

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**FEBRUARY 22, 2018**

**AGENDA PACKAGE**

## Harmony Community Development District

Steve Berube, Chairman  
Ray Walls, Vice Chairman  
William Bokunic, Assistant Secretary  
Kerul Kassel, Assistant Secretary  
David Farnsworth, Assistant Secretary

Bob Koncar, District Manager  
Timothy Qualls, District Counsel  
Steve Boyd, District Engineer  
Gerhard van der Snel, Field Manager

---

February 12, 2018

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 **Thursday, February 22, 2018 at 6:00 p.m.** at the Harmony Golf Preserve Clubhouse located at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of Minutes**
  - A. January 11, 2018 Special Meeting
  - B. January 25, 2018 Meeting
- 4. Developer's Report**
- 5. Subcontractors Reports**
  - A. Servello & Sons
    - i. Grounds Maintenance Report
    - ii. Tree Trimming Map
- 6. Staff Reports**
  - A. Engineer
  - B. Attorney
  - C. Field Manager
    - i. Facilities Maintenance
    - ii. Facilities Usage
    - iii. Facebook Report
    - iv. Pond Report
      - a. Hydrilla Update
- 7. District Manager's Report**
  - A. Financial Statements for January 31, 2018
  - B. Invoice Approval #214, Check Register and Debit Invoices
  - C. Inframark Proposal for Payroll and Workers' Compensation Services
  - D. Land Swap Cost Analysis
  - E. Facility Usage Application
- 8. Topical Subject Discussion**
- 9. Supervisors' Requests**
- 10. Adjournment**

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

Sincerely,

*Bob Koncar*

Bob Koncar  
District Manager

## **Third Order of Business**

**3A.**

**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

A special meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, January 11, 2018, at 6:00 p.m. at the Harmony Golf Preserve Clubhouse, located at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
Kerul Kassel	Assistant Secretary
William Bokunic	Assistant Secretary
David Farnsworth	Assistant Secretary

Also present were:

Bob Koncar	District Manager: Inframark
Tim Qualls (via phone)	District Counsel: Young & Qualls, P.A.
Gerhard van der Snel	District Staff: Field Manager
James Whitaker	Servello & Sons Landscaping
Residents & Members of the Public	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Supv. Berube called the meeting to order at 6:00 p.m.

Supv. Berube called the roll and stated the record will reflect we have a full Board.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident asked: How did the alleyways turn out for you?

Supv. Berube responded: I was watching them work this morning. Did they finish today?

Mr. van der Snel responded: No, they did not.

The resident asked: How does it look so far?

Mr. van der Snel responded: It is 80%; striping needs to be done. The transition rings for the manhole covers are backordered and they are waiting for those.

Supv. Bokunic stated: Visually it is an upgrade.

Supv. Berube stated: The quality of the surface is much improved. There are a few little details to be worked out, but overall it was not a bad project. They did the paving quickly with minimal interruption to the residents, which is always a big deal.

Supv. Farnsworth stated: There were a few complaints.

Supv. Berube stated: Generally, limited to one lady who does not live there.

A resident stated: I do not know if this is the forum for this question but we come here because we do not know where else to go. We are fairly new residents and when we closed on our house and moved in we were told we needed to go to the Welcome Center to register to get access to the golfing, swimming and all of that. Every time we go it is closed.

Supv. Kassel asked: Do you live in South Lake?

The resident responded: We live on Dark Sky.

Supv. Kassel stated: That would be Mr. van der Snel.

Mr. van der Snel stated: For the golf membership you have to sign up at the golf pro shop, and for the access cards you can call me. You can go to [HarmonyCDD.org](http://HarmonyCDD.org) and on the home page it has all of the steps.

The resident stated: Thank you.

Supv. Kassel stated: It would be for access to the pools and the Buck Lake dock.

Supv. Farnsworth stated: The form and instructions are available online.

The resident stated: I went to [HarmonyFL.com](http://HarmonyFL.com) and did not find it.

Supv. Kassel stated: That is the developer's site. This is Harmony CDD.

The resident stated: We were not given any instructions and is why we are here, so thank you.

Supv. Kassel stated: I will be happy to talk with you afterwards if you stay for the length of the meeting. There is the CDD, the HOA, and the developer; it can get confusing.

Supv. Bokunic stated: To further complicate it the golf is a for profit separate entity for the golf and the gym. It has nothing to do with the CDD.

### **THIRD ORDER OF BUSINESS**

### **Landscaping Services**

#### **A. Termination Letter from Servello & Sons**

Supv. Berube stated: As everybody knows, we received a termination letter eight or nine days ago from Servello & Sons. Mr. James Whitaker is here tonight; he authored the letter.

Supv. Kassel stated: I called Mr. Whitaker after I received this just to find out from his perspective why five months into the contract they decided to terminate. I am sure he will have something to say on his own, but it seems to me we have developed something of an adversarial approach to our landscaping vendors over time and it has not boded well for the ongoing cooperation and performance of the landscapers.

Mr. James Whitaker, CEO Servello & Sons, stated: I will say there are probably three or four things. Frankly, I think they could be worked out if we could actually all sit down in a group and talk about it, but we have not been able to do that. First and foremost are the concerns with the contract and relationship with specific Board members. We have serious concerns with the control of the irrigation; it seems like every time we bring up drought or irrigation issues to the Board it is dismissed as untrue or irrelevant. The problem is the contract actually holds us accountable for turf damage which I know for a fact that the previous vendor has been or is being sued for turf. I inspected most of the turf that was discussed and a lot of it is drought damage. I have quite a few state certifications as a lawn and ornamental pest control operator and I actually used to teach classes for the Department of Environmental Protection for the BMP Program. This would also be a problem if we install new trees onsite. If we put these trees on, which is thousands of dollars, and one of these trees dies, once again we will be held accountable for any trees that we lose on that site, and it is a huge liability for a company our size. I do not know all the specifics of the lawsuit, but I know it was in the tens of thousands of dollars. If we drop the ball on something I do not have a problem having accountability for it, but irrigation and pest control services are related, hand-in-hand.

Supv. Bokunic asked: Can you elaborate on the irrigation system?

Mr. Whitaker responded: Mr. Berube stated at the last meeting there is dollar weed and it seems like we are overwatering. There are areas that are getting too much water but you are never going to an irrigation system 100%. I have met with reps from other companies before and they have done controlled study tests in buildings with no wind, no soil with the most effective rotor head there is, and they got 80% with sensors placed side-by-side in a football field-sized room. You are always going to have irrigation issues, but when we notice hot spots throughout the property - when turf wilts and grass blades fold in half that is the stage before drought damage. Once turf goes into wilt, what happens is the roots cannot uptake moisture and if you have a 90 degree day after that, you have dead grass. There are tons of hot spots on the property. You asked me at the first Board meeting if I felt comfortable with the irrigation; I do feel comfortable with Mr. van der Snel's team controlling it if we are able to have a reasonable relationship. If we bring things up and it is addressed and not thrown to the side as being untrue or whatever it is because it is what it is.

Supv. Walls stated: The way I had envisioned it working was you are the experts, you tell us this area is dry, we go and take care of it.

Mr. Whitaker stated: That is how it is specified in the contract.

Supv. Walls stated: That is how it should work and you are saying you are running into resistance from the Board. I have never talked to you about it.

Mr. Whitaker stated: If you go to the last meeting in the notes Mr. Berube said there were no irrigation problems, we are overwatering and have dollar weed in areas. What you say is true, there are dollar weeds in some areas where you have good coverage, but the problem with irrigation systems is getting good head-to-head coverage.

Supv. Walls stated: My question is who is giving you resistance. My position is if you come to us and say we need to put water on this area, we should put it on that area. Who is saying we are not going to do that?

Mr. Whitaker responded: I am going by Mr. Berube's comments from the last meeting. We take it as a serious thing and you basically dismissed it.

Supv. Farnsworth stated: That is at the meeting; we are talking about on a day-by-day basis. Are you getting resistance during that time?

Mr. Whitaker stated: Mr. van der Snel sent the tech out with Jason recently and the technician said "*we have some irrigation issues onsite; we have a clock down, we have a valve down, we have stuff going on*". I get that because we control the irrigation on probably 90% of the sites we do. It is unusual for us to have a contract like this without us controlling the irrigation to avoid these types of situations. In the long run we all have to be on the same page and every time we bring it up it cannot be that it is a bunch of bull.

Supv. Berube stated: Let us back up a bit, first you mentioned the lawsuit with the prior contractor; there is no lawsuit, there is discussion back and forth. Lawsuits get you nowhere and all they do is pay the attorneys. Whether it turns into one, I do not know, that is somebody else's decision. You lead off with irrigation and I do not think anybody on this Board has mentioned anything having to do with turf quality related to irrigation simply because we recognized there were 44,000 or so square feet or dollars worth of sod damage that are existing here and we know and understand that. We have asked you a couple of times to update the sod list and you have not done it because of good reason - we are moving into season and sod has not been available. Nobody is holding your feet to the fire for anything having to do with the turf because we know it is a mess. I know what the contract says but we are all big people here and tell me if I am wrong. Has anybody said you are killing grass out there and we are going to hold you responsible for it?



Mr. Whitaker responded: No, but the contract does stipulate it and I have to take it seriously; this is a large site. It is probably a little over one million square feet total.

Supv. Berube stated: You have to remember, the contract starts as a boilerplate and some point in the past and rolls forward. The contract was not designed specifically for you and there needs to be some documentation in the contract. I can tell you this Board understands. We do this in public meetings, it is documented and we have agreed that the grass is a mess and largely we have been ignoring it because we have been focusing on other things such as the plant life, the weeds, and getting us up to snuff. I hear your concerns about the irrigation and we have kind of put it off; I get it, because it has not been a high priority focus from our position. The water is getting put somewhere; there may be hot spots, I guarantee there are, I noticed some today. {*But do you believe it is critical...*} to lead off with irrigation being a major concern for you?

Mr. Whitaker stated: Because it is a liability; that is why it is a concern and why I brought it up first.

Supv. Walls stated: You are doing the right thing. It is in the contract, you need to follow the contract and we need to follow the contract.

Mr. Whitaker stated: It is my biggest concern.

Supv. Kassel stated: Coming on the fact that there is a dispute with the prior landscaper.

Supv. Walls stated: What I am saying is if you say there is a problem I want our guys to take care of the problem. I do not want there to be any resistance. If our guys think there is an issue they should come here and tell us.

Mr. van der Snel stated: There has never been any resistance.

Mr. Whitaker stated: I disagree. Mr. Migues actually took you out and showed you an area near your office and you told him that was bull and there are more comments from you that we are going to talk about tonight. This leads me into my next segue that since the end of October we have been verbally berated regarding our staffing which is dictated by the specifications of the contract. There has also been sideways threats made to Mr. Migues and myself by Mr. van der Snel, specifically, and I am over it. I do not need to walk on this property and every time Mr. Migues is saying this is what they told me today or this is what somebody said to me today.

Mr. van der Snel asked: Can you specify?

Mr. Whitaker responded: I am going to specify - I have times, dates and everything. This bugs me and upset Mr. Migues. On 9/9/17 Mr. van der Snel told Mr. Migues that he and his guys were “*stupid for trimming the seed pods and not the fronds at the pool area*”. For you to tell my employees they are stupid is

totally uncalled for. On 10/13/17, I believe following the September meeting where there was some controversy about the weeds and getting the weeds under control, Mr. van der Snel told Mr. Miguez, *“I am the mediator between you and the Board and your job is about to get much more difficult”*. On 11/28/17 you told Mr. Miguez, *“once you piss us off there is no going back”*. So to me, if you want to fire us, fire us.

Mr. van der Snel stated: I do not have the authority to.

Mr. Whitaker stated: It does not matter; you should not be talking like that to my supervisor.

Mr. van der Snel stated: This is hearsay, is it on text or email?

Mr. Whitaker stated: I do have some texts. The next aspect to this is it is non-stop. You told me before the last meeting that I *“drew a line in the sand by cutting the labor”*. I want to clarify the cutting the labor - according to the contract specifications - if you read the contract word-for-word, and this is how I bid it, and every other company bid it, we bid it on the 42 cuts per year. Every commercial landscaping company, industry standard, when contracts are laid out that way, you do lower your labor in the winter. It is the only time you make money in this industry; you lose money all summer long. If you do not make it up in the winter there is no point in having it. You told me specifically when I tried to have this discussion with you Mr. van der Snel, you said *“you are not here to make money off the contract, it is off the extras”*. I do not care about the extras, we are a maintenance driven company. Because it is 80% of our revenue, I must make money off the contract; I cannot do it for free. If that is what you want in your contract it needs to be clarified that you want this type of labor on your contract. I have no issues with that, but I bid it for what the specifications of the contract are. I know this property was not in great shape when we took it over; and it still has a little ways to go; and I told you when we sat down that it is going to take us through the winter to really get this thing where we need it to be. This is not a one, two or three month fix, it is a year. You, have to spend some time on a property like this to really get it back in shape. Mr. Greg Servello and I came out today and walked every key area on this property. Tell me the weeds are out of control now and I will disagree with you. They are not perfect, I get that there are still some weeds on the site, but I do not think it is out of control by any means. Considering we took this on in August and we got pounded by a hurricane after that. We need to get through this winter. We take pride in what they do. I had to meet with our guys today to inform them of what is going on here because somebody called another landscaper who happens to know one of our crew leaders and he called our crew leader and told him. Before this spreads through my team and they walk off the job, looking for another job I had to bring them together to say, *“I am meeting with the Board, take it easy, you guys are not going anywhere regardless of what happens with Harmony”*. They are good guys, they are good workers. The landscape industry is not an easy industry to manage. I

would like to make this work; I think we can make Harmony a beautiful place, but it has to be a partnership. Mr. Feliciano has said it and I have said it from the beginning, but we just get berated every time we walk in here.

Supv. Farnsworth stated: Please clarify for me what you mean by partnership.

Mr. Whitaker stated: I mean work together without the hostile environment.

Supv. Farnsworth stated: That I understand; get the hostility out of it. What is the partnership you are actually talking about?

Mr. Whitaker responded: We are here for the same goal as you are. You want the community to look nice and we want the community to look nice; we want to be able to say that is one of our jobs, go look at it.

Supv. Farnsworth stated: Beyond irrigation, we and Mr. van der Snel's people are not responsible for mowing, flowers, or anything like this. I am trying to understand exactly what you mean by partnership.

Supv. Kassel stated: I think he means to have a more collaboratively approached relationship than a conflictive or adversarial one.

Supv. Farnsworth stated: Definitely not adversarial.

Supv. Kassel stated: I think that is all he means by partnership.

Mr. Whitaker stated: That is what I mean.

Supv. Kassel stated: We are in a contract together and so we are not partnering technically or legally, we are partnering in the sense that we have a contract together so let us have a partnership attitude.

Mr. Whitaker stated: That is what I am saying.

Supv. Farnsworth stated: I am just trying to clarify what was intended by the phraseology.

Mr. Whitaker stated: We deal with a lot of CDD, HOA, and COA Boards and, when you are dealing with Mother Nature, we cannot control something that is not controllable. On the labor issue we tried to meet to discuss it and we got no response at all.

Supv. Farnsworth asked: Who did you try to meet with?

Mr. Whitaker responded: We sent Supervisor Berube and Mr. van der Snel an email.

Supv. Berube asked: When was that?

Mr. Whitaker responded: I can pull it up.

Supv. Berube stated: It does not matter; I can tell you, I respond to emails and I am generally available unless I am out of town.

Mr. Whitaker stated: I think it was sent to Mr. van der Snel and you were copied on it. I will find it and send it to you so you have it.

Supv. Farnsworth stated: I need to comment on something that was brought up before and was part of the employee structure. There is, or should be, an exact structure that is used for communications. First, your field man gets together with Mr. van der Snel. If they cannot work it out, it goes to you and him. It does not go to Supervisor Berube, or me, or any other single Board member. The first person it goes to after Mr. van der Snel is the District Manager; then it comes to us as a Board, not as a single member.

Supv. Kassel asked: Supervisor Farnsworth, are you suggesting if Mr. Whitaker does not get the kind of response he wants from Mr. van der Snel that he goes to Mr. Koncar?

Supv. Farnsworth responded: If they cannot work out what the issues are then they have to go to the next level of their management. Our next level is our District Manager, not the Board and not any member of the Board.

Supv. Kassel stated: I agree. I am just trying to clarify. What you are saying is if Mr. Migues is not getting satisfaction from Mr. van der Snel then he should go to his supervisor, Mr. Scott Feliciano, and Mr. Feliciano should go to Mr. Koncar.

Supv. Bokunic stated: This [*progression*] may not have been clear in the past.

Mr. Whitaker stated: It was not. I met Mr. Koncar, but did not realize what his position was until the last meeting that I was here and Mr. van der Snel introduced me to him.

Supv. Berube stated: There have been a number of changes.

Mr. Whitaker stated: The labor thing seems to be a constant thing and I really wanted to talk about that.

Supv. Farnsworth stated: This is my own opinion - we have no business in your knickers so far as the number of people you put onsite. That is not what we should be judging. What we should be rating is your performance.

Supv. Bokunic stated: My opinion is we do not need to be micromanaging; you need to do your job.

Mr. Whitaker stated: It is a performance contract, but we have nonetheless been berated.

