 Mowing - Mowing was completed throughout common and park locations on a weekly basis transitioning to bi-weekly. Mowing cycles completed:

Week ending 10/20/12

Week ending 10/27/12

Week ending 11/03/12

Week ending 11/17/12

Mowing is scheduled for the balance of November as follows:

Week ending 12/01/12

**\*Note:** November marks the beginning of the transition from weekly mowing to a bi-weekly cycle providing for three (3) cuts in the month. Mowing is planned for the weeks ending 11/03, 11/17, and 12/01 providing fresh cut(s) for the Fall Festival and Thanksgiving holiday.

Holiday Schedule:	Thanksgiving	11/22 & 23
	Christmas	12/24 & 25
	New Year's	01/01/13

- 4.1.2 Edging (same as above, see 4.1.1)

- 4.1.3 Trimming (same as above, see 4.1.1)

4.1.4 Disease Control

- a. Brown patch applications along Cat Brier completed. Follow-up application due the week of 11/19/12.

4.1.5 Fertilization

- a. Turf fertilization completed on Floratam, Bahia, and Zoysia locations.  
Note: turf color has dropped off in areas along Cat Brier and Five Oaks Drive and is being investigated as to causes. Supplemental liquid applications of iron scheduled for the week of 11/19/12.

4.1.6 Pest Control

- a. Pest activity minimal. Iron supplement application will incorporate components for preventative disease and insect control.

4.1.7 pH Adjustment



- 4.1.8 Other:
- a. Community garden access road mowing.
  - b. Pond edge trimming completed.
  - c. Butterfly Lane buffer mowing.

## **4.2 Sports Turf**

- 4.2.1 Mowing
- a. Mowing completed twice weekly remaining on a twice-weekly mow cycle through the week of 11/26/12. Mowing is being completed with a rotary style mower, mulching deck, at a 1" cutting height.
  - b. Mowing activity shifted to morning hours as requested.
- 4.2.2 Insecticides
- a. No insect concerns/ activity at this time.
- 4.2.3 Herbicides
- a. Turf weed applications remain on cycle. Applications follow a 21-day cycle. Application scheduled for week ending 10/20/12. Spot treat application completed week of 11/05/12. Next application due week of 11/26/12.
- 4.2.4 Fungicide
- a. No disease concerns at this time
- 4.2.5 Fertilization
- a. Supplement application completed week ending 10/13/12. Supplemental iron application the week of 11/19/12.
- 4.2.6 pH Adjustment

## **4.3 Shrub/Ground Cover Care**

- 4.3.1 Annuals
- a. General policing and weeding of bedding areas; West entry side beds replaced as a result of collateral damage from tree relocation.
- 4.3.2 Pruning
- a. General trimming and pruning throughout all locations of the community.
  - b. General clean-up and dead removal on overpass berms plantings on North and South sides.
  - c. Wax myrtle reductions along 192 fence line.
  - d. Ornamental grass cutbacks and selective pruning of plantings at 'top' of Clay Brick Rd.

#### 4.3.3 Weeding

- a. Weed control cycling through property covering hardscape and open bedding areas throughout community and 192. On-going basis.
- b. Hand weeding to maintain aesthetics within ornamentals and ground covers being supplemented with selective herbicides. Primary target is torpedo grass populations left unmanaged. The hand and spray combination will continue until spray applications take effect on the torpedo grass – this typically takes 3-4 applications due to the nature of the grass itself. Update, 11/15: torpedo grass control has been effective. Applications moved to as-needed basis.

#### 4.3.4 Fertilization

- a. Completed. 13-3-13 analysis.

#### 4.3.5 Pest and Disease Control

- a. No major pest or disease issues at this time.

#### 4.3.6 Mulching

- a. Manufacturer of sustainable mulch indicates a 2-3 week timeline for availability due to high demand this time of year. Mulching expected to begin early December.
- b. Detail crew has taken on removal of excess pine bark mulch from bedding and tree well locations in advance of new mulch as they work through the community. Areas completed:
  - Harmony Square
  - Town Square pool/ park
  - E. Five Oaks – between HCDD office and Cat Brier

#### 4.3.7 pH Adjustment

### **4.4 Tree Care**

#### 4.4.1 Pruning

- a. Elevation/ canopy pruning along E. Five Oaks Dr. from Clubhouse to Cat Brier turn-about. (moves to Cat Brier and Schoolhouse)
- b. Elevation/ canopy pruning along 192 fence lines.
- c. Elevation/ canopy pruning Clay Brick Rd.
- d. Dead pine removal at Clay Brick Rd.
- e. General sucker removal throughout.
- f. Crape Myrtle straightening, Five Oaks between Cat brier/ Schoolhouse Rd.

#### 4.4.2 Tree Basins

#### 4.4.3 Fertilizer

- a. In process. Projected completion the end of November.
- b. Magnolia and Crape Myrtle fertilization completed.

- c. Note: Ligustrum trees at Estates entry monument showing signs of improvement from fertilization application and irrigation reduction. Trees are salvageable and should return to good form after reduction pruning in Spring.

#### 4.4.4 Pest Control

- a. No pest concerns at this time.

#### 4.4.5 Mulch

#### 4.4.6 pH Adjustment

### **4.5 Irrigation**

#### 4.5.1 General Requirements

- a. Collateral zone and head damage resulting from tree relocation at West entry.

#### 4.5.2 Monitoring

#### 4.5.3 Valve/ Valve Boxes

### **4.6 Litter Removal**

#### 4.6.1 Landscaped Area

- a. Mowing, detail , weed crew and Supervisor responsibility on a daily basis.

#### 4.6.2 Sidewalks

- a. Mowing, detail, weed crew, and Supervisor responsibility on a daily basis.

#### 4.6.3 Trash Receptacles

- a. Cleaning and pest control scheduled bi-weekly.