Supv. Walls stated: Whoever is doing that needs to stop.

Supv. Farnsworth stated: Agreed, that needs to stop.

Supv. Kassel stated: On either side, anything like that needs to be documented so that there is a record.

Mr. van der Snel stated: I encouraged Mr. Migues to do that.

Mr. Whitaker stated: Mr. Miguez has a record of every email and text that has been sent. It almost seems that we are being worked against to some degree in the field. A specific example is Mr. Miguez was spraying weeds at Splash Park - we have to be spraying and hand pulling constantly - and Mr. van der Snel turned on the irrigation when he was spraying. He came and said "*I am spraying weeds*" and you said "*don't worry about it, it will only run for a minute*". It does not matter if it only runs for 10 seconds; if you wash Round-up off of weeds, it does not work.

Mr. van der Snel stated: I asked Mr. Miguez "*is it a problem for you*" and he said "*no, I will be back later, do not worry about it*". You have to stay with the facts; this is hearsay. I offered him to turn it off and he said "*I will come back later*".

Mr. Whitaker asked: Did you turn it on while he was spraying?

Mr. van der Snel responded: I did not see him because I was at the splash pad area.

Mr. Whitaker stated: There are three sides to every story, I get that. I do not want to have this adversarial relationship; it does not make any sense. When I sent the letter I understood the termination clause terms, I had Mary pull it out of the letter because it does not pertain to us, but sometimes I guess that is what you have to do.

Supv. Bokunic stated: You threw up a flare.

Mr. Whitaker stated: It was my intention. Either we can decide to work together or we cannot. I think it can be a good job and we can make some big improvements on the site, but everybody has to be on the same page. If it is going to be an "us against them" mentality for the next year or nine months, then what is the point? We have contracts we have had for 8, 12, 15 years that we have a good relationship with. It there are problems, yes; but with this industry we deal with a lot of issues.

Supv. Kassel stated: I will say one overall thing about landscaping in general. Every year it is warmer, the weather is getting less predictable and weather events are getting more extreme. It has a definite and serious effect on landscaping. I think it would be beneficial for us to keep in mind that landscaping maintenance may not be as straightforward and easy as it used to be.

Mr. Whitaker stated: I refer to it as "the battle we never win". At the end of the day I would like for us to be able to work it out. As your attorney pointed out, we do not have the authority to cancel the contract; it is up to you ultimately whether you decide to work out with us or release us. I am all about working it out if everybody is willing to work it out. If you are not, that is fine too.

Supv. Farnsworth asked: What would be involved from your standpoint?

Mr. Whitaker responded: Honestly, the berating needs to stop; the borderline harassment. It is a hard enough business without that. There is no need for it. Are we going to drop the ball here-and-there, yes, and we will fix it.

Supv. Bokunic stated: Nobody is perfect. From my perspective you came in on the heels of a bad situation and I do not think we have given you enough time. Some of these things are hard to hear. Obviously, Mr. van der Snel is sitting here and he has said he is not going to defend himself. I would hope that you would, but I think somehow in this relationship either you have to step out or minimal. Unless some intervention happens here I do not know how it is going to get better.

Mr. Whitaker stated: That is why I felt I needed to do what I needed to do. I can work things out with Mr. van der Snel. Some of the stuff are quotes I was told; you can call it hearsay or whatever as there are three sides to every story. At the same time we are here to perform, and cleaning up a site this size is not a three month thing. We got berated in the September meeting and we had not been on the job for long.

Supv. Bokunic stated: As I said, you are on the heels of some other bad things. I cannot speak for the berating, but that is the way I took it. We do not need to have the reputation that we are going to start changing landscapers after year. I am sure in your industry everybody talks to one another. We do not want a reputation of being hard to work with either. I took your letter as a call for attention, and we need to do what we need to do on our end to make it work; in my opinion.

Mr. Whitaker stated: We were told that about the reputation by one of the largest landscape corporations. They refused to bid on the job because they had heard about the reputation of the Board. Even Mr. Servello and I questioned it coming in the door: why is this company walking away from this job? The budget is suitable for the property. If you want us to keep 10 guys, or seven or eight guys, year round, that would change the cost of it; but at the same time, I am here to throw the cards on the table and I would like to work it out.

Supv. Farnsworth asked: Is there any kind of itemized list you have that we should see, or you would like for us to see?

Supv. Kassel responded: We get a report every month.

Supv. Farnsworth stated: In my opinion, the format of your report is a little weak. It is not easy to track what you have done, what needs to be done, or what the schedule is.

Mr. Whitaker stated: Sometimes we use our property management reports, which is what I think we originally turned in to you, and you did not like it. If you give us a specific format or email me a specific format I can get with Mr. Feliciano and Mr. Migues and make sure they are using it.

Supv. Farnsworth stated: I will email you a general form, but you will have to customize it.

Supv. Berube stated: Here is the problem with the report he is asking for. You have to remember, prior to you we endured 18 months, give or take, of service that was a disaster. With five or six onsite guys in a matter of eight or nine months, everybody was constantly being trained. What happens is, you get used to focusing on the landscape and having to manage it every single month; and having the meetings like this that nobody likes to have. That is the way it played for a long time. I think probably we may have been hyper-focused and my concern is: this relationship has certainly been toxic for a little while and I do not know if we have backed off from toxic and gone to poisoned. It can be hard to back up; there is always going to be the memories. Running through these procedures, discussing running an RFP, putting it out for bid, and going through it is a giant-sized pain in the neck; but it is something you have to do every once in a while. We try to avoid doing it, but we are on the cusp of that at this point. I would like to say we can back up; but I do not know.

Mr. Whitaker stated: It is your call, I cannot make that decision.

Supv. Kassel stated: I do not see why we cannot back up.

Supv. Walls stated: I purposely do not deal with you on a day-to-day basis because it is not my job; it is not any of our jobs up here. We have staff that is supposed to deal with you. I expect that staff to work well with you guys and you guys to work well with that staff. I think whatever happened in the past is tough to forget, but both sides need to put it aside and start over working from there. I do not want to go through another RFP.

Mr. Whitaker stated: I have no issues with that, I am a professional. I am here to provide a service. I sent the letter saying I am not going to make you happy. Mr. Feliciano, Mr. Servello, and I had long talks and said this is never going to work. I can read some of your meeting notes.

Supv. Walls stated: I think we need to work on some of what happens at this meeting. All of it should be hashed out with our staff and if you cannot get it done with them, as Supervisor Farnsworth said, we have a District Manager you can go to and get things taken care of. We need to work on that piece of the communication process. From time-to-time you are going to come here but I am of the mindset that you do not have to be here every month. I would not ask you to be here every month. I know it is something we have done for a long time, but if there are no problems there is no reason for you to be here. For me, if you are here it should be an exception and something we need to work out. We need to work on the chain of command and the communication between the people in the chain. I am going to make a commitment for myself that I am not going to get involved in the day-to-day business, and I think every Board member

should make that commitment. We can bring issues we have directly to staff to ask if they can work it out with the landscapers. That is my commitment to you guys and if you are serious about wanting to make this work, wanting to make Harmony look better and having the landscaping look great, I am willing to go down that road.

Supv. Kassel stated: One of the things that has been happening is maybe we had somehow gotten the impression that by December all of the stuff that was not done by Davey would be resolved and it would now be looking good again. I do not know how I had that impression, or anybody else, but it seems to me, to be fair on both sides, if there are issues there is a schedule to deal with those issues and some kind of agreement about what happens if those issues are not completed by that date. There is also flexibility, weather happens and somebody is out sick, but it seems to me there needs to be, on both sides, a “*here is what the problem*” is and “*here is your solution and date-line to accomplish whatever that is*” and an agreement on what happens if it is not met.

Supv. Farnsworth stated: That kind of information does not fit into what has been your standard reporting format.

Mr. Whitaker stated: It does not, but as I said, I do not have a problem if we need to make a format that does work. If you have a format you used in the past, that is great.

Supv. Kassel stated: I assume that you have an under promise and over deliver philosophy.

Mr. Whitaker stated: I do, personally.

Supv. Kassel stated: Your onsite staff has the same attitude. If you say it will be resolved by the end of February, you have given yourself sufficient time that, if weather and personnel issues may delay you, you still have enough time to accomplish it.

Mr. Whitaker stated: We do have a service request system the majority of our clients use. It is an internal thing we use and will not give you the information you want to have, but it is a 24 hour response time to any service request. It goes out to the specific site manager and Mr. Feliciano and I are both copied on each one. It has to be responded to in the period of time with the resolution.

Supv. Kassel asked: With a date for resolution?

Mr. Whitaker responded: Yes.

Supv. Kassel asked: Who puts in those requests and who sees them?

Mr. Whitaker responded: Any of our office staff puts them in.

Supv. Kassel asked: Would Mr. van der Snel put it in?

Mr. Whitaker responded: He could.



Supv. Kassel asked: Would he be copied on the response?

Mr. Whitaker responded: I can make it work that way. We do not typically do it, but it being Harmony where we are going to keep everybody apprised of what is going on, it would be beneficial. I would rather stuff go through our office so it is tracked, because if you tell Mr. Migues something and I or Mr. Feliciano do not know about it and it does not get handled and goes without being tracked, it is a verbal thing, discussion, text, or whatever it might be, but it still is not tracked.

Supv. Berube stated: In a few months it will be so perfect there will not be any service requests. You alluded to noticing the change of District Manager. Yes, there has been. Mr. Moyer used to be the District Manager, then Mr. Walter came in for a short period of time, and Mr. Koncar has since assumed it. There have been certain structural changes in the way that stuff on the ground works. We have requested Mr. Koncar be here several hours per month to handle the onsite needs. We now have an employee group and put together an employee guide book. There has been a need for a number of years to have more onsite management and, because there was none, very frequently I got thrust into that role, you saw that early on, but then I stepped away from it.

Mr. Whitaker stated: This was the confusion with the reporting structure because we met Mr. Walter to sign the agreement and then we never talked to the guy.

Supv. Berube stated: Mr. Walter was short term. Whatever the case, I was probably doing too much, and everybody recognized that, so the shift is going over to the District Manager and may be why you did not get a reply to the email. The end result is, what we need to work on is, the reporting system you talked about before. I am sure Supervisor Farnsworth will design a form.

Mr. Whitaker stated: I want you to be happy. I would love to come in here and get a high five; the place looks great, see you later. I know that is not going to happen, there are always going to be issues.

Supv. Berube stated: We are closer than where we have been.

Mr. Whitaker stated: It is our goal; we did not step on the Harmony property and say we really want to have a combative relationship. I do not want to do that, I want to move forward.

Supv. Berube stated: Again, we had the hyper-focus because for a long time it was a mess month-after-month. You have seen some changes already, and we get it. I hope this is not poisoned beyond being able to drag it back; I do not think it is. Mr. van der Snel heard your concerns here tonight and he listened. There is a more defined reporting structure now for problems. I would like to think I am willing to go another period of time. There is eight more months on this contract.

Mr. Whitaker asked: Does this contract not stipulate through September 2019?

Supv. Berube responded: I think there is a date problem and it should be September 30, 2018. I noticed that as well, but I think it is a typo. There is also a pricing change.

Supv. Kassel stated: Perhaps we can ask Mr. Qualls to look into that.

Mr. Whitaker stated: You are right that it does change.

Supv. Berube stated: The draft was not like that; the final says 2019 for whatever reason. To verify it in my mind, I went back to look at the pricing sheet. Mr. Qualls can look at the draft to see if it is a typo, but I am assuming it is because of the price change. What I am hearing from the Board is that we are willing to try to monitor and make sure the changes of attitudes and realities get put into place that you have brought up as concerns. We will ask you to monitor it and let us know. If you do not show up next month that means you are really happy.

Mr. Whitaker stated: I will be at the meeting. Speaking to what you said about us coming to meetings; I want to be at the meetings. I do want to know what your concerns are because you are the Board and you speak for the community.

Supv. Kassel stated: Let us voice the concerns in a way that is not adversarial or combative.

Mr. Whitaker stated: That is all I ask.

Supv. Berube stated: On that point, the weeds are better; significantly so.

Mr. Whitaker stated: The guys have been working.

Supv. Berube asked: Is the Board okay with forgetting about the letter we got and moving on?

Supv. Kassel asked: I would like to ask Mr. Qualls if ignoring it is something we can do?

Mr. Qualls responded: I believe it would be reflected in the minutes. I think that, to make it abundantly clear that Servello would be willing to withdraw the notice of termination, if they follow up with a letter, it would effectively make the previous letter a moot point. I do not think it is necessary, but I think when you look back on it over time it would make the record clearer.

Supv. Berube asked: Are you okay with that?

Mr. Whitaker responded: Absolutely, I can do that.

Supv. Berube stated: The other thing is the date in the contract - it definitely states September 30, 2019, but the pricing pages roll with 2018, 2019, and 2020. Do you suspect the 2019 is a typo?

Supv. Kassel responded: Even if it was a typo, does it still stand?

Mr. Qualls responded: I will find out.

Supv. Berube asked: If it is a typo, does it stand or can it be classified as a typo?

Mr. Qualls responded: What matters is what the parties agreed to; a scrivener's error cannot trump what the parties agreed.

Supv. Berube stated: I believe the direction of the Board, at the time, was a one year contract.

Mr. Whitaker stated: It was a one year with extensions.

Supv. Kassel stated: 14 months actually.

Mr. Qualls stated: It is easy to fix and we will make sure the contract properly reflects what the intent of both parties are.

Supv. Bokunic stated: I want to address the reduction of staffing. What I was thinking, like everyone else, is we came out of such a horrible situation and almost very quickly you backed off on the staff. I was thinking maybe you should have kept somebody on until we got through some of that.

Mr. Whitaker stated: I understand, but when we bid, we bid on specifications such as we are going to start mowing every other week at this point. Typically, the staff would have cut more per the specifications, but I left extra. I cut it by about 35% and typically it is a 45% to 50% cut. We are working on such thin margins we budget to lose money three to four months out of the year. You have to, and if you do not you are not competitive and will not win bids.

Supv. Berube stated: Not to make excuses, but you have to back up and come to this side of the table. For a long time we saw staff cut, quality going down, and it ties to staff cuts. When the people who are paying the expensive dues to live here start yelling about the quality of landscaping, you have to balance that.

Mr. Whitaker stated: There are two ways of doing it. On most properties we do it the first way that I am going to tell you - the crew might maintain the same, but we do not show up on the site and literally visit the property every other week. According to the contract specifications, we could do that and leave Mr. Migues here as a porter, so to speak, to take care of issues, but it is not going to benefit the community. If you have eight guys here every other week to mow, edge, and do all of the detail, we are not going to get nearly as much done as having five guys here every week. I do not mind making a little sacrifice, but I have checked my P&L's for August, September, and October and we lost money every month until November on this job.

Supv. Berube stated: Speaking of making money, you also said you do not want to do the contracts we awarded you last month because of some language problems with the contracts.

Mr. Whitaker stated: This goes back to when we brought up the 40%. We are talking about forking out tens of thousands of dollars for trees. We have to secure those trees. You do not walk into a nursery and say I will take 150 to 200 trees.

Supv. Kassel asked: What is it about not doing the contracts?

Supv. Farnsworth responded: They are asking for 40%.

Supv. Berube stated: They pulled the plug.

Mr. Whitaker stated: We have not signed them because of this. We wanted to get through this before we decided to move forward.

Supv. Bokunic asked: Are we okay going to the other one?

Mr. Whitaker responded: We can, but we will have to revise the dates on them. The \$250 per diem penalty was brought up to ding us for asking for the 40%. 40% does not even cover us for materials.

Supv. Berube stated: We covered it.

Supv. Farnsworth stated: I thought we agreed to it.

Supv. Kassel asked: Was it not in the contract?

Mr. Qualls responded: On some it was agreed and others it was not.

Mr. Whitaker stated: It was supposed be anything with materials and I thought we had discussed it that way.

Supv. Kassel stated: I thought so too.

Mr. Whitaker stated: I thought that was the understanding but only one of the contracts had that verbiage. Structural pruning and such does not have materials, it is all labor, but then I have to fork out \$40,000 in trees, secure them and lock them down.

Supv. Berube stated: We covered that last month.

Supv. Kassel stated: It was not in the contracts is what he is saying.

Mr. Whitaker stated: The verbiage was only in one of the contracts.

Supv. Kassel stated: There is a \$250 per diem penalty if it is not done by a certain time.

Mr. Whitaker stated: Which I personally do not like and even though I know Mr. Qualls put the verbiage in stating weather and incidents, excluded. You know we gave you a good deal on the trees; they are a good price.

Supv. Berube stated: The problem becomes you set up a contract, and as you said with the overall landscape contract, there is a lot of stuff in there which you kind of let slide, but when push comes to shove you are very glad it is there. Like the 60-day termination agreement. The contract is written by us to favor

us, the writer of the contract writes it in his favor. You, as the counterparty to the contract, if you do not like it you come back and say I do not this, this, and this, we talk about it and we come to an agreement and move on down the road. The \$250 a day ding is there to make sure you perform and typically we ask how long you are going to take and you say 15 days and we normally say we will put 30 days in the contract. It gives you double what you asked for.