#### 4.6.4 Streets

- a. Mowing, detail, weed crew, and Supervisor responsibility on a daily basis

### **4.7 District/ District Manager Awareness**

### **5.0 Unscheduled Maintenance and Repairs**

#### 5.1.1 General

- a. None noted at this time.

#### 5.2.1 Damaged Facilities

#### 5.2.2 Damaged Irrigation System Repairs

- a. Reference section 4.5.1 above

#### 5.3.1 Emergency Repairs

#### 5.4.1 Unscheduled Maintenance

## **6.0 Other – Proposals, Work Orders**

### 6.1 Proposals

- a. Proposal submitted for West entry landscape modifications that include OUC tree transplants. Approved. Work scheduled for week of 10/29/12. Tree relocations, palmetto removal, annual replacements completed. Note: the supply of Butterfly bush received were not acceptable for installation. Replacement material is being located and shipped. Completion projected the week of 11/19/12.

Oak tree transplants from OUC buffer scheduled for February 2013. Locations pending.

- b. Proposal submitted for sod installation within golf course buffer/ Indiangrass. Approved. Work scheduled for week of 10/22. Buck Lane sod repair included with scheduled work. Completed.
- c. Proposal for Class I pruning of street trees submitted. Scheduled to begin the week of 11/26/12 with completion projected end of December.
- d. Proposal for landscape renovations at Lakeshore turn-about submitted. Projected to begin the week of 12/26/12 provided suitable material (Butterfly bush) is located and secured.

**5Ci**

# THE TOWN OF HARMONY

## District Dock & Maintenance Activities Report

October 16, 2012 – November 15, 2012

### Boat Maintenance

- Checked all wire connections on all boats, replaced items as necessary.
- Removed and inspected all propellers. No issues noted.

### Buck Lake Activities

- Fishing event – Saturday November 10<sup>th</sup>, 8am – 10am, 8 attended.
- Boat Orientation held at the Enrichment Center 10/27/2012, 8 attended.
- Boat reservations continue to be adequately accommodated.

### Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event.
- Water Feature cleaned wye strainers, inspection of equipment.
- Dog Park, Double Gates replaced x 2.
- Pressure washed Swim Club pergola.
- 6 Doggie Potties replaced along Cat Brier (Oct. 25<sup>th</sup>).
- 5 of the NEW Doggie Potties vandalized along Cat Brier (Oct. 25<sup>th</sup>) Report filed.
- 2 of the NEW Doggie Potties vandalized along Cat Brier (Nov. 14<sup>th</sup>) Report filed.
- Touch-up paint Town Square.
- Rebuilt lower trim on the information column in Town Square.
- Reset light timers and clocks at various facilities.
- Repaired goose neck light at Swim Club.

### Irrigation Maintenance

- Continue to replace broken irrigation heads and routine maintenance activities.
- Inspected all clocks, zones and heads throughout the property.
- Repaired 3" main line leak on Five Oaks – Clock # 6.
- Adjusted irrigation at 192/Five Oaks entrance related to new landscape.
- Repaired/replaced spray heads at Buck Ln / Schoolhouse associated with Sod replacement.

**5C** ||





## **Seventh Order of Business**

**7A**

**Harmony  
Community Development District**

*Financial Report*

*October 31, 2012*

**Prepared by**

**SEVERN  
TRENT  
SERVICES**

**Harmony  
Community Development District**

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**Table of Contents**

**FINANCIAL STATEMENTS**

Balance Sheet - All Funds .....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund .....	Page 2 - 3
Debt Service Funds .....	Page 4 - 5
Notes to the Financial Statements .....	Page 6 - 8

**SUPPORTING SCHEDULES**

Cash and Investment Report .....	Page 9
Monthly Debit Card Purchases .....	Page 10
Schedule for Reimbursement .....	Page 11

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**Harmony  
Community Development District**

**Financial Statements**

**(Unaudited)**

**October 31, 2012**

**Balance Sheet**  
October 31, 2012

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>2001 DEBT SERVICE FUND</u>	<u>2004 DEBT SERVICE FUND</u>	<u>2004 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<b>ASSETS</b>					
Cash - Checking Account	\$ 128,930	\$ -	\$ -	\$ -	\$ 128,930
Cash On Hand/Petty Cash	500	-	-	-	500
Accounts Receivable	18,461	-	-	-	18,461
Interest/Dividend Receivables	1,997	-	-	-	1,997
Due From Other Funds	-	7,772	-	-	7,772
Investments:					
Certificates of Deposit - 36 Months	127,778	-	-	-	127,778
Money Market Account	481,113	-	-	-	481,113
Construction Fund	-	-	-	62,837	62,837
Prepayment Account	-	20,418	3,229	-	23,647
Reserve Fund	-	1,416,606	859,953	-	2,276,559
Revenue Fund	-	632,039	509,433	-	1,141,472
Prepaid Items	250	-	-	-	250
Deposits	4,900	-	-	-	4,900
<b>TOTAL ASSETS</b>	<b>\$ 763,929</b>	<b>\$ 2,076,835</b>	<b>\$ 1,372,615</b>	<b>\$ 62,837</b>	<b>\$ 4,276,216</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 19,638	\$ -	\$ -	\$ -	\$ 19,638
Accrued Expenses	38,936	-	-	-	38,936
Deferred Revenue	6,072	312,188	-	-	318,260
Due To Other Funds	7,772	-	-	-	7,772
<b>TOTAL LIABILITIES</b>	<b>72,418</b>	<b>312,188</b>	<b>-</b>	<b>-</b>	<b>384,606</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	250	-	-	-	250
<b>Restricted for:</b>					
Debt Service	-	1,764,647	1,372,615	-	3,137,262
Capital Projects	-	-	-	62,837	62,837
<b>Assigned to:</b>					
Operating Reserves	350,000	-	-	-	350,000
Reserves-Renewal & Replacement	135,000	-	-	-	135,000
Reserves - Self Insurance	50,000	-	-	-	50,000
Unassigned:	156,261	-	-	-	156,261
<b>TOTAL FUND BALANCES</b>	<b>\$ 691,511</b>	<b>\$ 1,764,647</b>	<b>\$ 1,372,615</b>	<b>\$ 62,837</b>	<b>\$ 3,891,610</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 763,929</b>	<b>\$ 2,076,835</b>	<b>\$ 1,372,615</b>	<b>\$ 62,837</b>	<b>\$ 4,276,216</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2012