Mr. Whitaker stated: Let me do this, I do not have a problem doing the trees and all of that, but let me meet with Mr. Feliciano because he did find some verbiage he did not like. Typically, when we do an extras proposal it does not turn into some legal document. Let us get back with you on any verbiage changes and make sure they include the 40% draw for the ones with materials only.

Supv. Berube stated: Take whatever you have, redline it, include your notes and send it back to Mr. Qualls. This needs to be done pretty quick as this stuff has been dangling out there for too long.

Mr. Qualls stated: We can fix this right away, if the Board is comfortable with the 40% due in advance on any contracts requiring materials.

Mr. Whitaker stated: It is only if it exceeds \$10,000.

Mr. Qualls asked: \$10,000 in materials?

Mr. Whitaker responded: No, the proposal itself, if it is \$10,000 or more and materials involved.

Supv. Farnsworth asked: 40% draw on the materials?

Mr. Whitaker responded: No, the whole proposal.

Supv. Berube stated: They do not usually break it out to materials and work. There is always a delay from when a contract is signed and a check request is submitted to Inframark.

Mr. Whitaker stated: I just want to make sure we are all on the same page with the verbiage. Mr. Feliciano and I will meet tomorrow and possibly have something to Mr. Qualls by Monday, copying Mr. Koncar.

Mr. Qualls stated: It is best that you work with me and if the Board wants, to appoint one liaison to avoid any Sunshine Law issues.

Supv. Kassel stated: Mr. Koncar.

Supv. Berube asked: Are you asking for a Board member; to have somebody to consult on the final version?

Mr. Qualls responded: As Servello reviews the contract and has suggested changes - if the Board will give someone the authority to go ahead and review those changes and agree to it. It ought not be the attorney; our job is just to facilitate.

Supv. Farnsworth stated: If that is what you believe should be done; besides Mr. Koncar there is only one person that should be doing that.

Supv. Kassel stated: I disagree.

Supv. Farnsworth asked: Who do you want doing it?

Supv. Kassel responded: I was volunteered last month and I have three / four hours of meetings with the Resident Task Force already and another meeting tomorrow for two hours.

Supv. Bokunic stated: I will do it if I have to, but I do not really want to.

Supv. Berube stated: I will volunteer to do it; I already know what the contract says.

Supv. Farnsworth stated: To represent the Board, it does not make much sense not to have the Chairman do it.

Supv. Kassel stated: I disagree. [*Speaking to Supervisor Bokunic...*] Would you be willing to do it?

Supv. Walls responded: If Supervisor Bokunic wants to do it; let him do it.

Supv. Bokunic stated: That is fine.

Supv. Kassel stated: Thank you Supervisor Bokunic.

Supv. Bokunic stated: One last thing, I do not want to stir this any further but I feel like a lot of stuff has been said and Mr. van der Snel has been silent. I want to give you an opportunity. I know what they want, you have heard our opinions, but it kind of boils down to you.

Mr. van der Snel stated: From the beginning with what we experienced with Davey I have been a leading role in many issues, but also I am the eyes and ears of the CDD Board. I do that maybe to micromanaging, so pretty much where I am at right now is: does the Board want less involvement of me, does the Board want me to give Servello more lines, more stretch, and say let them just do it? How I see it in the future is: we are going to have a weekly meeting with Mr. Miguez, every Tuesday, and we will put on paper how the meeting goes. Every issue or concern I have I will put in an email and send to Mr. Koncar. That is pretty much the line I am thinking of going. There cannot be any hearsay situations, so everything will go over text or email and the meetings will be summarized and signed. I want to rebuild this, but I want to rebuild this so everybody is happy. My job is to monitor what we get for our \$4,000 a month. If I see issues or deal with issues created by Servello, I have to deal with that. There have been some issues and we have dealt with that. I have communicated this with Mr. Koncar and it has been dealt with. However, there are some issues that I question, "*do we have to do it like this*"? My vision for the future is: I want to accommodate the Board by documenting everything, by making a log of everything that happens.

Supv. Bokunic stated: I would not go overboard on it.

Supv. Walls stated: We all know you are a good person. I think the issue is you are doing exactly what we want you to do in terms of your overseeing the contract or the quality. If there is an issue you go to Mr. Migues, say “*can you take care of this*”, and leave it at that. However you do that it does not have to be adversarial. Whatever the process is you come up with, that is your job. If whatever you agree to does not happen, or there are still problems, that is when you go to the District Manager to say we have an issue that we need to work it out. It will either get worked out with the District Manager and Servello, or we will bring it to the Board to talk about it.

Mr. Koncar stated: I want to meet with Mr. Whitaker and his team, as well as Mr. van der Snel, next week to go over the expectations. I want to make sure everything is clear and that there are not going to be communication issues. I think we can do that and report back to the Board on any problems that we are having. At this point, based on the commitment from Mr. Whitaker and Mr. van der Snel, I think we can work it out. I think the place to start is having a meeting with all the parties. We all sit down and agree: here is what has to happen, here is how we are going to communicate, and it is clear to everybody. Then we will have documentation on both sides of the issue.

Supv. Berube stated: I think, without realizing it, we have piled on to Mr. van der Snel where he has to be the eyes and ears of the Board, and he has to bring this forward. Having an absentee District Manager for so long, he has also become the judge, jury, and executioner all the way through. It was kind of the same way with him dealing with the employees. You recognize these things after a period of time and things happened. It has triple loaded him, but now we have a District Manager and we have made it clear that we expect hands on, more than what we have ever had before. As this place grows, there are more people, more stuff, more issues; and the District Manager gets paid to take some of that load off of him. Again, you are watching a structural change / revision.

Mr. Whitaker stated: I am glad we are able to get to this point today.

Supv. Bokunic stated: Thank you for being the catalyst. I hate to say it like that. I will say Mr. van der Snel has our confidence, he does a great job, and we have probably piled more on him than we should. Hopefully, we move forward and there is not anything remembered from this; and we just do it.

Supv. Berube asked: May I make a suggestion? Your guys are out and about in the community and they are going to see things. There needs to be some sort of reporting structure for that. Would it be possible to equip them with irrigation flags of different colors? If they are mowing and see a hot spot, throw a yellow flag there.

Supv. Kassel stated: Fire ant mounds.

Mr. Whitaker stated: I think we discussed that.

Supv. Berube stated: In this way Mr. Migues would not have to talk to each guy to see if there is anything, there are flags scattered around of different colors. I spoke with Mr. Feliciano about when you are doing the tree trimming and maybe putting a ribbon around the tree - green ribbon it is good, red ribbon it has infestation, or some sort of disease, or leaning too far; put different colored ribbons and you will know the tree has been done.

Mr. Whitaker stated: I will put together a flagging system we can discuss at the next meeting so everybody knows what it is and maybe not overcomplicate it. One thing Mr. van der Snel mentioned that I like is capturing the Tuesday meeting notes and sending to Mr. Koncar. [*I would appreciate it...*] if you can copy Mr. Feliciano and I on it also. Let me know what time you want to meet next week and I will coordinate it as well. In the meantime, we will work on the contract revisions for the trees, get you the retraction letter, and at the next Board meeting we will talk about the flags. You are going to send me a reporting structure.

Supv. Farnsworth stated: It is a generic structure.

Supv. Berube asked: Do you get the ribbons? Are you okay with it?

Mr. Whitaker responded: It would be helpful to us. The only thing I do not like about it, there are going to be some of those ribbons that are going to sit there for awhile.

Supv. Walls stated: It was no slight to the Chairman that I asked Supervisor Bokunic to take on those contracts. I just want to get some different eyes on these things so everybody gets some experience.

Supv. Berube stated: I have done them enough times; I am okay.

Supv. Kassel asked: [*Referring to the projector display image:*] Is this a modified agenda for tonight?

Supv. Farnsworth responded: The structure shown is generic.

Supv. Kassel stated: I did not remember there being staff reports for tonight.

Supv. Berube stated: There were not.

Supv. Farnsworth stated: It is the standard format that everything was fit into.

## **B. Authorization for RFP for Landscaping Services**

No action on this item.



**FOURTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Supv. Kassel, seconded by Supv. Bokunic, with all in favor,  
the meeting was adjourned.

\_\_\_\_\_  
Robert Koncar  
District Manager / Secretary

\_\_\_\_\_  
Steven Berube  
Chairman

**3B.**

**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, January 25, 2018, at 6:00 p.m. at the Harmony Golf Preserve Clubhouse, located at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
Kerul Kassel	Assistant Secretary
William Bokunic	Assistant Secretary
David Farnsworth	Assistant Secretary

Also present were:

Bob Koncar	District Manager: Inframark
Tim Qualls	District Counsel: Young & Qualls, P.A.
Steve Boyd	Engineer: Boyd Civil Engineering
Gerhard van der Snel	District Staff: Field Manager
Daniel Finz	Field Services Manager: Inframark
James Whitaker	Servello & Sons Landscaping
Scott Feliciano	Servello & Sons Landscaping
Jason Miguez	Servello & Sons Landscaping
Nick Shoopman	SunTerra
Residents and Members of the Public	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Supv. Berube called the meeting to order at 6:00 p.m.

Supv. Berube called the roll and stated the record will reflect we have a full Board.

Supv. Berube introduced Board and Staff.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Supv. Berube stated: I presume many of you are here to see the proceedings as they evolve and the other things there. There will be a lot of discussion around that so maybe we should hold the audience comments into that portion of the meeting. Does anybody want to speak on some matter other than that?

Hearing none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes**

**A. November 30, 2017 Workshop**

Supv. Kassel stated: I sent some corrections.

On MOTION by Supv. Kassel seconded by Supv. Walls, with all in favor, the November 30, 2017 workshop minutes were approved, as amended.

**B. December 21, 2017 Meeting**

Supv. Kassel stated: I sent some corrections.

On MOTION by Supv. Kassel seconded by Supv. Bokunic, with all in favor, the minutes of the December 21, 2017 meeting were approved, as amended.

**FOURTH ORDER OF BUSINESS**

**Subcontractors Reports**

**A. Servello & Sons**

**i. Letter Rescinding “Notice of Termination”**

Accepted without discussion.

**ii. Grounds Maintenance Report**

Supv. Berube stated: We are joined by Mr. Scottie Feliciano, Mr. James Whitaker and Mr. Jason Miguez.

Mr. Feliciano stated: I will let Mr. Miguez cover the ground maintenance portion, but we did have a meeting to discuss the report requested by the Board. We are moving forward to implement it. For the checklist we have revised a couple of things and will send it over on the monthly maintenance report. The report will be sent 10 days prior to the meeting.

Supv. Berube stated: It seems we get more paper after the agenda package is issued than we do with the package.

Mr. Feliciano stated: I can provide some dates of when projects will be started. The stump removal will start on Monday January 29th and will be completed on or before February 19th. It includes removal of downed trees and stump removal. The start date for tree installations will be February 5th through March 12th.

Supv. Berube stated: For clarification we have two tree installation deals going on - some to replace the removed stumps, and then the Butterfly Drive improvement project. Is it going to happen concurrently?

Mr. Feliciano responded: Within that time. The tree trimming project will start on February 19th and go through March 12th. I will send a highlighted map of the areas we are going to start. The interior areas will be first followed by the contracted tree portion of it.

Supv. Berube stated: We had mentioned putting ribbons on the trees while you are there to indicate first that the tree has been done and then some sort of color coding if the tree needs attention.

Mr. Feliciano stated: We are going to do that. Is there anything you want to cover on ground maintenance?

Mr. Miguez responded: Not necessarily. I was going to cover my report.

Supv. Farnsworth asked: Is the thing that was just sent intended to clean up the email sent originally? Is this to replace that?

Supv. Kassel responded: We got two emails about your reports.

Mr. Feliciano stated: It is to clean it up, but it is just one version. The report we want to send is going to have each month on the report and cover every service.

Supv. Farnsworth stated: You are going to do it; this is kind of a transition?

Mr. Feliciano stated: Right. It will also have special notes we will add where we will report if we see vandalism or anything else.

Supv. Berube asked: Will it be a rolling 12 months?

Mr. Feliciano responded: Yes.

Supv. Berube stated: It will be the contracted services over 12 months and then will drop off and cycle again.

Mr. Feliciano stated: Yes.

Supv. Berube stated: These are the guys who keep the place looking nice. We got off to a bumpy start, there have been a couple of tune-ups along the way. We had some discussions last month, there have been some changes, we have seen some improvements along the way and we hope it continues.

A resident stated: If you do not kill some of the fire ants on the cord grass there will not be any cord grass.

Supv. Berube stated: Thank you for coming, see you next month.

## **FIFTH ORDER OF BUSINESS**

## **Developer's Report**

### **A. Discussion of Potential Property Swap**

Supv. Berube introduced Mr. Nick Shoopman. We will be talking to him in a few minutes but we are going to ask the fine ladies who produced and edited a Task Force Report. I believe they are going to provide us with the results of survey.

*{Sub-Topic Suspended}*

### **B. Resident Task Force Report**

Ms. Nettie Bartel stated: The reason I am here today is to first of all thank the people who were hard at work with me for the last month on a Task Force to examine the options that might be available to our CDD Board for a parcel of land known as BL-1. It is the piece of property a little over five acres between the traffic circle at Cat Brier and Schoolhouse and Buck Lake. It is nestled in there with a finger of land that is still owned by the developer that leads to the boat docks. As you know Harmony has recently been bought by a new developer. A very ambitious and task-oriented developer who is eager to take care of, as stated at the last meeting, 50 loose threads still floating around in the community such as the disposition of odds and ends of land, certain amenities like the old Welcome Center, etcetera. The piece of land is one of the issues under consideration. It is of particular interest to Harmony residents because the piece of land provides our access to Buck Lake. We were given to believe at the last meeting there had been either an implied or explicit threat of cutting of access to Buck Lake if certain demands were not adhered to on the part of our Board. That precipitated on the part of our Task Force a look at some of the past county approved documents that govern Harmony development going back to 1992. All have been superseded by an October 2016 document. I would like to quote from that document as I think it is a seminal piece of information in considering the fate of that particular parcel of land. In the committee's report to the Board I did include the entire document from which I am going to quote. I posted a portion of our report on Facebook and on Nextdoor but I did not include the more contentious issue of whether Harmony residents have had access to Buck Lake no matter what because in the County approved plan and I quote, "The two natural lakes will be available to the residents of Harmony." That is from Section 2.2.6 in the Recreational and Space, and later in the document in Section 7, "Access to Buck and Cat Lakes will be restricted to members of the Harmony plan of development which includes Harmony residents and their accompanying guests, as well as authorized representatives of the developer's, HOAs, CDDs and other recognized Harmony organizations. Boat ramps, docks and swimming areas will be designed to protect the wetlands on the lakeshore line to the highest

degree possible” and continuing on page 24, “Boat ramps and community docks will be located in areas currently used for lake access.” It gives a bit of perspective about what some of the Harmony residents rights are as articulated in the County-approved plan of development. When our committee first met we did not exactly know and did not have a clear understanding of what our mission was. We decided to keep a log of information gathering and researching. Among our best sources was to talk to as many of you as possible. In the course of conversations with the Harmony residents it quickly became apparent that there were a wide variety of points of view. There was one group of people who largely wanted no increase in fees no matter what that meant in terms of implications for future amenities or anything else just keep our CDD taxes down to meeting the requirements of paying off our bond and for the operating expenses. There was another group who were just as adamant, and maybe more so, that they wanted to retain the open green space that currently characterizes the land we are talking about; they did not want it to become 22 houses, 15 houses, 13 houses or whatever the latest iteration of residences being proposed. Those people were very vocal and made their point of view known. Then there was another group of people who said so much is changing in Harmony, including not just that parcel of land but a parcel of land on Schoolhouse and Butterfly Bush. Why do we not take the opportunity to do something about what we have long needed here which is the third swimming pool and an alternative community center. I talked to some people who have been going to a church across the street and they thought one of those parcels of land would make a handy-dandy place where they could get together on Sunday mornings for worship, Sunday school, and youth activities. Then, of course, people had ideas about child care and so on and so forth. A lot of things surfaced and in a minute we will talk about the survey we did. The survey reflects the conversations we had with people in the community and their expressed desires for what they would like to see happen in Harmony. Before I go any further I want to acknowledge the people who were on my committee, Mr. Jim Bell, Mr. Don Bratton, Ms. Carole Greenwald, and Mr. Mark Catanese. We decided to follow up, as much as we could, on some of the suggestions including the community center option. We identified all of the community centers in Osceola County, how they had been funded and what it cost to maintain them and it quickly eliminated some options for us. There is a State plan, I believe 322, that applies to State grants for community needs such as community centers which was used to fund the Holopaw Community Center. Kenansville has a big landfill that they get an income stream from and funded their community center through that. There are some rural community centers funded because the County already owned the land and so forth. Most of the community centers in Osceola County were funded by people like us, the community members. Since we were not eligible for other sources of funding it looked like that is what would have to happen here if we wanted a community

center, swimming pool or any other amenity. The report itself, as I mentioned earlier, I have posted on the internet. Most of you have read it in connection with the survey we conducted. I am going to skip over what we saw as the advantages and disadvantages of what we saw as essentially three options growing out of our conversations with community members. One being to accept the land swap as proposed by the developer with pluses and minuses, which has to do with the next item on the agenda and some of you may want to speak about your feelings on that. The second option was to just buy the land for now so we would preserve our options and keep the green space. There are some reserve funds, some are earmarked and some are not, could at least in part be used to purchase the parcel of land putting it in our own hands and destiny. The third option is to buy the land and build something - a pool or community center. We got some funding estimates and Mr. Koncar was very helpful in giving us a \$2 million option spelled out with what it would cost per resident per year over a five and ten year plan. Mr. Bratton was able to get from a banker a source if the money were borrowed commercially what it would come to per resident over a period of 10 to 15 years. The main thing we want to look at is what the residents of Harmony have told us about what you think about these options available to us. We tried to formulate a survey that would be simple and have very few questions. The questions are as I indicated earlier - Option 1 - we do not want to do anything that cost anything extra, Option 2 - buy the land and preserve the open space, Option 3 - deals with the swimming pool option and Option 4 - had to do with the community center option.