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b>REVENUES</b>				
Interest - investments	\$ 2,501	\$ 208	\$ 238	\$ 30
Special Assmnts- Tax Collector	602,370	-	-	-
Special Assmnts- CDD Collected	884,442	73,704	73,703	(1)
Special Assmnts- Discounts	(24,095)	-	-	-
Other Miscellaneous Revenues	-	-	20	20
<b>TOTAL REVENUES</b>	<b>1,465,218</b>	<b>73,912</b>	<b>73,961</b>	<b>49</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	11,200	800	800	-
FICA Taxes	857	61	61	-
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	500	-	-	-
ProfServ-Engineering	5,000	417	-	417
ProfServ-Legal Services	25,000	1,917	-	1,917
ProfServ-Mgmt Consulting Serv	55,984	4,665	4,665	-
ProfServ-Property Appraiser	779	779	-	779
ProfServ-Special Assessment	11,822	-	-	-
ProfServ-Trustee	10,800	-	781	(781)
Auditing Services	8,000	-	-	-
Communication - Telephone	380	32	1	31
Postage and Freight	1,200	100	84	16
Insurance - General Liability	26,751	26,751	27,431	(680)
Printing and Binding	5,000	417	578	(161)
Legal Advertising	500	42	50	(8)
Misc-Assessmnt Collection Cost	12,047	-	-	-
Misc-Contingency	500	42	12	30
Office Supplies	1,000	83	-	83
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>178,695</b>	<b>36,281</b>	<b>34,836</b>	<b>1,643</b>
<b>Field</b>				
ProfServ-Field Management	119,113	9,926	6,982	2,944
<b>Total Field</b>	<b>119,113</b>	<b>9,926</b>	<b>6,982</b>	<b>2,944</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2012

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b>Landscape</b>				
R&M-Grounds	29,994	2,500	1,794	706
R&M-Irrigation	20,000	1,667	645	1,022
R&M-Tree Trimming Services	15,000	1,250	-	1,250
R&M-Trees and Trimming	19,115	1,593	1,657	(64)
R&M-Turf Care	248,001	20,667	20,233	434
R&M-Shrub Care	107,540	8,962	9,149	(187)
Miscellaneous Services	23,000	1,917	527	1,390
<b>Total Landscape</b>	<b>462,650</b>	<b>38,556</b>	<b>34,005</b>	<b>4,551</b>
<b>Utilities</b>				
Electricity - General	30,000	2,500	1,779	721
Electricity - Streetlighting	389,000	32,413	31,472	941
Utility - Water & Sewer	105,000	8,750	5,838	2,912
<b>Total Utilities</b>	<b>524,000</b>	<b>43,663</b>	<b>39,089</b>	<b>4,574</b>
<b>Operation &amp; Maintenance</b>				
Contracts-Lake and Wetland	25,000	1,308	1,300	8
Communication - Telephone	6,000	500	417	83
Utility - Refuse Removal	2,000	167	198	(31)
R&M-Common Area	18,800	1,567	3,210	(1,643)
R&M-Equipment	15,000	1,250	1,458	(208)
R&M-Pools	57,000	4,750	3,288	1,462
R&M-Roads & Alleyways	5,000	417	-	417
R&M-Sidewalks	4,000	333	-	333
R&M-Parks & Amenities	8,500	708	-	708
R&M-Hardscape Cleaning	5,000	416	2,836	(2,420)
Misc-Contingency	19,960	1,663	-	1,663
Misc-Security Enhancements	2,500	208	95	113
Cap Outlay - Other	12,000	-	-	-
<b>Total Operation &amp; Maintenance</b>	<b>180,760</b>	<b>13,287</b>	<b>12,802</b>	<b>485</b>
<b>TOTAL EXPENDITURES</b>	<b>1,465,218</b>	<b>141,713</b>	<b>127,516</b>	<b>14,197</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(67,801)	(53,555)	14,246
Net change in fund balance	\$ -	\$ (67,801)	\$ (53,555)	\$ 14,246
<b>FUND BALANCE, BEGINNING (OCT 1, 2012)</b>	<b>745,066</b>	<b>745,066</b>	<b>745,066</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 745,066</b>	<b>\$ 677,265</b>	<b>\$ 691,511</b>	



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2012

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b>REVENUES</b>				
Interest - Investments	\$ 800	\$ 67	\$ -	\$ (67)
Special Assmnts- Tax Collector	1,050,511	-	-	-
Special Assmnts- CDD Collected	439,182	-	-	-
Special Assmnts- Discounts	(42,021)	-	-	-
<b>TOTAL REVENUES</b>	<b>1,448,472</b>	<b>67</b>	<b>-</b>	<b>(67)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	21,010	-	-	-
<b>Total Administration</b>	<b>21,010</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Debt Service</b>				
Principal Debt Retirement	350,000	-	-	-
Interest Expense	1,072,638	-	-	-
<b>Total Debt Service</b>	<b>1,422,638</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,443,648</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	4,824	67	-	(67)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	4,824	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>4,824</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 4,824	\$ 67	\$ -	\$ (67)
<b>FUND BALANCE, BEGINNING (OCT 1, 2012)</b>	<b>1,764,647</b>	<b>1,764,647</b>	<b>1,764,647</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,769,471</b>	<b>\$ 1,764,714</b>	<b>\$ 1,764,647</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2012