A resident asked: How many people took the survey?

Ms. Bartel responded: We got 150 responses and I want to thank every one of you; that is a fantastic response rate for something on social media in a community this size. A few people said my neighbor does not have a computer, how do we get her input. Supervisor Kassel is a national subscriber to Survey Monkey, we used that format so we could not really introduce paper and pencil surveys into it because it was all coded and tallied by the program.

Ms. Bartel stated: I literally finished a 10 page report this afternoon and neglected to bring my own copy. I want to thank Mr. Koncar for forwarding it immediately when I got the survey results to him.

Ms. Bartel reviewed the survey results noting the columns represent the responses.

**Chart 3** - Number of Residents Selecting #1 "Strongly Agree" for each question

- Question 1 - Save money - 39
- Question 2 - Preserve - 77
- Question 3 - Pool - 28
- Question 4 - Community Center - 40



**Chart 4** - Number of Residents Selecting #1 “Strongly Disagree” for each question

- Question 1 - Save money - 54
- Question 2 - Preserve - 22
- Question 3 - Pool - 72
- Question 4 - Community Center - 49

*Distribution of Rations, Question by Question*

**Chart 5** - Question 1 - Save money - 39 strongly agree, 54 strongly disagree

**Chart 6** - Question 2 - Preserve - 67 strongly agree

**Chart 7** - Question 3 - Pool - 82 strongly disagree

**Chart 8** - Question 4 - Community Center - 49 strongly disagree

Supv. Berube stated: As we said last night when we touched on this for a few minutes. It is very detailed and thorough. I have some disagreement with a few of the conclusions of the financial stuff but that is okay, it moves all over the place. What I did not see in reading it is the report seems remarkably neutral in its conclusion. If there is a direction the authors and your Task Force are telling us to go I do not see it.

Ms. Bartel stated: I think we started out with opinions and the more we talked to people, the more we saw how difficult the situation is. These options all have positive aspects; creditable, substantial, positive advantages to them. Similarly, all have credible negative aspects to them. The way it has started to make sense in my mind is if we think of this as a point in time what makes sense right now for Harmony because we are at a choice point given the new developer and the quick way changes are being made. I think that puts pressure on the five of you to make a responsible decision; a decision that might have been different a year ago or even five years from now. Right now are you going to view this as a moment of opportunity or a moment of desperation or a moment where you have to do something so "Eeny, meeny, miny, moe". We did not take it as the job of the Task Force to point you in a direction; we took it as our job to get information out as much as we could, given that we did not have a staff or budget and we had a month with the Christmas holidays and all the Bowl games to cloud the time available to us.

Supv. Bokunic stated: Phenomenal job.

Ms. Bartel stated: I want to thank the Board for the opportunity and again the committee members. Supervisor Kassel was indispensable as our contact, consultant and conduit to the Board. She was a pleasure to work with and I thank all of you for being interested. [applause].

Supv. Kassel stated: Question 2 did not have any cost associated with it and there were a number of people who strongly agreed that the CDD Board should not spend any money on anything other than paying

the bills and the debt service, but they also strongly agreed that we should buy the land in front of Buck Lake. It seems to be a contradiction.

Ms. Bartel stated: I looked at the raw data carefully and there were contradictions. There are contradictions in me, I want to agree with more than one and I think it may be true for some of the rest of us. These are not black and white, this is gray and there are implications for each of those options. I think this is an extraordinarily important but difficult vote for the Board. We can only trust that the Board has done the due diligence, looking at this and taking all the factors into account.

Supv. Kassel stated: Maybe it get a higher rate of agreement because there were no costs associated with it.

Ms. Bartel stated: You can see in two places - the CDD Board should be willing to spend money; we did not have a dollar amount because there has been some fluctuation in the dollar amount. The CDD Board should be willing to spend money to keep Harmony as was originally planned - giving priority to preserving and extending open space, including spending money to ensure open space in front of Buck Lake.

Supv. Kassel stated: I understand but when you are not including amounts like you did in Questions 3 and 4, it may mislead people as to how much it is going to cost them because there is a \$51,000 CDD annual payment we would have to forego if we purchased the land.

Mr. Bratton stated: That is not really true either - we would not necessarily have to forego the \$51,000. The estimates I came up with for buying that piece if the price is really \$460,000 if we can get a 15-year note and if we can get the note at 5%, is \$9 plus replenishing \$51,000, it is a \$12 to \$13 per month increase. There are so many ifs in it when do you stop.

Supv. Kassel stated: As I mentioned in one of our meetings, it turns out that the developer has an existing agreement with Fusilla for right of first refusal on the property. Even though \$460,000 has been bandied about that was a number at which the developer might have sold it to us had they not had a pre-existing agreement with Fusilla which means we would not be able to buy it from the developer because they have already promised right of first refusal to Fusilla.

Mr. Bratton asked: Is that a fact? Do you know?

Supv. Kassel responded: You can ask Mr. Shoopman.

Ms. Bartel stated: I believe the question is beyond the pay grade of our Task Force.

Supv. Kassel stated: I am just letting people know.

Ms. Greenwood stated: I would like to make a comment and I am going to come at it from a different position. When this matter popped up I think we all felt pressured that we have to make some

decisions quickly, and I can appreciate the pressure put on the five of you, but what we have uncovered, as Ms. Bartel read, is no, we are not going to lose access to Buck Lake. It is in writing and recorded in the Osceola County records. No, we are not going to lose access to the boat dock so let us take it off the table for the moment.

Supv. Kassel asked: Can we ask our attorney about that?

Ms. Greenwood responded: Let me finish. I do not think a decision has to be made on this tonight although the original suggestion from the developer was January 25th. I think we need to do more extensive research and identify some of the questions Supervisor Kassel has come up with, which I think are purely legitimate, and what have we really gleaned from these four questions in the survey. There needs to be a more extensive survey. One of the things that pleased me so much was that we got 150 responses and we really did not distribute the opportunity to take the survey sufficiently.

Ms. Bartel stated: We did ask to have, because we did not have the email addresses, the manager of our HOA to distribute the survey given their office has all the HOA addresses and we did not hear back.

Supv. Berube stated: He asked me and I told him to go ahead.

Ms. Greenwald asked: When was he going to distribute it?

Supv. Berube responded: He asked me Monday afternoon and I said go ahead, it is not a problem.

Supv. Berube stated: This can go on and on. We could survey this to death. When you write a survey you can adjust the questions to attempt to get the answer you want, and I am not saying that is what happened here. The questions were remarkably neutral but there was a suggestion a moment ago to do another survey and that delays it for another month, then another month, and we will have a survey up on the board and this happened, and that is not where we are at. The job of this Board, the duty of the this Board is to work with the developer. The developer has development rights throughout Harmony. It is not up to us to stop development. You have to remember the developer invests money here, buys land and they want to recover their money through development.

Ms. Bartel stated: The development is subject to the plan of development approved by Osceola County.

Supv. Berube stated: I understand that and when you look at the PUD they have the right to develop that land; it is zoned and ready to go.

Ms. Bartel stated: With the conditions set forth.

Supv. Berube stated: I understand. They are not saying they are going outside the conditions.

Supv. Kassel stated: They did actually; they said they would revoke our access to Buck Lake. It is a question I have for the attorney and engineer.

Supv. Berube stated: We have to move forward.

Supv. Bokunic asked: Can we hear from Mr. Shoopman?

Supv. Walls responded: We need to open it up to the residents.

Supv. Berube stated: We need to get off this and open it up to the rest of the folks who showed up here tonight and want to say something.

A resident stated: In the interest of transparency - when did you know about the first right of refusal?

Supv. Berube responded: I did not know.

Supv. Kassel stated: A week ago.

The resident stated: We were under the impression the land was available.

Mr. Shoopman stated: It still is available, you can buy it for \$460,000.

A resident stated: It is overpriced.

Supv. Berube stated: It may be.

Ms. Greenwald stated: Not compared to Fusilla. Ms. Bartel and I met with them and they said they would sell it to us for \$875,000.

A resident stated: Regardless of the price, if we know we still have access to the lake what difference does it make if we buy the ground or not?

Supv. Berube responded: Access to the lake is a minor sliver of the entire discussion. We are going to have access to the lake.

The resident asked: So it is not a matter of denying access to the lake by not buying the property?

Several speakers responded: No.

Supv. Berube stated: The access to the lake got overblown in a huge manner because of the way it was presented.

Mr. Shoopman stated: We have no desire to take away your lake access.

Supv. Walls stated: I will say that is what drummed all of this up. Maybe I misunderstood, but when you walked in here the first time, the first thing you said was you have this Buck Lake agreement and it is going to expire and we can revoke access. This is how the whole thing started for me and does not make me warm to any proposal that comes up after that. That is why it got overblown because that is what you walked in here and said.

A resident stated: A clear and obvious threat.

Ms. Greenwald stated: I want to add that Mr. Fusilla told Ms. Bartel and I if the CDD did not agree to the swap of land parcels that he was not going to exercise his right to purchase it.

**A. Discussion of Potential Property Swap**

{*Sub-Topic Resumed*}  
[from point of suspension]

Mr. Mark LeMenager stated: I would like to speak in favor of the swap as I think it is a good thing all things considered. But I would also like to point out that the one item, now that I am no longer here to remind my colleagues every few months, let us remember \$300,000 of the current budget, the surcharge on your taxes, this Board agreed to pay down the streetlights. The project is almost done and when you are talking about money you absolutely have to keep in mind after 2019 we have got \$300,000 a year to decide what to do with; lower taxes or spend it on other things. I was here when the vote was held and I did say at the time I would remind you of this from time to time and I shall not forget that.

Supv. Berube asked: Have we lived up to the agreement that we spent all of that money and more to buy down those expensive streetlight leases?

Mr. LeMenager responded: A fine job.

Supv. Berube stated: The end result of what Mr. LaMenager is talking about is we will probably save about \$1 million in interest costs but spending \$2 million or so upfront. The fact of the point is the money does not become available for another fiscal year. The other thing is Harmony is aging and adding new neighborhoods all the time. This developer is contemplating putting in a new neighborhood. Mr. Fusilla just bought 186 lots. They were existing lots and this developer or he are going to develop those lots which means new neighborhoods. What does that mean to the CDD budget? It means we have increased costs and no additional income because the CDD fees are already being paid. A big open field does not cost anything to maintain, when a neighborhood goes in we add it to the Servello contract, the OUC water and electric, all of the costs of maintaining that neighborhood. Field services staff have to go in to take care of playgrounds, open areas, benches, dog pots, all of it. As we proceed, I can guarantee, Mr. Fusilla is going to develop those 186 lots at a rapid pace because he just spent money and he is paying CDD and HOA fees on those lots. You are going to see development here like you have never seen before. Whether it is cheap or not, I do not know, but we are going to have these meetings again as these new neighborhoods come on board for approval by this Board. You have seen what we have done to the developers in the past, if there is no park we will not accept it. This is how we started getting swing sets, playgrounds and park areas in every single

new neighborhood and forcing them to put in dog pots, benches and trash cans because they skip that. Again, the \$300,000 can evaporate very quickly.

Mr. LeMenager stated: That is the same nonsense I kept hearing year after year while sitting up there; it is zero based budgeting. My only comment to the folks is be careful what they do with you money as we all know what politicians like to do when they suddenly have a big pot of money to do something with; they like to keep it instead of giving it back to you.

Supv. Berube stated: Not this group.

Supv. Bokunic stated: That is a pretty broad stroke unfair statement.

Supv. Berube stated: It is a very unfair statement; dues have only risen here once.

Mr. LeMenager stated: I am not on the Board anymore so I can be unfair.

Supv. Berube stated: Dues have only risen once here in the last decade and it was to fund the streetlight buyout. I can tell you I am not for raising anybody's dues, taxes or fees but you have to understand reality. There is so much money in the pot called the budget; if you do not want to raise fees you have to cut services and with new operations coming online there is a cost. Having said all of that we need to return to letting folks speak. We have another speaking request from Ms. Audrey and Mr. Mike Giberson.

Ms. Giberson stated: I thought there was a sign-in sheet.

A resident (Nancy) asked: What was the other piece of property with the swap?

Supv. Kassel responded: There is a small strip out front by 192 that had been forgotten about and needed to be deeded to the CDD, but with this swap we are also getting the community garden, the landscapers compound, and some other benefits.

Mr. Shoopman stated: The RV storage lot, as well.

Supv. Kassel stated: In addition, assistance with getting repairs made to the dock at the lake and some additional funds for those repairs.

Ms. Greenwald stated: There is also the piece of property by the school.

Mr. Shoopman stated: Parcel G.

Supv. Kassel stated: That is another thing the research did not take into account; it just looked at the Buck Lake parcel. It did not look at any of the wider scope of Harmony CDD and what other property, and as someone wrote on Facebook today, if you buy this one why should you not buy that one. We have to think big picture, and as Ms. Bartel said at this point in time, but we have to think 20 or 30 years ahead as well and what is best for everyone in the community not just the people who live near Buck Lake who would not like to see houses there.

Supv. Berube stated: Mr. Shoopman correct me if I am wrong, the land swap at VC-1/BL-1 is completely separate and distinct from the other transfer of land. Let us go back to that - the developer offered us five parcels of land totally about 44 acres - the big open green space at Schoolhouse and Five Oaks, the space along 192, there are a couple of other green/wetland spaces scattered throughout the community and then the parcel which is generally the area at the end of Shell Path Road to the garden, commercial vehicle parking area, and the landscaper storage area which is probably technically wetlands too. The areas of value there, the wetlands no big deal, none of it is fee assessable and basically they want it off of their books. They are not saving any CDD fees or anything like that, they are just cleaning things up and basically liability and potential maintenance costs down the road over to the CDD. It seems like a pretty germane and neutral transaction; we gain some land and by taking all of those wetlands under our control they become conservation areas in perpetuity. For running the garden and commercial vehicle parking area, at this point I think though we would own it would continue to let the ROA manage it, it has been working so far. I would like the Board to consider it.

Supv. Berube moved to accept the land donation as previously defined.

Supv. Berube stated: This separates it from the land swap for VC-1/BL-1.

Supv. Farnsworth stated: The land donation independent of.

Supv. Berube stated: Independent of, we are not talking about VC-1/BL-1.

Supv. Kassel seconded the motion.

Supv. Walls asked: Did we not do that already?

Supv. Berube responded: No. We got to that point.

Supv. Kassel stated: I was not sure it was not a package deal.

On VOICE vote with all in favor, the motion was approved.

A resident asked: Where are the 186 lots you mentioned?

Mr. Shoopman responded: They are scattered throughout the community. There is a parcel at the entrance that has 35 villa lots in the open lot next to the townhouse, at the other entrance there are 46 townhouse lots, 31 estate lots, Parcel G which could potentially hold 10 houses.

A resident asked: Where is Parcel G?

Mr. Shoopman responded: Across from the school.

Supv. Berube stated: Starwood and you were going to develop Parcel M. What was it?

Mr. Shoopman responded: 65 80 ft lots.

A resident asked: Where is Parcel M?

Supv. Berube responded: Directly behind the horse stable and going southeast.

A resident asked: Who owns the big field behind the Welcome Center?

Supv. Kassel responded: It is part of Fusilla.

Supv. Berube stated: All of the open spaces that are developable lots have been transferred with the exception of The Lakes which SunTerra is maintaining. All of the other developable lots in Harmony Main are now under the control of Mr. Fusilla.

Supv. Kassel stated: And BL-1.

Supv. Berube stated: BL-1 is not under his control, it is SunTerra's.

A resident asked: Are you going to be able to control the quality of homes Mr. Fusilla is putting in?

Supv. Berube responded: To a degree, yes. The way it works is he owns the land and he is going to develop a five acre neighborhood. At some point in the development process they bring us plans. These are the houses, lots, where the park is going to be, the benches, swings, whatever the case is, and this is how the landscape is going to be. At that point we have a limited amount of input in what is going to happen.

Supv. Kassel stated: Not for the houses.

The resident asked: Does the County?

Mr. Shoopman responded: Yes. You are governed by the PUD; there are requirements for quality of development and minimum development standards a developer has to live up to whether that is me or Fusilla, DR Horton or Lennar.

A resident asked: What about colors and everything?

A resident asked: Whatever happened to the ARC?

Supv. Berube responded: We still have it.

Supv. Kassel stated: That was controlled by the developer.

Supv. Berube stated: When it is a new neighborhood the developer has control; once the neighborhood is 90% complete the ARC rolls over to the HROA, not this Board. We can request landscape buffers and more park area, but the actual layout of the neighborhood is governed largely by the PUD and whatever the County regulations are at that point.