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 2,000	\$ 166	\$ -	\$ (166)
Special Assmnts- CDD Collected	1,219,938	-	-	-
<b>TOTAL REVENUES</b>	<b>1,221,938</b>	<b>166</b>	<b>-</b>	<b>(166)</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	255,000	-	-	-
Interest Expense	968,963	-	-	-
<b>Total Debt Service</b>	<b>1,223,963</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,223,963</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	(2,025)	166	-	(166)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(2,025)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(2,025)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (2,025)	\$ 166	\$ -	\$ (166)
<b>FUND BALANCE, BEGINNING (OCT 1, 2012)</b>	<b>1,372,615</b>	<b>1,372,614</b>	<b>1,372,615</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,370,590</b>	<b>\$ 1,372,780</b>	<b>\$ 1,372,615</b>	

**Notes to the Financial Statements  
October 31, 2012**

**General Fund**

▶ **Assets**

- **Cash and Investments** - See Cash and Investment Report on page 9 for further details.
- **Accounts Receivable** - Reimbursement for FY2006 Delinquent Assessments and all legal fees associated with the FY2006 Delinquent Assessments. Reimbursement from the Harmony Development Company for Lakshore Park improvements .
- **Interest Receivable** - Accrued interest earned on CD.
- **Prepaid** - Invoice from Walker Co. for Maxi-Com Service for November 2012.
- **Deposits** - Deposits for each electrical meter held with the Orlando Utilities Commission. To be returned in FY2013.

▶ **Liabilities**

- **Accounts Payable** - Expenditures paid in November 2012.
- **Accrued Expenses** - Expenditures accrued for October 2012
- **Deferred Revenue** - Reimbursement of FY2006 Delinquent assessments.
- **Due to Other Funds** - Excess Fees received in October and transferred to the Debt Service Funds in November.

**Debt Service Funds**

▶ **Assets**

- **Cash and Investments** - See Cash and Investment Report on page 9 for further details.
- **Due from Other Funds** - Excess Fees received in October and transferred to the Debt Service Funds in November.

▶ **Liabilities**

- **Deferred Revenue** - District Collected FY2013 assessment collected in September 2012 for the November 2012 Debt Service Payment.

**Capital Project Funds**

▶ **Assets**

- **Cash and Investments** - See Cash and Investment Report on page 9 for further details.

**Miscellaneous Notes**

- ▶ Per letter dated February 2012, the District will be reimbursed for the delinquent FY2006 assessments at approx. \$1,300 for the next 11 months. The invoice for administrative management fee will be reduced monthly through March 2013. In addition, any legal fees incurred by the District relating to the FY2006 delinquent assessments, will also be reimbursed. See page 11 for breakdown of reimbursement.

*The notes are intended to provide additional information helpful when reviewing the financial statements.*

**Notes to the Financial Statements  
October 31, 2012**

**General Fund**

**Financial Overview / Highlights**

- ▶ The Non-Ad Valorem assessments collection will begin in November 2012.
- ▶ Total general fund expenditures are at approximately 90% of the YTD (prorated) budget. Significant variances are explained below.

**Variance Analysis ( Revenues and Expenditures)**

Account Name	YTD Budget	Actual YTD	Variance (%)	Explanation
<b>Expenditures</b>				
ProfServ - Trustee	\$0	\$781	n/a	<b>Over Budget:</b> Prorated annual fee for Series 2004 from 10/1/12 - 11/30/12. Unfavorable variance due to timing of budget allocation.
Insurance - General Liability	\$26,751	\$27,431	103%	<b>Over Budget:</b> Public Risk Agency - Paid in Full for FY2013. Unfavorable variance due to invoice from new insurance carrier.
Printing and Binding	\$417	\$578	139%	<b>Over Budget:</b> Copies used in the preparation of agenda packages. Unfavorable variance due to October packages using 217pages per agenda.
<b><u>Operation &amp; Maintenance</u></b>				
Utility - Refuse Removal	\$167	\$198	119%	<b>Over Budget:</b> Invoice from Waste Management Services for service through October 2012.
R&M-Common Area (District Facilities)	\$1,587	\$3,210	205%	<b>Over Budget:</b> District facility's expenditures; various invoices from Grainger, Northern Tool & Equipment and Home Depot. Unfavorable variance due invoice from Propet for Dogi-Pot liners purchased in Oct for \$2.7K..

**Notes to the Financial Statements**  
**October 31, 2012**

<u>Account Name</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Variance (%)</u>	<u>Explanation</u>
<b>Expenditures - Operation &amp; Maintenance (continued)</b>				
R&M-Equipment	\$1,250	\$1,458	117%	<b>Over Budget:</b> Invoices from various vendors for repair and maintenance of equipment used within the district including the boats. Unfavorable variance due to invoice from Advance Marine Services, Inc. for repairs to the bass boat.
R&M-Hardscape Cleaning	\$418	\$2,836	678%	<b>Over Budget:</b> Annual invoice from Ledesma Innovations Inc. for pressure washing post and rails within the District. Unfavorable variance due to timing of budget allocation since this service historically has been provided later in the year.

**Miscellaneous Notes**

- ▶ There was no activity to report in the Debt Service Funds for October 2012.

**Harmony  
Community Development District**

**Supporting Schedules**

**October 31, 2012**

**Harmony  
Community Development District**

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**Cash and Investment Report  
October 31, 2012**

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05% / 0.10% (1)	\$126,191
Checking Account	BankUnited	Business Checking Account	n/a	n/a	\$1,000
Checking Account	CenterState Bank	Business Checking Account	n/a	0.25%	\$1,739
				<b>Subtotal</b>	<b>\$128,930</b>
Cash On Hand		Petty Cash	n/a	n/a	\$500
Certificate of Deposit	CenterState Bank	36 month CD	7/6/2014	1.25%	\$127,778
Money Market Account	CenterState Bank	Money Market Account	n/a	0.10%	\$277,907
Money Market Account	Florida Shores Bank	Money Market Account	n/a	0.50%	\$102,009
Money Market Account	BankUnited	Money Market Account	n/a	0.45%	\$101,197
				<b>Subtotal</b>	<b>\$481,113</b>

**Debt Service and Capital Projects Funds**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2001 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$20,418
Series 2001 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$1,416,606
Series 2001 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$632,039
Series 2004 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$3,229
Series 2004 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$859,953
Series 2004 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$509,433
Series 2004 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$62,837
				<b>Subtotal</b>	<b>\$3,504,514</b>
				<b>Total</b>	<b>\$4,242,834</b>

**Notes**

(1) The Operating Account at CenterState Bank is a combination of Business Checking and Money Market. The different yields reflects the interest rate in each account, respectively.

# Harmony

## Community Development District

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### Monthly Debit Card Purchases October 31, 2012

Date	Vendor	Description	Amount
10/1/2012	Bass Pro Shop	First Friday Fishing	63.24
10/1/2012	FL Nursery & Grow	Landscape Show	60.00
10/9/2012	Wal-Mart	Work Uniform	117.70
10/9/2012	Handyman Hardware	Supplies	2.79
10/15/2012	Wal-Mart	Phone Charger	27.97
10/19/2012	Vista Print	CDD Printing	39.67
10/22/2012	Sunoco	Fuel	75.00
10/29/2012	Noth South Supply Co.	Irrigation	52.05
10/30/2012	Noth South Supply Co.	Irrigation	36.23

Total \$ 474.65



# Harmony

## Community Development District

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### Schedule of Reimbursement October 31, 2012

FY 2006 Assessments to be reimbursed as per letter on February 2012.	\$	13,872
Legal Fees associated to FY2006 assessments.	\$	<u>9,863</u>
<b>Total to be Reimbursed</b>	<b>\$</b>	<b>23,735</b>

Date	Invoice #	Amount Deducted
4/30/2012	004122	\$ 1,300
5/31/2012	004173	1,300
6/30/2012	004204	1,300
7/31/2012	004237	1,300
8/31/2012	004296	1,300
9/30/2012	004312	1,300

Total \$ 7,800

**Outstanding Balance \$ 15,935**

**7B**

**Harmony**

General Fund

**Community Development District****Invoice Approval Report # 151**

November 14, 2012

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<b><u>ADVANCED MARINE SERVICES</u></b>	60674	A	\$ 43.35
	60676	A	\$ 1,165.74
	60692	A	\$ 19.92
		Vendor Total	\$ 1,229.01
<b><u>AT &amp; T</u></b>	993377858X10262012	R	\$ 266.10
		Vendor Total	\$ 266.10
<b><u>BRIGHT HOUSE NETWORKS</u></b>	103112-41501	R	\$ 44.95
	102012-41601	R	\$ 99.90
		Vendor Total	\$ 144.85
<b><u>CENTURY LINK</u></b>	100712-81648	R	\$ 53.20
	102512-08324	R	\$ 51.05
		Vendor Total	\$ 104.25
<b><u>CITY OF ST CLOUD</u></b>	101012	R	\$ 33,254.95
	101112-43768	R	\$ 11.06
		Vendor Total	\$ 33,286.01
<b><u>CUNNINGHAM'S INC</u></b>	10731	R	\$ 234.00
		Vendor Total	\$ 234.00
<b><u>DAVID DALTON DBA</u></b>	1383	R	\$ 565.00
		Vendor Total	\$ 565.00
<b><u>FEDEX</u></b>	2-043-06619	R	\$ 7.97
	2-058-29723	R	\$ 62.51
		Vendor Total	\$ 70.48
<b><u>FIS OUTDOOR</u></b>	2947403-00	R	\$ 306.76
		Vendor Total	\$ 306.76
<b><u>HOME DEPOT CREDIT SERVICES</u></b>	5015312	R	\$ 124.93
	2010389	R	\$ 161.98
	2052010	R	\$ 23.84
	6052857	R	\$ 71.64
	4053120	R	\$ 97.86
	Vendor Total	\$ 480.25	

**Harmony**

General Fund

**Community Development District****Invoice Approval Report # 151**

November 14, 2012

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<u>KISSIMMEE UTILITY AUTHORITY</u>	102412	R	\$ 5,823.85
	102912-74960	R	\$ 14.52
		Vendor Total	\$ 5,838.37
<u>LEDESMA INNOVATIONS INC.</u>	100912	R	\$ 2,838.00
		Vendor Total	\$ 2,838.00
<u>PROPET DISTRIBUTORS INC.</u>	90751	A	\$ 2,788.95
		Vendor Total	\$ 2,788.95
<u>RENTAL WORLD OF ST CLOUD</u>	093012	A	\$ 120.98
	02-157942-01	R	\$ 49.30
	02-158887-05	R	\$ 65.00
		Vendor Total	\$ 235.28
<u>ROBERTS POOL SERVICE &amp; REPAIR</u>	110112	A	\$ 1,280.00
	101812	A	\$ 578.00
		Vendor Total	\$ 1,858.00
<u>SEVERN TRENT ENVIRONMENTAL SERVICES</u>	2063701A	A	\$ 12,013.85
	2063701B	A	\$ 611.18
		A	(2,571.86)
		Vendor Total	\$ 10,053.17
<u>SOUTHERN PINE LUMBER CO</u>	40022651	R	\$ 2,525.77
		Vendor Total	\$ 2,525.77
<u>SPIES POOL LLC</u>	239758	A	\$ 450.00
	242863	A	\$ 163.00
	242862	A	\$ 395.50
	242669	A	\$ 226.75
	242670	A	\$ 324.65
		Vendor Total	\$ 1,559.90
<u>THE DAVEY TREE EXPERT COMPANY</u>	906239228	R	\$ 32,833.34
	906281997	A	\$ 526.80
	906340680	R	\$ 32,833.34
		Vendor Total	\$ 66,193.48
<u>WALKER TECHNICAL SERVICES</u>	1080	A	\$ 250.00
		Vendor Total	\$ 250.00

**Harmony**

General Fund

Community Development District

## Invoice Approval Report # 151

November 14, 2012

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
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WASTE SERVICES OF FLORIDA INC

0000789606

R \$ 192.55

Vendor Total \$ 192.55

YOUNG VAN ASSENDERP, P.A.