A resident asked: Are the County regulations that determine the quality of houses to be built in existence now; or the ones under proposal for new guidelines?



Mr. Shoopman responded: They are existing.

The resident stated: You could build houses like DR Horton is building on 192.

Mr. Shoopman stated: I do not know which ones you are referring to but potentially if they live up to the minimum PUD requirements.

Supv. Berube stated: I think some of the houses built recently are on the minimum aspects of the PUD that applies here.

The resident asked: Is there a standard for houses built in Harmony?

Mr. Shoopman responded: Both would apply. There is the County standards and then there is the Harmony PUD document which supersedes the County restrictions, or if not it will fall back to the County.

The resident asked: Which is more restrictive?

Supv. Berube responded: The PUD is more restrictive.

The resident stated: My concern is I live very close to that parcel and 12 houses are going to go in there that look shabby and low cost.

Mr. Shoopman stated: I guarantee you the price point will be quite high.

Supv. Berube stated: It is 55 foot lots at 135 feet deep, on average.

Mr. Shoopman stated: With a CDD assessment of \$5,000 or \$6,000 per lot, per year, they are going to have to be expensive houses.

Supv. Berube stated: I think they said 4,000 sq. ft. houses are going to be the target for that size lot.

A resident (Nancy) asked: Is there not going to be another piece of property, if we do not buy these five acres, where we could put a community center?

Supv. Kassel responded: There is Parcel G, but it belongs to Fusilla and we would have to deal with them. Is that correct, Mr. Shoopman?

Mr. Shoopman responded: Yes, but I will say as a developer you should consider it as a more palatable piece for a community center or whatnot, as there is no CDD debt on the parcel.

Mr. LeMenager stated: You said as we add new neighborhoods it increases the CDD expenses. Would that negate the loss of the \$50,000 per year for this new neighborhood?

Supv. Kassel responded: It would add to it.

Mr. LeMenager stated: You are losing \$50,000 if you buy it but you are gaining how much if they build a new neighborhood?

Supv. Kassel responded: We are not gaining anything. We are gaining more expense, but no income.

Mr. LeMenager stated: You are gaining expense if they build there. You are losing revenue if they do not build.

Supv. Kassel stated: It is probably 10% or less that we are going to be spending there.

Supv. Berube stated: You have to remember, we are going to lose \$52,000 per year if we buy it.

Mr. LeMenager stated: Your expense is going to go up if they build it.

Supv. Kassel stated: By a couple of thousand dollars, at most.

Supv. Berube stated: The key to that is remembering it is \$52,000 per year for the next 15 years. Not only do we lose the income we still owe the bondholders the \$750,000. It is a \$1.5 Million exchange over 15 years that we have to pay; it is very expensive and these are the financial numbers that you come up with when you look at buying it. If you do that you have that expense before you ever consider the \$460,000. I think some of the numbers in the Task Force were wrong - the number used was 1,567 landowners; I think it is closer to 900.

Ms. Bartel stated: We have 980 now and 180 coming on.

Supv. Berube stated: The HOA bills 1,064 lots which includes the 186 that Fusilla just bought. In doing the math you are down to around 900 lots. That should be the rough number of CDD lot payers.

Supv. Kassel stated: We got the number from Mr. Koncar.

Supv. Berube stated: I do not know how he got 1,567.

Ms. Bartel stated: In the meeting we had with Mr. Fusilla he quoted a price of \$650,000 if we wanted to buy it.

Ms. Bartel stated: If you are going to go ahead and do the land swap I would really encourage the Board to engage the service of an attorney who would review the document. Even though I have almost 50 years of residential and commercial real estate experience there is no way I would take on the job to review a document. I am suggesting having an attorney review it because I have heard some statements alluding to the fact that the houses will be a minimum of 4,000 square feet and the lots will be this size. I suggest and encourage the Board to say we are going to do the land swap, but it is all going to be stated in the document and that the document transfers to anyone who owns the land.

Supv. Berube stated: To your point, District Counsel has been involved in all of this since day one, has done multiple reviews of documents, land transfers, how we arrive at the debt, and that is where we are going next. District Counsel is not outside of this and there has been numerous emails exchanged because we have cycled down to if you are going to do the swap you have to know what your CDD fee impact is going to be. There is going to be some change. We know the whole parcel is worth about \$52,000 per year,

if we swap we are going to take some non-assessable land now and make it developer land, we will take some developer-owned land that is now assessable and make it CDD land. After assessing all of the plats, plots and everything else what we came down to, and Inframark took a lot of time figuring this out, it is 1.09 acres of developable land that will be involved and will lose CDD assessments on when all is said and done. Our maximum debt limit per acre is \$2,300 per acre as part of the assessment methodology. Every year we will lose 1.09 acres times \$2,300 times 15 years which is roughly \$40,000 give or take. If we do this that will be the request from the developer - are they willing to shoulder that because we have the debt obligation and we cannot ask you the rate payers to shoulder the \$40,000 obligation to give them that request. Additionally, for those that stay with our meetings month-after-month you might remember when they bought this we had a controversy over a true-up deal regarding the debt. That net swap of land causes the maximum debt assigned to those lots to exceed the \$2,300 per acre debt ceiling. We know that and the number it takes, called a product modification payment, works out to about \$10,580. That will be the financial impact to the developer to accomplish this as presented and is the stumbling block right now for this Board to look to the developer. I think he has been involved in this so far, as there has been a lot of work behind the scenes to figure this all out, and it is pretty accurate from what I can tell because we are giving up  $\frac{3}{4}$  of an acre and gaining  $1\frac{1}{2}$  acres, but again there is a lot of calculating of developable acres to make sure we stay within the bond guidelines. All of this is carefully regulated with bond underwriters and lawyers. It should be about a  $\frac{3}{4}$  acre swap but it is not; it is 1.09 acres. So before we proceed down the road we will need this answer from Mr. Shoopman - you have seen the documentation that has been going back and forth and we are going to look to you for an agreement should we proceed with this land swap as detailed multiple times for a payment from you of about \$50,000. We will figure out the exact numbers.

Mr. Shoopman stated: It is agreeable.

Supv. Berube asked: You would write a check for that to accomplish this?

Mr. Shoopman responded: Yes, sir.

A resident asked: May I ask my question please?

Supv. Berube responded: I did not know you had a question.

The resident stated: It is my understanding that the new developer made a serious threat of closing down access to Buck Lake.

Supv. Berube stated: We covered that already.

The resident asked: Do you believe that was serious or major or not? I do not think it particularly relevant, but the threat was made. The question is why would they make a threat like that? It seems to me

they are trying to motivate you to do this land swap. I am wondering without the land swap what would the developer do with the area. Would they still develop it? Would it still be worth the same thing if the CDD did not provide this strip of land?

Supv. Berube asked: Are you going to do anything with the access to Buck Lake?

The resident responded: I am not talking about the access; we already know we have access, somebody determined it is in the County records that we have guaranteed access so the threat is meaningless. Now knowing the Harmony CDD does not have to give up the land in front of Buck Lake just to get access to Buck Lake - with that land and residents still able to walk into the lake whenever we want to, let us say the CDD holds onto the strip of land and does not swap it to the developer who made the threat; what are they going to do with the land they have left?

Supv. Berube stated: My guess would be that they would build to the initial plan which was 20 houses crammed in there at the very minimum PUD quality requirements. That was the plan that existed before it got modified. They own the land and they can do what they want.

The resident asked: Can we have the developer speak for the developer? Is that exactly what your plan was or what you would do if you did not have the strip of land?

Mr. Shoopman responded: I think everyone is blowing the lake access out of proportion. I want to give it to you in perpetuity and the whole point of doing this is to eliminate the agreement. You have lake access through the PUD, yes. Do you have usage of the lake? Who owns the lake? Yes, you have access and have two other docks that can access the lake. I have the ability to build on the lake and I could build those houses. I do not want to build that, I want to build something that works for everybody.

The resident asked: Did you just say you have the ability to build houses on the lake?

Supv. Berube responded: In that parcel.

The resident asked: Is that not part of the DRI and no houses are to be built on the lake?

Supv. Berube responded: The DRI is gone.

The resident asked: It was cancelled and our CDD said okay, lets cancel it?

Mr. Shoopman responded: DRIs have been gone in Florida for quite some time; they were eliminated by the State of Florida.

Supv. Berube stated: We have heard the financials and the financial impact of this process. The developer has agreed to cover the \$50,000 which will be the net impact. At some point you have to vote.

Mr. Berube MOVED to do the land swap as detailed to include the development of the parcel as shown on the last plat map as 12 lots, landscape buffers, parking area, seating area, repairs to the boat house up to \$5,000, and handling the permitting to allow the redoing of the boat house.

Supv. Berube asked: Does the motion cover all that we need to cover?

Mr. Qualls responded: There is going to be review and other items as we move forward and I think all of it is subject to the attorney's getting together to be able to iron out the details.

Supv. Berube stated: We have done most of the groundwork and I think we are on solid ground with most of the numbers. I want to make sure the motion I just made is encompassing of what we are attempting to do.

A resident asked: Are you just going to ignore the survey where people want green space? How can you vote on this now?

Supv. Bokunic responded: Half the people did not want green space.

Supv. Berube stated: I asked the Task Force for a conclusion of which way they want to go and they said we really do not have a conclusion. Some people are not going to like this, but we need to move this forward, otherwise it will be another meeting with another survey and it goes on and on. You have to bring it to a conclusion. The developer is going to do something there - it is our duty to get the best possible package out of the developer. He just agreed to spend \$50,000 more to satisfy our needs which has been my drive in all of this to make sure we do not negatively financially impact anybody. We have gotten considerable financial consideration already and that is what we are going to do, move forward. My motion may not get a second, it may not pass.

The resident stated: You are making money by selling Harmony green space to the developer.

Numerous speakers stated: He already owns it.

Supv. Kassel stated: We are getting more land in this swap than we are giving.

Supv. Farnsworth seconded the motion; with Supv. Berube, Supv. Farnsworth, Supv. Bokunic and Supv. Kassel voting aye and Supv. Walls voting nay, the motion was approved.

[Applause]

Supv. Berube stated: I realize some people are not happy. We are never going to make everybody happy because as you saw on the survey you have widely varying opinions. I can promise you we will

continue to make sure that development looks as nice as it possibly can, the financial transactions are accurate, and that there is no negative financial impact to the rate payers here.

Mr. Koncar stated: We are planning on bringing this back to the next meeting as there is a lot work that has to get done.

Supv. Berube stated: The finalization of all the finances. In anticipation we expect about \$50,000 to come from the developer - \$10,000 for the product modification and 1.09 times \$2,300 times 15 is about \$40,000, but we will need the final numbers for ratification. We have approved it subject to the final deal.

## **SIXTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Engineer**

Supv. Berube stated: I am remembering something about an encroachment on Indian Grass; going back six or seven months. What are we doing about this encroachment?

Mr. Boyd responded: I do not have a good answer for you today because I did not get a conclusion. My thoughts about it are it is a bit of a challenge. My initial thought was to grant an easement to the homeowner/lot, but there was concern of whether it would be a problem for the lot, but that is not necessarily your problem. Beyond that you are looking at deeding land to them and to me it opens up a lot of problems, so I do not have a good answer for you. This is an opinion, and it is an engineer's opinion not a legal opinion. My thought would be if you are going to deed the land you will have to determine what the width is and do it the entire length of all the lots.

Supv. Berube stated: Otherwise you have a jog.

Mr. Boyd stated: Otherwise you have decided, arbitrarily, that you have given up some land for that one lot. You can make a more uniform decision and change the buffer as opposed to what it was before.

Supv. Berube stated: This could get fairly complex to settle. What happens if we just do what we have done so far and ignore it? It is not really where we should be, but how far do you go with it?

Mr. Qualls responded: It is an encroachment; it was not done on purpose. The relevance of it does not matter; it is still an encroachment. I do believe action would be in order and in talking about this with the engineer the only two options would be to dedicate it or to seek some form of compensation for the loss. The other thing the engineer said, which makes sense, is technically it is not your problem to spend a lot resources to fix, so perhaps you just direct us to notify the landowner of the encroachment and ask the landowner to present potential solutions. He came in and asked for an easement.

Supv. Berube stated: He told us we made a mistake. What do we do and we said we would get into it. What if we do this - Mr. Koncar can you go back in minutes, six or seven months? We need to find his name and address. I would suggest, as District Counsel just said, it is not our problem to fix this and he did come to us to say he needs to fix it. Maybe set up a conference call with you, District Counsel, and the District Engineer and have a conversation about where you want to go with this. Then you can come back and tell us.

Mr. Qualls stated: It is CDD land that is affected, but I am not sure which lot it is.

Supv. Walls stated: The simplest option I would present to the landowner, we are talking a small portion of land with a small value attached to it, figure out what the value might be and say we can fix this, we will sell you that piece of land, whatever that cost is and we are done. That will be our proposal. It is not our fault they made a mistake, but they made a mistake. Instead of dedicating the whole strip of land and doing all of that, say this is the cost of the six inch piece of land, pay it and we will be done.

Supv. Berube stated: You will have to figure out if they are giving us accurate information.

Mr. Qualls stated: They will need to give us a survey.

Supv. Kassel stated: And they cover our legal costs.

Supv. Berube stated: Mr. Koncar, Mr. Qualls and Mr. Boyd, the landowner did come here to say we blew it and we want to fix it. We have kind of shoved it down the road and it is not really the right thing to do because at some point it is going to come back to bite somebody. We need to get the parties together, and as Supervisor Walls suggest, if the easiest way of fixing this is figuring out what the little piece of land is worth, asking them to write a check and move on down the road, we have satisfied everybody's request.

Supv. Farnsworth asked: Is there any difficulty in selling him that small piece of land with the title work and all of that?

Supv. Berube responded: It will all be on the owner. We need to get the determined value; we are not experts and it is why we pay these folks.

Mr. Koncar stated: We will follow-up.

Supv. Berube stated: The wet area in Neighborhood F.

Mr. Boyd stated: I spoke to Junior Davis about it today. When I originally met with them they said they wanted to come out when they were ready to mobilize it. We just had a pre-construction meeting with the water authority on Neighborhood J. They are about to mobilize on Neighborhood J and I specifically asked them about it today saying remember you said you would come back to fix that area and they said yes.

## **B. Attorney**

### **i. Hall Company Ashley Park Resurfacing Contract**

Mr. Qualls stated: I think this item on the agenda may have been placed inadvertently. My understanding is that is was completed and the job was done well.

Mr. van der Snel stated: It is not completed yet. There are still some line striping issues that were way off and two puddles to be redone. The Hall Company has promised to do it, however, they have not done it yet. I have stated to them that once it is completed we can CO the invoice.

Supv. Berube stated: At this point we have not approved the invoice as we are waiting for completion to your satisfaction.

Mr. van der Snel stated: Correct; it is 95% done.

Mr. Qualls stated: If I send a letter it will be unnecessary at this point. Maybe have the District Manager send a letter as a follow-up.

Supv. Berube stated: You have good rapport with them and they have been cooperative.

Mr. van der Snel stated: They have been very responsive.

Supv. Walls stated: They are going to want to get paid.

Supv. Berube stated: He told them until they get the punch list done he is not clearing the invoice.

Mr. van der Snel stated: They wanted their payment already, but I refused.

Mr. Qualls stated: That is what the contract says.

Supv. Berube stated: We put the start dates in and it was cold and rainy and they started in the rain. They did what they said they were going to do and overall it has probably been a pretty good paving project for the edification of the Board. I think we got a fair deal and it turns out they probably underestimated on the total square yardage and is probably why the deal looks so good. It was how many loads of asphalt?

Mr. van der Snel responded: 22.

Supv. Berube stated: I think they figured 10. We got more than an inch, as evidenced if you have seen some of the comments on Facebook, because the drain structures are now like potholes. To get the drainage you have to put enough asphalt and we have got a solid 2 to 2½ inches throughout most of the place versus the contracted inch. They have tapered it all and raised the storm drains so overall the traffic issues have gone away and it looks really good. I would say Hall would be on the approved list for next group of alleys we want to do.

Mr. van der Snel stated: Yes.



Supv. Berube asked: Speaking of which, do you want to start a project of doing more alley refurbishments or do you want to wait until later in the year? We have the money and some of them need it. If you want to do an assessment we can do that and see where we need to go next.

Supv. Walls responded: I think it needs to be on a schedule. We need to continue doing them as they need it.

Supv. Berube stated: The problem is we are behind.

Supv. Walls stated: That is what I am saying; we have set aside the money. We should spend it and we need to figure out which place.

Supv. Berube stated: We will get an assessment and figure out where we are going to go. The traffic issues are something to consider when you do this, but overall it worked out very well. There were one or two complaints about traffic.

## **ii Servello Contracts**

Mr. Qualls stated: The next item is the contracts that this Board has heretofore approved with Servello, but at the workshop Servello brought up a few points and wanted to address the 40% payment in advance where materials were needed and a couple of other issues. At the workshop it was directed that Supervisor Bokunic would work on it as your liaison. He did that and those agreements have been finalized. The primary issue was Servello wanted to make the District responsible to provide locator services, but that was a no and we modified it to Servello's satisfaction. Those have been completed, meeting with Supervisor Bokunic's approval and have been sent to the Chairman for final execution.