12278

A \$ 1,944.17

Vendor Total \$ 1,944.17

Total \$ 132,942.35

<b>Total \$ 132,942.35</b>
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**Harmony  
Community Development District**

**Check Register**

**October 1 - October 31, 2012**

**Harmony**  
**Check Register by Fund**  
**For the Period from 10/1/2012 to 10/31/2012**  
**(Sorted by Vendor)**

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
<b>GENERAL FUND - 001</b>								
001	52837	10/29/12	ADVANCED MARINE SERVICES	60357	LARGE PONTOON SEAT REPLACEMENT	R&M-Equipment	546022-53910	\$1,576.00
001	52837	10/29/12	ADVANCED MARINE SERVICES	60483	LARGE PONTOON REPAIRS	R&M-Equipment	546022-53910	\$1,482.75
001	52837	10/29/12	ADVANCED MARINE SERVICES	60513	SMALL PONTOON MAINT	R&M-Equipment	546022-53910	\$20.80
001	52818	10/08/12	AT & T	993377858X09262012	#993377858 8/19-9/18	Communication - Telephone	541003-53910	\$235.62
001	52844	10/31/12	AT & T	993377858X10262012	#993377858 9/19-10/18	Communication - Telephone	541003-53910	\$266.10
001	52838	10/29/12	BIO-TECH CONSULTING INC	14816	AQUATIC PLANT MAINT-SEPT	Contracts-Lake and Wetland	534021-53910	\$1,530.00
001	52823	10/11/12	BRIGHT HOUSE NETWORKS	093012-41501	#1046415-01 10/6-11/5	R&M-Common Area	546016-53910	\$44.95
001	52819	10/08/12	CENTURY LINK	092512-09324	#311908324 9/25-10/24	Communication - Telephone	541003-53910	\$46.39
001	52832	10/22/12	CENTURY LINK	100712-81648	#312281648 10/7-11/6	Communication - Telephone	541003-53910	\$53.20
001	52828	10/17/12	CITY OF ST CLOUD	101012	BILING PERIOD 9/10-10/9	Electricity - Streetlighting	543013-53903	\$31,475.61
001	52828	10/17/12	CITY OF ST CLOUD	101012	BILING PERIOD 9/10-10/9	Electricity - General	543006-53903	\$1,779.34
001	52833	10/22/12	CITY OF ST CLOUD	101112-43768	#101546-43768 9/10-10/9	Electricity - General	543006-53903	\$111.06
001	52834	10/29/12	CUNNINGHAM'S INC	10731	BDAT USER AGREEMENTS/REMINDERS (500)	Printing and Binding	547001-51301	\$234.00
001	52824	10/11/12	DEPT OF ECONOMIC OPPORTUNITY	27563	DISTRICT FILING FEES FY 2012/13	Annual District Filing Fee	554007-51301	\$175.00
001	52820	10/08/12	FEDEX	2-028-21616	#0012-7 9/18	Postage and Freight	541006-51301	\$45.43
001	52829	10/17/12	FEDEX	2-043-08619	#0012-7 9/28	Postage and Freight	541006-51301	\$7.97
001	52845	10/31/12	FEDEX	2-058-29723	#0012-7 10/16	Postage and Freight	541006-51301	\$62.51
001	52825	10/11/12	GRAINGER	9938774156	SUPPLIES	R&M-Common Area	546016-53910	\$297.20
001	52825	10/11/12	GRAINGER	9938595460	SUPPLIES	R&M-Common Area	546016-53910	\$48.00
001	52835	10/29/12	HOME DEPOT CREDIT SERVICES	4053120	MAINT SUPPLIES	R&M-Common Area	546016-53910	\$97.86
001	52835	10/29/12	HOME DEPOT CREDIT SERVICES	5015312	FACILITY MAINT	R&M-Common Area	546016-53910	\$124.93
001	52835	10/29/12	HOME DEPOT CREDIT SERVICES	2010389	FACILITY MAINT/PADLOCKS	R&M-Common Area	546016-53910	\$161.98
001	52835	10/29/12	HOME DEPOT CREDIT SERVICES	2052010	MAINT SUPPLIES	R&M-Common Area	546016-53910	\$23.84
001	52835	10/29/12	HOME DEPOT CREDIT SERVICES	8052857	MAINT SUPPLIES	R&M-Common Area	546016-53910	\$71.64
001	52821	10/08/12	KISSIMMEE UTILITY AUTHORITY	092812	BILING PERIOD 8/16-9/18	Utility - Water & Sewer	543021-53903	\$7,945.33
001	52846	10/31/12	KISSIMMEE UTILITY AUTHORITY	102412	BILING PERIOD 9/18-10/16	Utility - Water & Sewer	543021-53903	\$6,823.85
001	52836	10/29/12	LEDESMA INNOVATIONS INC.	100912	PRESSURE WASH:HARMONY POST & RAIL	R&M-Hardscape Cleaning	548312-53910	\$2,836.00
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	R&M-Turf Care	546130-53902	\$1,607.63
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	R&M-Turf Care	546130-53902	\$2,294.57
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	R&M-Turf Care	546130-53902	\$571.01
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	R&M-Turf Care	546130-53902	\$672.96
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	R&M-Grounds	546037-53902	\$392.19
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	R&M-Shrub Care	546131-53902	\$1,280.36
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	R&M-Shrub Care	546131-53902	\$807.69
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	R&M-Turf Care	546130-53902	\$367.60
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	Mulch Installation	546130-53902	\$6,192.31
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	Miscellaneous Services	548001-53902	\$884.62
001	52822	10/08/12	LUKE BROTHERS INC.	J017861	MTHLY LAWN SERVICE-AUG FINAL BILL	R&M-Grounds	546037-53902	\$184.62
001	52839	10/29/12	NAPA AUTO PARTS	681010	SMALL PONTOON BATTERY CABLES	R&M-Equipment	546022-53910	\$76.08
001	52839	10/29/12	NAPA AUTO PARTS	681236	SUPPLIES	R&M-Equipment	546022-53910	\$150.89
001	52839	10/29/12	NAPA AUTO PARTS	681236	SUPPLIES	R&M-Equipment	546022-53910	(\$18.00)
001	52839	10/29/12	NAPA AUTO PARTS	681243	SUPPLIES	R&M-Equipment	546022-53910	\$153.40
001	52839	10/29/12	NAPA AUTO PARTS	685291	BOAT CABLES	R&M-Equipment	546022-53910	\$51.14