## **iii Approval of Employee Handbook**

Mr. Qualls stated: Changes were made between the last few meetings and I am happy to go over those briefly if you would like me to. There were several formatting changes by Supervisor Farnsworth, Supervisor Kassel has six suggestions and those were addressed.

Supv. Kassel stated: Except for one.

Mr. Qualls stated: Except for one which is the pay scale.

Supv. Kassel stated: We said we would have a pay scale and there is only a starting range.

Mr. Qualls stated: Maybe we change the way it is worded, but it basically provides the starting salary and does not have a maximum salary.

Supv. Berube asked: Does it not do that? Is it not a starting range and then list increases as time goes on?

Supv. Kassel responded: No, it just says hourly starting rate and modest increases provided after 90 days, special certifications \$1, and may be entitled to an annual pay increase. There is no salary range as is mentioned in the actual employee policy.

Supv. Berube asked: Is it a big deal?

Supv. Kassel responded: My feeling is that unless you have a good idea of what those positions are paid, we want to be competitive and want to keep the people we have. We do not want to have to keep changing people. It is expensive and time consuming. Let us know what the range is - for example the Field Operations Manager has a scale of \$40,000 to \$60,000 per year. Why should the field services position not have it so we are not limiting our people to a scale that is below market value which may cause them to want to move along to some other position?

Supv. Berube stated: If you give a range most people will come in and insist on the higher dollar, and if you will not give it to me maybe I do not want to work here.

Supv. Kassel stated: We have a starting hourly rate.

Supv. Walls stated: What you are saying is a maximum amount, so it is known. It is probably good in terms of you know what the boss makes, it is right there, you do not necessarily want to have a situation where an employee is making more than the boss which could happen, theoretically, if you do not have a maximum.

Supv. Farnsworth stated: You have a range for start. What is it we are talking about adding?

Mr. Koncar asked: Are you talking about a step plan?

Supv. Berube responded: No, she wants a maximum hourly.

Supv. Kassel stated: A salary range for the positions we have detailed. We have detailed all of the tasks on the previous four or five pages, we have a starting hourly wage, but we do not have a ceiling.

Supv. Farnsworth asked: Are we talking about job descriptions?

Supv. Kassel responded: We are talking about a ceiling for those positions; an hourly ceiling.

Supv. Farnsworth asked: Are the job descriptions in here?

Supv. Kassel responded: Yes. It is all of Appendix D.

Supv. Berube stated: To your other concern where you say we want to be competitive with the marketplace, we have not had a problem hiring people.

Supv. Kassel stated: It is not about the hiring, it is about the keeping.

Supv. Berube stated: We have had zero quits with one exception. In the three and half year history of field services nobody has quit, they have been released.

Mr. van der Snel stated: One staff member quit because he forced me to give him a raise which I did not agree upon and then he quit.

Supv. Kassel stated: It speaks directly to the ceiling. I do not know all of the circumstances, but it speaks to me of we are losing people because we may not be paying enough marketwise.

Supv. Walls stated: From a broader prospective we know what these jobs do; we know what the description says. Is the rate we have there a market rate? I do not know, maybe it is. I do not have a problem saying the maximum in this job is whatever that number is because there is a market and the market says here is the minimum people make and here is the maximum doing this job, and if we want to set that I do not have a problem with that. It may change from time to time. I do not necessarily think you have to show it in the policy itself, but you need to have some guidelines.

Supv. Kassel stated: We need to have something the employees can access.

Supv. Walls stated: Most jobs have a pay scale / pay range.

Supv. Kassel stated: If you get hired here you are never going to earn more than this amount.

Supv. Walls stated: It is especially true in government.

Supv. Berube stated: The starting rate has edged up over the years to keep track of inflation and reflect the marketplace. Wages have been going up and there have been labor shortages. If you want to put a maximum on where do you want to cap it? You have to be careful with this because if you cap it too high some employees will use it as a weapon.

Supv. Walls stated: That is not how a minimum/maximum works. You have a starting range and what we have said in the manual is you may get a raise if the Board says you will get a raise and the raise may be x percent. You are only going to move up as fast as this Board says you are going to move up.

Supv. Kassel asked: What if somebody goes to Mr. van der Snel and says I want a raise above that?

Supv. Farnsworth asked: How long is it going to take you to get to that point? I am trying to figure out why I am putting in a maximum at this point in time. There is the starting rate and then you can only go up at a rather limited rate, it is going to be a long time before anybody ever gets to a level.

Supv. Walls stated: The maximum may not be that far from the minimum depending on what the market for that job is. A job is only worth so much and there may be a small range there, but we cannot figure it out tonight. We need to go back and look at it.

Supv. Farnsworth asked: Why is it necessary, in this document, to put the maximum in?

Supv. Walls responded: It is not. There should be a separate document that goes with the job descriptions.

Supv. Kassel stated: I believe the document references a pay range.

Supv. Walls stated: They are in the appendices and those will change from time-to-time as changes are made to those jobs.

Mr. Koncar stated: We are talking about establishing a market value for the positions.

Supv. Kassel stated: A pay range.

Mr. Koncar stated: That is a market value - here is what the position is worth and can be adjusted over time.

Supv. Berube stated: We have already tried that. As it was being developed there were several attempts at going to Glassdoor and looking at market ranges. We are in a unique position with these particular job descriptions as we found with our workers' compensation rating. We gave the job descriptions to FRM and they use those to code it to cover this wide ranging all encompassing deal. I hate putting an upper target on there because it becomes just that, a target. I am very comfortable with the way it is written. I like the end result of the way this book looks. We have gone from a bunch of sheets of paper to a professional looking document that you will be able to distribute.

Supv. Farnsworth stated: When I went through it I came up with four things. One has been addressed; it was the duplication of the appendices. In the forms included, two of the forms are an online fill-in-able form, the rest of the forms are not that way. My request is to make them all to be filled in or change the two back so they cannot be filled in electronically.

Supv. Berube stated: Print everything on paper and fill it in to go in the employee file.

Supv. Farnsworth stated: Eliminate the electronic capability.

Mr. Qualls stated: Those are the FRM forms - do you know how to do that?

Mr. van der Snel responded: I have the original FRM forms. When I open them in PDF I can fill them in.

Supv. Farnsworth stated: If I cannot convert them I know I can duplicate them.

Mr. van der Snel stated: After it is printed and signed, it is scanned in and sent to FRM.

Mr. Qualls asked: Would you be willing to send them to us the way you want them?

Supv. Farnsworth responded: Yes. The other is the table of contents. If anybody is going to use this thing in electronic form it is very convenient to be able to click on a section and be taken to the section.

Mr. Qualls stated: We can do that.

Supv. Berube stated: This is going to be stored electronically.

Mr. Qualls stated: None of these changes are substantive.

Supv. Farnsworth stated: The last is the contact. Mr. Koncar's name is repeated.

Supv. Kassel stated: That was intentional; we requested it so the employees do not have to search through the entire document to find out how to contact Mr. Koncar.

Supv. Farnsworth stated: I am of the opposite mindset and I would put it on the very back page.

Supv. Berube stated: You have to remember the guys we are hiring are not engineers like you.

Supv. Farnsworth stated: They are being given a handbook, it has a front cover, and on the back cover is all the contact information. It does not take a brain surgeon to figure that out.

Supv. Bokunic stated: I would put it there too.

Supv. Kassel stated: I am fine with leaving it where it is and adding it there.

Supv. Berube stated: When the District Manager changes you change it globally with the new District Manager's name and any phone number changes.

Mr. Koncar stated: Once it is in final form I will be meeting with the employees to go over it with them. One of the forms will be that they have looked at the book, understand what is in there, they sign the form and it goes in their file.

Supv. Berube stated: If you remember the last discussion, it was that there was no structure or an easily definable spot where if an employee has a problem where does he go. Our reaction to that was put it in everywhere so it is easy to find no matter where they are at. We are going to leave it the way it is and add it to the back cover.

Supv. Farnsworth stated: What I provided is just a sample, you can make it however you want.

Supv. Kassel stated: I am still not comfortable with not having a range so our wages are not too low or too high and so that the employees understand coming in they are never going to earn more than this. If they push for an unreasonable raise it is grounds for they are gone, at least they are coming on understanding that they have the potential to grow in the position to a certain extent. If we end up not putting any kind of ceiling on then, we need to take a reference out of the handbook that refers to pay scale.

Mr. Qualls stated: Just call it starting range.

Supv. Kassel stated: I do not know if I am the only one who feels we have a ceiling or not.

Supv. Walls stated: My thoughts were the same as yours when we put it in there. You would have a job description and it would say it starts at this much and maxs out at this much. It is not part of the policy manual; it is part of the appendices.

Supv. Berube asked: Who is comfortable with the wage description / policy as printed?

Supv. Farnsworth responded: I am fine with it.

Supv. Bokunic responded: I am neutral.

Supv. Berube stated: Yes or no.

Supv. Bokunic stated: I say we change it, so no.

Supv. Berube stated: I am comfortable with the way it is. It is three to two. What do you want to put as a high end number?

Supv. Kassel responded: I think it is something Mr. Koncar needs to work out with Mr. van der Snel.

Supv. Berube stated: You are never going to get there. 50% over the starting number should be your range.

Supv. Kassel stated: I think we need to be a little smarter about our research on it

Supv. Berube stated: We have already done the research. They have the documentation.

Supv. Kassel asked: Mr. Koncar can you speak to this please?

Mr. Koncar responded: We have ranges for similar positions in terms of what the employees here do. What I would suggest is let me get with Mr. van der Snel and we will bring something back at the next meeting. It may be what has already been provided, but let us bring something back to close the loop and get it done.

Supv. Kassel asked: Mr. van der Snel, can you comment on it?

Mr. van der Snel responded: I think it is more than fair if you get certified or you accomplish something within the function that you do you will receive a raise. I would definitely put a cap on it, but what the guys do is very essential. Shawn has been working for us for over three years, so how do cap him? I had the discussion with Shawn to say give me something that I can bring to the Board for why I gave you a raise. What are you going to do to expand your tasks, and that is how I try to motivate staff to justify a raise. I believe in capping, but nobody is going to like it and as Supervisor Berube said they are going to use it as a tool like when a former employee came in and said I want a dollar more or I am going to leave.

Supv. Walls stated: We are overanalyzing this. It is something that is done everywhere and you have to keep in mind how the raises are now done. They are approved by this Board. Whether they want to use that as a tool against you, which they cannot with how the policy manual is written is irrelevant. If that is what they want to say hand them the policy manual.

Supv. Berube stated: We have suggestions from Mr. Koncar.

Supv. Walls asked: Are we going to approve the policy manual tonight? It is appendices we are talking about that change from time to time.

Supv. Berube stated: Bring back your ranges and we will add an appendix to cover maximum salary.

Supv. Walls stated: There are job descriptions there it just needs to be added.

On MOTION by Supv. Berube seconded by Supv. Kassel, with all in favor, the Employee [Policy] Handbook was approved, as amended, subject to salary caps being provided.

## **C. Field Manager**

### **i. Facilities Maintenance**

The monthly highlight report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

### **ii. Facilities Usage**

Submission accepted without discussion.

### **iii. Facebook Report**

Submission accepted without discussion.

### **iv. Pond Report {Hydrilla Update}**

Mr. van der Snel stated: We purchased the chemicals and they are ready to go. We got some feedback from the salesperson and he was not really happy with the way we went. Depending on the weather, we are going to start in February. It will be applied on Cherry Hill Pond and between Middlebrook and Feathergrass.

Supv. Kassel stated: I thought I saw an invoice that we had bought it. I thought we discussed the last time that we were going to treat immediately.

Mr. van der Snel stated: The plan was February. If it is too cold when you put it on it is still dormant. It dilutes the product and it will not be effective. You have to hit it when it starts growing. I do not think the invoice has been processed yet.

### **v. Pressure Washing**

Mr. van der Snel stated: We have a video. We started our pressure washing at the dog park and the device is really working well. It uses diesel to heat the water and we calculated four 200 gallon tanks of water, and we need 10 gallons of diesel. We got started later than expected because of a personnel change.

Supv. Kassel asked: Because of what?

Mr. van der Snel responded: A personnel change; I notified the Board.

Supv. Kassel stated: I have not heard about it.

Mr. van der Snel stated: I sent the Board an email about Mr. Costa.

Supv. Bokunic stated: A while ago.

Supv. Berube stated: A month ago. He left between December and January.

Supv. Kassel stated: It sounded like we had a personnel change today.

Supv. Berube stated: A month ago; that is why they were delayed in getting this started until another person came on board. This is the sidewalk scrubber.

Mr. van der Snel stated: It goes fast. Again, the heat really works.

Supv. Berube stated: The operating expense is hard to tell on a linear foot basis and you are using a little bit of water and some gasoline and diesel.

Mr. van der Snel stated: The water is ground water so there is no costs; it is only the fuel.

Mr. van der Snel asked: Do you have any questions or concerns?

Supv. Berube asked: Do we have a guy assigned to the pressure washing one or two days a week?

Mr. van der Snel responded: For the startup I had two guys, which you need because of the hoses, for 16 hours for now. We are going to do the pocket parks first as they seem to be the worst and the sidewalks on the outskirts.

Supv. Berube stated: This is hot water and hot equipment do you have safety equipment for the guys? Insulated gloves and boots?

Mr. van der Snel responded: They have boots. Gloves are available and they are wearing them. They have a lot of experience with the material because they both worked night shifts at Disney and it was all they did.

## **vi. Dog Park Issues**

Supv. Kassel stated: For the dog park I am still lobbying for paving stones. I think it is the best solution and a permanent solution. I saw that the area had been seeded and I do not think it is going to survive for more than a few weeks after the grass gets established. It is wintertime now so it is harder because the grass is dormant. If we have that area people can sit back under the pavilion and the dogs can play there without creating a dirt hole.

Supv. Farnsworth asked: Are pavers better than Astroturf?

Supv. Kassel responded: Much.



Supv. Farnsworth asked: Why?

Supv. Kassel responded: For a few reasons. Number one, the dogs run at 25 mph on that with their nails in curving motions jumping, leaping, and they are going to displace it and put holes in it with their nails.

Supv. Farnsworth asked: Will they still run on pavers?

Supv. Kassel responded: Yes, and they will get just as much grip on pavers. It is going to be better - it will allow the dogs not to get dirty, it will not get torn up, it will be an impervious surface that still lets moisture below. There are pavers there already around three side because the structure does not have any gutters and when it rains the water would come down in sheets off of it and create mud around three sides. The dogs would play in the mud and dig in the mud and it is why the pavers are there and they work.

Supv. Berube stated: Your concept is you want to put pavers extending out from the front of the pavilion heading towards Cat Briar.

Supv. Farnsworth stated: In an arc.

Supv. Kassel stated: Exactly.

Supv. Berube asked: How far out do you want to go?

Supv. Kassel responded: At least 12 feet.

Supv. Berube asked: What happens when the pavers run out and the dogs run again on the grass? Why do we think when the dogs exit the pavers onto the grass that the grass will not get torn up there?

Supv. Farnsworth responded: Anything there is going to have a boundary someplace.

Supv. Kassel stated: The reason that area is torn up so badly is because people sit there and where people sit is where the dogs stay around. If you go out to the end of the park you dogs are going to hang out with you there. Those benches are stationary and not moving. If you provide a play area near those benches it is where the dogs are going to spend most of their time. In the 13 years I have lived here the area has never been so ripped up as it is now, but it is because more people are using the dog park at the same time. There is a lot of dog play and the dogs like the dirt. Where they are going to play is that half moon for the most part sitting in front of where their people are.

Supv. Berube stated: We have grass growing there, you seeded it, I saw the hurricane fence up. How about if we do this since we have already made the investment in the time and materials, let the grass grow, finish it up, pull the fence down and see what happens?

Supv. Kassel responded: It is going to be three or four months before that grass grows. It is dormant now, it will not be until the end of March until it starts growing.

Supv. Berube stated: Where I was going is if the dogs tear it up, we will make a decision. I do not disagree with putting the pavers down, but I hate to throw away the investment in time and materials we have already made. If they tear it, they tear it up, but I hate to just say it is going to get torn up and throw it all away now. Fair enough? Let it grow and see what it does.

Supv. Kassel stated: I understand your point and to some extent I agree with it, but people go to the dog park every single day, so now you are making them wait 160 days until something gets done and those benches are pretty much unusable because people want to be with their dogs.

Supv. Bokunic asked: What is the hold up on us doing this?

Supv. Kassel responded: He does not want to waste the money.

Supv. Bokunic asked: How much money are we talking about?

Mr. van der Snel responded: I have to get a quote.

Supv. Bokunic asked: Can we at least look into and get a quote?

Mr. van der Snel responded: Yes, it will be about \$2,000.

Supv. Bokunic stated: You are there and know it better. If you think it is going to solve it then we should look at doing it.

Supv. Kassel stated: The other thing is when the gates were changed, the new hinges / closers were switched inside the small dog park when you come in now on the right side instead of the left side. On the left side are pavers and when people would come in and out the pavers would prevent a muddy place. Now the opening is on the right side and a mud pit. The pavers need to be moved to the other side or pavers added to the side where there is an opening.