**Harmony**  
**Check Register by Fund**  
**For the Period from 10/1/2012 to 10/31/2012**  
**(Sorted by Vendor)**

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	52826	10/11/12	PUBLIC RISK INSURANCE AGENCY	26253	#01296-94-74 10/1/12-10/01/13	Insurance - General Liability	545002-51301	\$5,707.00
001	52826	10/11/12	PUBLIC RISK INSURANCE AGENCY	26086	#0494010 12-07 10/1/12-10/1/2013	Insurance - General Liability	545002-51301	\$21,724.00
001	52840	10/29/12	ROBERTS POOL SERVICE & REPAIR	090112	POOL MAINT-SEPT	R&M-Pools	546074-53910	\$1,280.00
001	52840	10/29/12	ROBERTS POOL SERVICE & REPAIR	100112	POOL MAINT-OCT	R&M-Pools	546074-53910	\$1,600.00
001	52847	10/31/12	SEVERN TRENT ENV SERVICES	2062902	MGT FEES-SEPT	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,365.33
001	52847	10/31/12	SEVERN TRENT ENV SERVICES	2062902	MGT FEES-SEPT	ProfServ-Field Management	531016-53901	\$9,397.18
001	52847	10/31/12	SEVERN TRENT ENV SERVICES	2062902	MGT FEES-SEPT	Postage and Freight	541006-51301	\$21.00
001	52847	10/31/12	SEVERN TRENT ENV SERVICES	2062902	MGT FEES-SEPT	Printing and Binding	547001-51301	\$638.00
001	52847	10/31/12	SEVERN TRENT ENV SERVICES	2062902	MGT FEES-SEPT	Office Supplies	551002-51301	\$49.50
001	52847	10/31/12	SEVERN TRENT ENV SERVICES	2062902	MGT FEES-SEPT	Communication - Telephone	541003-51301	\$0.38
001	52847	10/31/12	SEVERN TRENT ENV SERVICES	2062902	MGT FEES-SEPT	Communication - Telephone	541003-51301	\$0.40
001	52830	10/17/12	SOUTHERN PINE LUMBER CO	40022651	LAKESHORE PARK IMPROVEMENTS	Accounts Receivable	115000	\$2,525.77
001	52841	10/29/12	SPIES POOL LLC	238361	BULK BLEACH	R&M-Pools	546074-53910	\$217.25
001	52841	10/29/12	SPIES POOL LLC	238378	BULK BLEACH	R&M-Pools	546074-53910	\$442.00
001	52841	10/29/12	SPIES POOL LLC	239931	BULK BLEACH	R&M-Pools	546074-53910	\$294.75
001	52841	10/29/12	SPIES POOL LLC	239928	BULK BLEACH	R&M-Pools	546074-53910	\$349.00
001	52841	10/29/12	SPIES POOL LLC	241861	POOL SUPPLIES	R&M-Pools	546074-53910	\$327.90
001	52831	10/17/12	THE DAVEY TREE EXPERT CO.	906239228	MAINT AGREEMENT-OCT	R&M-Grounds	546037-53902	\$974.33
001	52831	10/17/12	THE DAVEY TREE EXPERT CO.	906239228	MAINT AGREEMENT-OCT	R&M-Trees and Trimming	546099-53902	\$1,657.42
001	52831	10/17/12	THE DAVEY TREE EXPERT CO.	906239228	MAINT AGREEMENT-OCT	R&M-Shrub Care	546131-53902	\$9,148.67
001	52831	10/17/12	THE DAVEY TREE EXPERT CO.	906239228	MAINT AGREEMENT-OCT	R&M-Turf Care	548130-53902	\$20,233.00
001	52831	10/17/12	THE DAVEY TREE EXPERT CO.	906239228	MAINT AGREEMENT-OCT	R&M-Grounds	546037-53902	\$819.82
001	52842	10/29/12	WALKER TECHNICAL SERVICES	1066	MAXI-COM MONITORING-OCTOBER	R&M-Irrigation	546041-53902	\$250.00
001	52827	10/11/12	WASTE SERVICES OF FLORIDA INC	0000784956	#0000784956 OCT	Utility - Refuse Removal	543020-53910	\$198.29
001	52843	10/29/12	YOUNG VAN ASSENDERP, P.A.	12248	LEGAL FEES-AUG	ProfServ-Legal Services	531023-51401	\$3,915.39
							<b>Fund Total</b>	<b>\$157,482.89</b>
							<b>Total Checks Paid</b>	<b>\$157,482.89</b>



**7c**

## HARMONY CDD LOG

DATE	CONCERN	LOCATION	ACTION TAKEN	STATUS	NAME
8/15/2012	sprinkler system gushing	Schoolhouse Road/estate homes	Repaired	TH	Kerul Kassel
8/20/2012	chain link fences damaged	both dog parks	Repaired	TH	Kerul Kassel
8/20/2012	CCDD property trimmed	behind Park Square models	discussing at next meeting/agenda	Complete TH	Mark LeMenager
8/20/2012	garbage blowing from construction site	Indian grass		HOA matter	Terence Quigley
9/4/2012	clock not working	Ashley Park Pool	Repaired	TH	Sandy Colon
9/10/2012	CDD tree leaning heavily onto another tree	3500--3501 Clay Brick Road	Davey to address	Complete TH	Nancy Albert
9/17/2012	gates need repair	small dog park	Repaired	Complete TH	Kerul Kassel
9/20/2012	water faucet doesn't turn off--stripped screws	small dog park	Repaired	Complete TH	Kerul Kassel
9/24/2012	ant control needed	playground in green neighborhood	Davey Treated for Ants	Complete TH	Ray Walls
9/24/2012	gushing sprinkler head	Catbrier at Primrose	Repaired	Complete TH	Dave Leeman
10/1/2012	poison ivy	dog park	Poison Ivy Removed	Complete TH	Dave Leeman
10/10/2012	bottom rung of gate is broken	large dog park/Primrose Willow	Replacement Gates Ordered	TH	Kerul Kassel
10/15/2012	doggy pots vandalized	Dahoon Holly & Buttunbush	Replacement Units Ordered	TH	Jim Warren
10/17/2012	trees are vandalized	7003 Five Oaks	reccommended to call sheriff	Complete	Greg Micher
10/17/2012	storm drain getting grown over with grass	small dog park	Corrected by Luke Brothers	TH	Kerul Kassel
10/23/2012	broken drip hose in irrigation system	large dog park	Repaired	TH	Dave Leeman
10/26/2012	vandalism to 4 doggy pots	Catbrier	Replaced	TH	

**7D**

**Harmony CDD**  
**Website Statistics as of November 15, 2012**  
*(counter setup March 25, 2011)*

**OVERVIEW**

• Total Visitors:	4,109	• Visitors, October:	385
• Total Page Views:	34,038	• Page Views, October:	2,774
• Total Spiders:	24,591	• Visitors, November:	233
• Total Feeds:	1,214	• Page Views, November:	1,283

**OPERATING SYSTEMS**

• Windows XP:	8,223	• Windows Server 2003:	526
• Windows 7:	5,397	• iPad:	419
• Windows Vista:	1,360	• Mac OS X Lion:	314
• MAC OS X Snow Leopard:	852	• Android Linux:	288
• iPhone:	835	• Windows 2000:	287

**BROWSERS**

• Mozilla:	11,911	• Firefox:	2,325
• Internet Explorer 8:	3,367	• Internet Explorer 9:	1,980
• Internet Explorer 6:	2,767	• Google Chrome:	1,824
• Safari:	2,455	• Firefox 3:	1,641
• Internet Explorer 7:	2,449	• Opera:	457

**SEARCH ENGINES**

• Google:	1,053	• Ask:	8
• Yandex:	84	• Incredimail	1
• Yahoo:	76	• Dogpile	1

**TOP PAGES**

• Home:	8,857	• Agendas:	771
• /robots.txt	4,868	• About Harmony:	689
• /Public-Records/Agendas:	936		

**TOP DAYS**

• June 27, 2012	392	• April 4, 2012	289
• June 12, 2012	322	• November 8, 2012	276
• May 7, 2012	307	• July 25, 2012	270

**TOP DAYS -- Unique Visitors**

• June 30, 2011	70	• July 9, 2011	48
• November 1, 2012	66	• March 13, 2012	47
• May 29, 2012	49	• July 23, 2011	46

**TOP DAYS -- Page Views**

• June 27, 2012	340	• October 22, 2012	199
• June 12, 2012	208	• November 1, 2012	191
• July 25, 2012	202	• April 4, 2012	188

**LAST PAGES**

<b>Date</b>	<b>Page</b>	<b>OS</b>	<b>Browser</b>
• November 15, 2012	/Public Records/Budgets	Windows 7	Internet Explorer 9
• November 15, 2012	/Public Records/Budgets	Windows 7	Internet Explorer 9
• November 15, 2012	Home	Windows 7	Internet Explorer 9
• November 14, 2012	/District Facilities/Ponds	Windows 7	Google Chrome
• November 14, 2012	Home	Windows XP	Internet Explorer 6
• November 14, 2012	Home	Windows XP	Internet Explorer 6
• November 14, 2012	Home	Windows XP	Opera
• November 14, 2012	Home	Windows 7	Google Chrome
• November 14, 2012	/feed	Linux	Firefox 4
• November 14, 2012	/Public Records/Rules	Mac OS X Lion	Firefox

**TOP SEARCH TERMS** *(shown as typed in the search engine)*

• Harmony CDD	331	• harmony+cdd.org	7
• harmonycdd.org	137	• harmony, fl cdd	6
• harmony community development district	69	• harmony cdd celebration	6
• harmony fl cdd	55	• boat dock	6
• harmony florida cdd	36	• harmony golf preserve notice of interest 2012	6
• www.harmonycdd.org	35	• cdd harmony florida	6
• harmonycdd	23	• admin@harmonycdd.org	5
• Harmony logo	19	• harmony community water problems	5
• cdd stories	10	• cache:6MgNJucPNAoJwww.harmonycdd.org/harmony fl	5
• cdd harmony	8		
• harmony community school florida	7		

**LATEST SEARCH TERMS** *(shown as typed in the search engines)*

- November 15, 2012 harmony village cdd
- November 14, 2012 harmony drainage system
- November 14, 2012 harmonycdd.org
- November 14, 2012 harmonycdd.org
- November 13, 2012 harmonycdd.org
- November 12, 2012 harmony cdd
- November 12, 2012 harmony community fees
- November 12, 2012 harmony community fees
- November 12, 2012 harmonycdd.org
- November 12, 2012 harmonycdd.org

**LAST REFERRERS** **\*\*new\*\***

<u>Date</u>	<u>URL</u>
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