Supv. Berube stated: It can be added to the quote he is going to get. Does the problem exist at any other gate?

Supv. Kassel responded: I usually come in that gate and do not look at the others. It is worthwhile looking at them.

Supv. Berube stated: Look at all the gates and include paver access to the gates swinging into the quote for the pavers in front. You have used American Outdoor Living, if I remember right.

Mr. van der Snel stated: I do not know. I can shop around.

Supv. Berube stated: He did the work at the Ashley Park pool when we tore that up.

Mr. van der Snel stated: I can shop around. On the arc would you like it to start at where the drain is now?

Supv. Kassel asked: So that the arc goes from the concrete pad on the left all the way around?

Mr. van der Snel responded: Yes.

Supv. Kassel stated: Good with me.

Supv. Berube stated: Most of the cost on small jobs is mobilizing; adding square footage is minimal.

Mr. van der Snel stated: I have convinced Lennar to fix the pocket parks. It was quite a challenge, but they gave in. Mr. Brock Nichols really helped. They are going to re-sod the pocket parks next week with Bahia.

Supv. Berube stated: You are referring to H-1.

Mr. van der Snel stated: Yes. I am still working with Richmond for H-2, they are a little tougher, but they are getting to know me better.

Supv. Kassel stated: H-2 is worse.

Mr. van der Snel stated: It also involves concrete sidewalks and the park in between. It is going to happen, it is just taking a bit more time.

Supv. Beube stated: While you are upgrading parks at the end of the new Butterfly Park sidewalk where Butterfly Drive blends in to Ducks Guide down by the trail there is a tree or bushes where somebody drove a truck up into it. You can see the tracks. It has been that way for months with the construction going on. It is going to be finalized soon with the trees that need to get fixed.

Mr. van der Snel stated: I can rake it out quickly.

Supv. Berube stated: The bush is in pretty tough shape. I think we could spend a little money there. We are going to have brand new trees and sidewalk and that bush is what you would call toast. It is a small amount of money, make it look pretty.

Supv. Farnsworth asked: What is the status of the water fountain at the dog park?

Mr. van der Snel responded: We put it in yesterday.

Supv. Farnsworth stated: I looked at it today and it was just dribbling.

Mr. van der Snel stated: I still have no water in Town Square. First there was water and I wanted to shut it off, and find the shut-off. Now there is no water and I am asking them where did you find the shut off and they will not tell me. We took the fountain off of Town Square and moved it to the dog park. We have to order the insides of the fountains. One is \$2,500 so I am trying to gut it out and put new guts in and that is what we are trying to do now. However, since there is no water in Town Square we transferred the one from there to the dog park.

Supv. Kassel asked: Why is it dribbling?

Mr. van der Snel responded: We just put it in yesterday and Mr. Scarborough figured out it is dribbling so we need to figure that one out also. It never had water in Town Square so we did not know it was bad.

Supv. Farnsworth stated: I pushed on the button and nothing happened and the upper portion is just sitting there dribbling.

Mr. van der Snel stated: It is still good to throw out because new ones are expensive to buy and I do not want to spend \$5,000 on new fountains if I can still refurbish them.

Supv. Berube stated: The water here is not plumbing friendly; it is corrosive and eats up the pipes.

Supv. Farnsworth stated: That is fine as long as you can rebuild it.

## **SEVENTH ORDER OF BUSINESS**

## **District Manager's Report**

Mr. Koncar stated: If you will recall we had discussion at the meeting about Servello and communication. We held a meeting with the Servello team, we went over communication, how we are going to communicate, what we are going to do. I think we had a good meeting; we had an understanding about how we are going to do things, and the communication going back and forth with Mr. van der Snel, myself and the Servello team. I think we reached a good conclusion with Servello and now it is just a matter of moving forward and putting whatever happened in the past, in the past. I will be working with the Servello team, as well as Mr. van der Snel, on what we do as we move forward.

Supv. Bokunic stated: It is good to hear that.

Supv. Berube asked: From the Field Manager who has been watching this everyday - what do you think of Servello's performance?

Mr. van der Snel responded: After the January 11th meeting I have decided to step back a little and be more on the sidelines which I think is a blessing in disguise. They have not been mowing for three weeks because I have told Mr. Migues it is too cold and you do not want to mow when it is not needed so spend the time on detailing and it is pretty much what they are doing now. As you see around they are detailing the ornamental grasses. They are more active in detailing since they do not have to mow and with my approval they have only been mowing hot spots that really need to be mowed for the last three weeks.

Supv. Bokunic asked: How do you feel about the communication?

Mr. van der Snel responded: What we agreed upon this afternoon is all verbal communication will be minimal. The Tuesday meetings I used to have with Mr. Migues will only be on paper. He is going to email me his concerns and I will email it back. They requested less use of text and use email because it is easier to

distribute and that is what we agreed upon. I have told CDD staff not to interact with Servello staff, only as needed and if there is an issue to contact me directly. What we are trying to do is create a different way of communication which is more comfortable for everybody and leaves no confusion in the future. Hearsay was the big issue and we will not have that anymore.

Supv. Bokunic stated: It has only been a couple of weeks, but how do you feel it is going?

Mr. van der Snel responded: I was very relieved. They are more on their own now.

Supv. Kassel asked: How are they performing?

Mr. van der Snel responded: They are only doing detailing. I think they can use some safety classes because I still see people in the back of a trailer, but it is Servello's responsibility and is pretty much the micromanaging they did not want anymore.

Supv. Bokunic stated: Pass it along to the District Manager.

Mr. Koncar stated: I think one of the key things to come out of today's meeting is the form of communication is going to be better and is going to involve Mr. van der Snel and myself, not just Mr. van der Snel. In other words, we are not going to have the conflicts we had in the past, if there are issues we are solving them on our level and not coming to the Board to have a knock down drag out, my words, like we did the last time because that is not how it should happen. We will solve it on our level now and make sure they are on track.

Supv. Farnsworth asked: Are they going to be putting together a table or spreadsheet or something that you will be able to tell whether they are truthful in what they put down that they have done?

Mr. van der Snel responded: They are going to report directly to the Board. If I see anything they put in that is not true I will notify the Board at the meeting to say this is what I found and this might be incorrect.

Supv. Berube stated: The way it will work is the report will go into the Inframark and they will incorporate it into the meeting package. When the agenda package comes out you will see it and have time to edit then and let us know if it is accurate or not.

Mr. van der Snel stated: It will not be influenced before the report comes out.

Supv. Farnsworth stated: I was not meaning it would be, but if you see a list of things they claim they did you will be able to tell if it is honest.

Mr. van der Snel stated: Yes.

Mr. Koncar stated: We made sure they understood we do not want to get things at the last minute. We want things 10 days ahead of time so it can go in the agenda package, there is chance to review it and we

can give a factual report at the Board meeting. This throwing things at us at us at the last minute is not working. We want to make sure it gets to us 10 days ahead of time and we will be working with the other vendors for the same thing.

Supv. Farnsworth asked: Is their contract still outstanding and not yet signed?

Mr. Qualls asked: The underlying maintenance contracts? No, it remains effective and they did send the letter withdrawing it.

Supv. Berube stated: They rescinded the cancellation of the contract.

Supv. Farnsworth stated: I want to get a copy of their contract.

Supv. Berube stated: The District Manager can send you that.

#### **A. Financial Statements for December 31, 2017**

Consideration combined with Invoice Approval.

#### **B. Invoice Approval #213, Check Register and Debit Invoices**

Mr. Koncar stated: The financials are in your backup. We would like have approval of the financial statements and invoices unless there are any questions.

On MOTION by Supv. Kassel, seconded by Supv. Bokunic, with all in favor, Invoice Approval #213, the check register and debit invoices were approved.
--

Mr. Koncar stated: We had two follow-up items from the previous meeting. One is Inframark was requested to provide a cost estimate for doing payroll as well workers' compensation. We have the payroll numbers and are waiting on a quote for the workers' compensation. We will report back as part of our follow-up notes from the meeting giving you some numbers on that.

#### **C. Facility Usage Application**

##### **i. Soccer Club of St. Cloud for Practice and Scrimmages**

Mr. Koncar stated: At the last meeting we discussed the request from the Soccer Club of St. Cloud. Mr. van der Snel and I have communicated with them and followed up on the Board's questions. They have answered all the questions and we are waiting on payment and ready to move forward.

Supv. Kassel stated: They agreed with the payment schedule we offered.

Mr. Koncar stated: It was the schedule, removing equipment from the facilities area every night and the payment. We have confirmed they have agreed to all three of those.

## **EIGHTH ORDER OF BUSINESS**

## **Topical Subject Discussion**

There being none, the next item followed.

## **NINTH ORDER OF BUSINESS**

## **Supervisors' Requests**

Supv. Berube stated: That reminds me that we put off the sod replacement with Servello. We are going to get tight for time; would the Board agree that we have thousands of square yards of sod that has to be replaced including the soccer field, and probably the Neighborhood G soccer field? Would the Board agree to have Mr. van der Snel ask Servello to do the measurement and bring a proposal for sod replacement to the next meeting?

Supv. Farnsworth responded: It would be different than what they gave us before.

Supv. Berube stated: The square yardage has changed. We held off due to the lack of sod available.

Supv. Walls stated: I thought that is what they were going to go back out and look at it.

Supv. Berube stated: We did not tell them to do it yet so remind them of that. I think to make it easy, one number for Neighborhood G, another for the soccer field and the third for St. Augustine replacement throughout the rest of the community. The reason for that is I think we are still negotiating with Davey and one of their lawyers said we have not seen proof that you have replaced all this damaged sod that you said was wrecked. We are going to need some documentation.

Mr. Qualls stated: The ball is in their court right now. You have, per the contract, withheld the offsets. They fired off a letter and we fired one back, and we have not heard anything back.

Supv. Berube stated: You know silence is not always golden. My point is if we are going to start replacing sod we need to document what we are spending because we had certain allegations as part of it.

Mr. Koncar stated: We are moving forward with the tree trimming contract as we discussed at the last meeting. They wanted the 40% upfront.

Supv. Berube stated: He covered it already. We had conversation about the payment for OUC and streetlight buyout. I think you told me you have copies of the contract, checks have been issued, and OUC is done with the last group of buyouts at this point.

Mr. Koncar stated: It has been taken care of and they have received their final checks on it.

Supv. Berube stated: We have spent a lot of money in the last few months. We had the paving contract, the three Servello contracts, the finalized payment going on, the pool. Is anybody aware of anything else? This is all going to hit the budget.

Supv. Kassel responded: Another big one is the work we did in Butterfly Park.

Supv. Berube asked: Is there anything else outstanding? This can get out of control, but I think I just covered the three big ones.

Supv. Walls stated: If we do more paving it is going to be expensive.

Supv. Berube stated: I understand. I am talking about stuff we have open right now. I cannot think of anything else in process, finished or just starting.

Supv. Kassel stated: One thing the survey showed is everyone wants a community center; we need one. The subject has been broached vaguely before. There is an opportunity to do something at Parcel G. I would like to take the temperature of the Board on whether we think about it or avoid it and let the land go somewhere else. This is going to be our last opportunity to act if we have any intention of acting.

Supv. Walls stated: My concern is the people with the land seem like a bunch of jokers, the way they come in here and throw out these numbers. If you want to get down to it, we have to get some appraisals. You have to have people who know what they are doing with structuring these deals.

Supv. Kassel asked: Does the Board have any will to start thinking about this at this point?

Supv. Berube responded: For those who do not know this meeting room changed Monday from \$0 to \$350 per meeting which is absurd, but we do not have a lot of choice since we must have the meetings. It applies to both the HROA and the CDD. This went right up my back and I had a meeting with Mr. Fusilla today and explained our concerns. He has some rightful concerns about the use of the building; he spent a lot of money here and has to make a profit. To his point, we do not want this company to go out of business and we want the golf course to survive, but at \$350 per meeting it is very expensive. There cannot be any meeting on Monday or Tuesday nights because they are closed and they want you out by 9:00 p.m. so they can close down the room. There are two factions that want to use the room - one being the HROA for a number of meetings per month and the CDD. I know what is going on with both organizations, so what I presented to him was coming up with a package of consolidating the meetings. As you know the HROA meetings are on Wednesday night and the CDD meetings are on Thursday night and it lets him set up and take down the meeting one time, rather than two times for the monthly cycle. Then the HROA meetings are for the Design Committee, Covenants Committee, and whatever other HOA meetings we want to have to move from typically Monday and Tuesday nights into the Wednesday / Thursday night timeframe. What I have to do is consolidate, give him a meeting schedule for him to look at and figure out what he thinks his costs are and he will give us a price based on the consolidated meeting schedule.



Supv. Kassel stated: I understand, but it only addresses the public meetings. It does not address the fact that we do not have a community center where the Book Club, Photo Club, Nature and Animal Committee or anyone else has the ability to meet.

Supv. Berube stated: I understand. Where I was going next is we would know what our costs for meetings are here. The other possibility is there is a community center down the road, but we ran out of time today. We will have a fixed cost for holding meetings. As you analyze the community center you will know if you have a community center where you can hold meetings and admittedly the meeting costs are a small piece of the cost structure, but it still has to be entered in. When you do a presentation of what you are going to use a community center for we can use this at no cost for all the meetings. It is one piece, the cost of the land, the cost of the maintenance, we have seen that analysis. I am in favor of building a community center, but I do not want to do it and raise the dues because as you saw there are a certain amount of people who said do not raise my dues. This goes to Mr. LeMenager's point earlier that we are going to be coming up to \$300,000 per year that is going to come into the budget. I am in favor of having a community center. I think it leaves a lasting mark and there is a desire here for one.

Supv. Farnsworth asked: What are they using the building over there for?

Supv. Bokunic responded: He is trying to sell it. He started off at \$600,000 and he put it on the market for \$1.29 Million. Let me throw something else into the mix as we plan and think. We have a church that meets at the high school, the church really wants to be on Harmony property. We were in negotiations to buy the Welcome Center and then other people got interested and they started raising the price. It is not an ideal facility, but it would work for us now. Our original thoughts were we would come to the HOA and CDD to say we are only using this Sundays and Wednesdays why don't you use it the rest of the time and work out a lease agreement? We can do that one way or we can do it in reverse. If we want to build something you will have a tenant that is used to paying a few thousand bucks a month for two days a week.

Supv. Berube asked: Is there a usage fee at the school?

Supv. Bokunic responded: Yes.

Supv. Berube asked: What are they paying?

Supv. Bokunic responded: \$1,500 or so.

Supv. Walls stated: This is all a lot of hypothetical stuff. What we need to do instead of sitting here hashing it out is get a professional to come in to look at our options and what they are going to cost. We are going to have to finance it somehow and know what the financing will be, and what it will add to assessments all the way down the line. There is a lot of stuff you have to think about - CDD fees, how much

does it take off the books, how much does it put on the books, maintenance; we cannot figure that out sitting here. We need some professionals who can come in and do it.

Supv. Kassel stated: The question is does the Board have the appetite to start looking into this?

Supv. Walls responded: What I am saying is that we should, but we need to take our time here and not be driven along by these yahoos who say I have this land and I will sell it to you for \$1 Million.

Supv. Berube stated: The answer is yes.

Supv. Kassel stated: My concern is that Fusilla owns the parcel; the only available viable parcel that we could do something on and they move fast. If we do not start doing something to look into it, make noise about it and start expressing an interest that parcel may get sold to builders for development.

Supv. Berube stated: It is not going to sell to a builder; not at this point. He has a lot of other stuff on his table and my impression of him is if his price is x amount of dollars and you come in significantly under that and willing to buy right now and write a check he is going to sell it to you. He is a wheeler and dealer; he is in real estate. We need to think about whether we want to hire a consultant to provide us an avenue of what we need to know about a community center.

Supv. Bokunic asked: Why would we not be interested in buying the Welcome Center?

Supv. Walls responded: I do not think it works for this purpose.

Supv. Kassel stated: I do not think it has enough open space to have a CDD meeting. We would have to break down walls and do a lot of other work.

Supv. Bokunic stated: It holds about 100 people.

Supv. Berube stated: I was there today and looked at it. In the big room where they have all the pictures, you could squeeze in, but the problem would be a head table like this would encroach on the room. I walked it off and you could fit 50 chairs, a board table and a limited amount of experts, but it would be a tight fit at 50 people.

Supv. Kassel stated: If we are going to purchase anything it needs to suit all our needs. If we purchase it we would probably need to do \$500,000 of refurbishment on it.

Supv. Berube stated: Something else to consider, and this goes to the consultant again, we have CDD field services guys sitting in a trailer that is now 15 years old. We have a lease agreement on the land for \$1, but at some point the trailer is going to be kaput. We have equipment there and everything so if we are going to build a community center we should think about having it designed in such a way that the field services office can be in there and on the back side of the building some equipment storage rather than the way we

have it now. It is something to consider as we go down this road. Is everybody on board with setting the District Manager on the mission of finding us a consultant based on our discussion tonight?

*{Board members visually polled.}*

Supv. Berube stated: The consensus of the Board is yes.

Supv. Kassel asked: The purpose of the consultant is exactly what?

Supv. Berube responded: Feasibility of a community center based on the discussions, market value of the land, how much would it cost to build to suit a meeting room of 100 people, and the field services.

Supv. Kassel asked: How many square feet are we talking about?

Supv. Walls responded: That is what a consultant will tell you.

Supv. Berube stated: As Mr. Koncar finds a consultant, the consultant will come back to ask how many people do you want to hold, how many square feet of staff area do you need, how much storage area for equipment.

Supv. Kassel responded: I am trying to answer some of those questions now.

Supv. Walls stated: We cannot think of all the questions.

Supv. Kassel stated: Some of the questions are more crucial to getting some research done than others.

Supv. Bokunic asked: How big is Parcel G?

Mr. Boyd responded: I do not recall the exact acres of the tract, but I can find out. It will dictate some of the results because we are going to have to address questions from the County.

Supv. Berube stated: The first step is going to be zoning.

Mr. Boyd stated: It is mixed-use already so I do not think zoning is going to be a problem.

Supv. Berube stated: This is not going to be mixed-use, it is going to be commercial.

Mr. Boyd stated: Mixed-use zoning allows commercial or residential.

Supv. Berube stated: We have the basics and Mr. Koncar has the charge here to find a consultant. You have the basic answers as to what we are looking for, bring it back for next month and we will expand on this and decide where we need to go with it.

Supv. Farnsworth stated: For the Engineering Report the zoning for H-1 and H-2 is wrong on the chart.

Mr. Boyd stated: Let me address the map - it is from the Engineer's Report and the purpose of the report is to describe the District for the purpose of bond financing when the District initially started. It is not

unusual that the map would be old and out of date because it is not intended to be a line map that is continually being updated. If you would like me to update the Engineer's Report we can do that.

Mr. Koncar asked: Do you know the last time the Public Facilities Report was updated?

Mr. Boyd responded: I do not.

Supv. Farnsworth stated: This one was 2012.

Mr. Koncar stated: Normally, it is every five years that you do a Public Facilities Report.

Supv. Berube stated: Five and half years, here we are.

Mr. Boyd stated: We can take one of the maps you have recently prepared and insert it into the Engineer's Report.

Supv. Berube asked: Did we not do that when we did the contract for Servello for the CDD maintenance?

Mr. Boyd responded: No, that is an old map.

Supv. Berube stated: This is a public facilities map and the map we used for the Servello maintenance contract is basically this, but updated to be more accurate.

Mr. Boyd stated: Yes. We have a correct map, it just has not been inserted into the report.

Supv. Farnsworth stated: When you go looking for something like this the red is zoned for commercial, but that is not true.

## TENTH ORDER OF BUSINESS

## Adjournment

There being no further business,

Supv. Berube MOVED to adjourn this meeting and Supv. Bokunic, seconded the motion.

Mr. van der Snel stated: Ms. Burgess and I are working with FEMA, and it is going to be \$20,000 to \$25,000 that we may get back.

On VOICE vote, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Bob Koncar  
District Manager / Secretary

\_\_\_\_\_  
Steven Berube  
Chairman

## **Fifth Order of Business**

**5A**

**5Ai.**

2/13/2018

**HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART**

Frequency	Type of Service	1-Jan	8-Jan	15-Jan	22-Jan	29-Jan	5-Feb	12-Feb	19-Feb	26-Feb	5-Mar	12-Mar	19-Mar	26-Mar	
<b>Turf Mowing/Trim/Blow</b>															
40 (per year)	Bahia	X ✓		X ✓	X ✓	X	X ✓		X	X	X		X	X	
40 (per year)	Sports/Bermuda	X ✓		X ✓	X ✓	X	X ✓		X	X	X		X	X	
40 (per year)	St. Augustine	X ✓		X ✓	X ✓	X	X ✓		X	X	X		X	X	
<b>Turf Weed/Disease Control</b>															
3 + 48hr Service call	Bahia			X ✓						X					
3 + 48hr Service call	Sports/Bermuda			X ✓						X					
3 + 48hr Service call	St. Augustine			X ✓						X					
<b>Turf Fertilization</b>															
3 + 48hr Service call	Bahia									X					
3 + 48hr Service call	Sports/Bermuda									X					
3 + 48hr Service call	St. Augustine									X					
<b>Turf Pest Control</b>															
3 + 48hr Service call	Bahia			X ✓						X					
3 + 48hr Service call	Sports/Bermuda			X ✓						X					
3 + 48hr Service call	St. Augustine			X ✓						X					
<b>Shrub / Bed Detailing</b>															
4 to 6 week rotation	Shrub Pruning		X ✓	X ✓	X ✓		✓	X ✓		X		X		X	
4 to 6 week rotation	Shape Ornamentals		X ✓	X ✓	X ✓		✓	X ✓		X		X		X	
4 to 6 week rotation	Ground Cover		X ✓	X ✓	X ✓		✓	X ✓		X		X		X	
4 to 6 week rotation	Remove Tree Suckers		▶	X ✓	X ✓		✓	X ✓		X		X		X	
4 to 6 week rotation	Define Bed Lines		X ✓	X ✓	X ✓		✓	X ✓		X		X		X	
4 to 6 week rotation	Weeding		▶	X ✓	X ✓		✓	X ✓		X		X		X	
4 to 6 week rotation	Trim POOL Palm Trees to 15'				X					X				X	
<b>Tree Pruning</b>															
Maintain Height Only	7' Clearance Walkways			X ✓									X		
Maintain Height Only	15' Clearance Roadways			X ✓									X		
<b>Tree / Shrub Care</b>															
2 (per year)	Fertilization														
2 (per year)	Inspect / Treat														
<b>Mulching</b>															
1 (per year)	Beds / Tree Rings 2"			X		X		X		X					
1 (per year)	Playgrounds									X	X				
1 (per year)	Privacy Berms														
<b>Annual Flowers</b>															
4 (per year)	Annual Flowers				X										

Week Number 1 2 3 4 5 6 7 8 9 10 11 12 13

**CHECK MARKS  
2018 Quarter #1**



2/13/2018

**HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART**

Frequency	Type of Service	2-Apr	9-Apr	16-Apr	23-Apr	30-Apr	7-May	14-May	21-May	28-May	4-Jun	11-Jun	18-Jun	25-Jun	
<b>Turf Mowing/Trim/Blow</b>															
40 (per year)	Bahia	X	X	X	X	X	X	X	X	X	X	X	X	X	
40 (per year)	Sports/Bermuda	X	X	X	X	X	X	X	X	X	X	X	X	X	
40 (per year)	St. Augustine	X	X	X	X	X	X	X	X	X	X	X	X	X	
<b>Truf Weed/Disease Control</b>															
3 + 48hr Service call	Bahia										X				
3 + 48hr Service call	Sports/Bermuda										X				
3 + 48hr Service call	St. Augustine										X				
<b>Turf Fertilization</b>															
3 + 48hr Service call	Bahia										X				
3 + 48hr Service call	Sports/Bermuda										X				
3 + 48hr Service call	St. Augustine										X				
<b>Turf Pest Control</b>															
3 + 48hr Service call	Bahia										X				
3 + 48hr Service call	Sports/Bermuda										X				
3 + 48hr Service call	St. Augustine										X				
<b>Shrub / Bed Detailing</b>															
4 to 6 week rotation	Shrub Pruning	X	X	X	X		X	X	X	X	X	X	X	X	
4 to 6 week rotation	Shape Ornamentals	X	X	X	X		X	X	X	X	X	X	X	X	
4 to 6 week rotation	Ground Cover	X	X	X	X		X	X	X	X	X	X	X	X	
4 to 6 week rotation	Remove Tree Suckers	X	X	X	X		X	X	X	X	X	X	X	X	
4 to 6 week rotation	Define Bed Lines	X	X	X	X		X	X	X	X	X	X	X	X	
4 to 6 week rotation	Weeding	X	X	X	X		X	X	X	X	X	X	X	X	
4 to 6 week rotation	Trim POOL Palm Trees to 15'			X				X				X			
<b>Tree Pruning</b>															
Maintain Height Only	7' Clearance Walkways				X						X				
Maintain Height Only	15' Clearance Roadways				X						X				
<b>Tree / Shrub Care</b>															
2 (per year)	Fertilization		X												
2 (per year)	Inspect / Treat		X												
<b>Mulching</b>															
1 (per year)	Beds / Tree Rings 2"														
1 (per year)	Playgrounds														
1 (per year)	Privacy Berms														
<b>Annual Flowers</b>															
4 (per year)	Annual Flowers				X										
	Week Number	14	15	16	17	18	19	20	21	22	23	24	25	26	

**CHECK MARKS  
2018 Quarter #2**

2/13/2018

**HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART**

Frequency	Type of Service	2-Jul	9-Jul	16-Jul	23-Jul	30-Jul	6-Aug	13-Aug	20-Aug	27-Aug	3-Sep	10-Sep	17-Sep	24-Sep	
<b>Turf Mowing/Trim/Blow</b>															
40 (per year)	Bahia	X	X	X	X	X	X	X	X	X	X		X	X	
40 (per year)	Sports/Bermuda	X	X	X	X	X	X	X	X	X	X		X	X	
40 (per year)	St. Augustine	X	X	X	X	X	X	X	X	X	X		X	X	
<b>Truf Weed/Disease Control</b>															
3 + 48hr Service call	Bahia														
3 + 48hr Service call	Sports/Bermuda														
3 + 48hr Service call	St. Augustine														
<b>Turf Fertilization</b>															
3 + 48hr Service call	Bahia														
3 + 48hr Service call	Sports/Bermuda														
3 + 48hr Service call	St. Augustine														
<b>Turf Pest Control</b>															
3 + 48hr Service call	Bahia														
3 + 48hr Service call	Sports/Bermuda														
3 + 48hr Service call	St. Augustine														
<b>Shrub / Bed Detailing</b>															
4 to 6 week rotation	Shrub Pruning	X	X	X	X	X	X	X	X	X	X	X	X	X	
4 to 6 week rotation	Shape Ornamentals	X	X	X	X	X	X	X	X	X	X	X	X	X	
4 to 6 week rotation	Ground Cover	X	X	X	X	X	X	X	X	X	X	X	X	X	
4 to 6 week rotation	Remove Tree Suckers	X	X	X	X	X	X	X	X	X	X	X	X	X	
4 to 6 week rotation	Define Bed Lines	X	X	X	X	X	X	X	X	X	X	X	X	X	
4 to 6 week rotation	Weeding	X	X	X	X	X	X	X	X	X	X	X	X	X	
4 to 6 week rotation	Trim POOL Palm Trees to 15'		X				X				X				
<b>Tree Pruning</b>															
Maintain Height Only	7' Clearance Walkways				X							X			
Maintain Height Only	15' Clearance Roadways				X						X				
<b>Tree / Shrub Care</b>															
2 (per year)	Fertilization												X		
2 (per year)	Inspect / Treat												X		
<b>Mulching</b>															
1 (per year)	Beds / Tree Rings 2"														
1 (per year)	Playgrounds														
1 (per year)	Privacy Berms														
<b>Annual Flowers</b>															
4 (per year)	Annual Flowers				X										
	Week Number	27	28	29	30	31	32	33	34	35	36	37	38	39	

**CHECK MARKS**  
2018 Quarter #3

2/13/2018

**HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART**

Frequency	Type of Service	1-Oct	8-Oct	15-Oct	22-Oct	29-Oct	5-Nov	12-Nov	19-Nov	26-Nov	3-Dec	10-Dec	17-Dec	24-Dec	EVENTS	
<b>Turf Mowing/Trim/Blow</b>																
40 (per year)	Bahia	X		X		X		X		X		X		X	1 of 42	
40 (per year)	Sports/Bermuda	X		X		X		X		X		X		X	1 of 42	
40 (per year)	St. Augustine	X		X		X		X		X		X		X	1 of 42	
<b>Truf Weed/Disease Control</b>																
3 + 48hr Service call	Bahia		X												0 of 4	
3 + 48hr Service call	Sports/Bermuda		X												0 of 4	
3 + 48hr Service call	St. Augustine		X												0 of 4	
<b>Turf Fertilization</b>																
3 + 48hr Service call	Bahia		X												0 of 3	
3 + 48hr Service call	Sports/Bermuda		X												0 of 3	
3 + 48hr Service call	St. Augustine		X												0 of 3	
<b>Turf Pest Control</b>																
3 + 48hr Service call	Bahia		X												0 of 4	
3 + 48hr Service call	Sports/Bermuda		X												0 of 4	
3 + 48hr Service call	St. Augustine		X												0 of 4	
<b>Shrub / Bed Detailing</b>																
4 to 6 week rotation	Shrub Pruning		X		X		X		X		X		X		1 of 37	
4 to 6 week rotation	Shape Ornamentals		X		X		X		X		X		X		1 of 37	
4 to 6 week rotation	Ground Cover		X		X		X		X		X		X		1 of 37	
4 to 6 week rotation	Remove Tree Suckers		X		X		X		X		X		X		0 of 36	
4 to 6 week rotation	Define Bed Lines		X		X		X		X		X		X		1 of 37	
4 to 6 week rotation	Weeding		X		X		X		X		X		X		0 of 36	
4 to 6 week rotation	Trim POOL Palm Trees to 15'	X				X				X					0 of 12	
<b>Tree Pruning</b>																
Maintain Height Only	7' Clearance Walkways				X							X			0 of 8	
Maintain Height Only	15' Clearance Roadways				X							X			0 of 8	
<b>Tree / Shrub Care</b>																
2 (per year)	Fertilization														0 of 2	
2 (per year)	Inspect / Treat														0 of 2	
<b>Mulching</b>																
1 (per year)	Beds / Tree Rings 2"					X		X		X		X			0 of 8	
1 (per year)	Playgrounds														0 of 2	
1 (per year)	Privacy Berms				X	X									0 of 2	
<b>Annual Flowers</b>																
4 (per year)	Annual Flowers				X										0 of 4	
		Week Number	40	41	42	43	44	45	46	47	48	49	50	51	52	per/Year

**CHECK MARKS  
2018 Quarter #4**

2/13/2018

**HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART**

Frequency	Type of Service	1-Jan	8-Jan	15-Jan	22-Jan	29-Jan	5-Feb	12-Feb	19-Feb	26-Feb	5-Mar	12-Mar	19-Mar	26-Mar	
<b>Turf Mowing/Trim/Blow</b>															
40 (per year)	Bahia	1 ✓		1		1			1	1	1		1	1	
40 (per year)	Sports/Bermuda	1 ✓		1		1			1	1	1		1	1	
40 (per year)	St. Augustine	1 ✓		1		1			1	1	1		1	1	
<b>Truf Weed/Disease Control</b>															
3 + 48hr Service call	Bahia									1					
3 + 48hr Service call	Sports/Bermuda									1					
3 + 48hr Service call	St. Augustine									1					
<b>Turf Fertilization</b>															
3 + 48hr Service call	Bahia									1					
3 + 48hr Service call	Sports/Bermuda									1					
3 + 48hr Service call	St. Augustine									1					
<b>Turf Pest Control</b>															
3 + 48hr Service call	Bahia									1					
3 + 48hr Service call	Sports/Bermuda									1					
3 + 48hr Service call	St. Augustine									1					
<b>Shrub / Bed Detailing</b>															
4 to 6 week rotation	Shrub Pruning		1/2 ✓		1/2		1/2		1/2		1/2		1/2		
4 to 6 week rotation	Shape Ornamentals		1/2 ✓		1/2		1/2		1/2		1/2		1/2		
4 to 6 week rotation	Ground Cover		1/2 ✓		1/2		1/2		1/2		1/2		1/2		
4 to 6 week rotation	Remove Tree Suckers		▶ 1/2		1/2		1/2		1/2		1/2		1/2		
4 to 6 week rotation	Define Bed Lines		1/2 ✓		1/2		1/2		1/2		1/2		1/2		
4 to 6 week rotation	Weeding		▶ 1/2		1/2		1/2		1/2		1/2		1/2		
4 to 6 week rotation	Trim POOL Palm Trees to 15'				1				1				1		
<b>Tree Pruning</b>															
Maintain Height Only	7' Clearance Walkways			1							1				
Maintain Height Only	15' Clearance Roadways			1							1				
<b>Tree / Shrub Care</b>															
2 (per year)	Fertilization														
2 (per year)	Inspect / Treat														
<b>Mulching</b>															
1 (per year)	Beds / Tree Rings 2"			1/8		1/8		1/8		1/8		1/2	1/2		
1 (per year)	Playgrounds									1/2	1/2				
1 (per year)	Privacy Berms														
<b>Annual Flowers</b>															
4 (per year)	Annual Flowers				1										

Week Number

1 2 3 4 5 6 7 8 9 10 11 12 13

**FRACTIONS  
2018 Quarter #1**

2/13/2018

## HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART

Frequency	Type of Service	2-Apr	9-Apr	16-Apr	23-Apr	30-Apr	7-May	14-May	21-May	28-May	4-Jun	11-Jun	18-Jun	25-Jun	
<b>Turf Mowing/Trim/Blow</b>															
40 (per year)	Bahia	1	1	1	1	1	1	1	1	1	1	1	1	1	
40 (per year)	Sports/Bermuda	1	1	1	1	1	1	1	1	1	1	1	1	1	
40 (per year)	St. Augustine	1	1	1	1	1	1	1	1	1	1	1	1	1	
<b>Truf Weed/Disease Control</b>															
3 + 48hr Service call	Bahia										1				
3 + 48hr Service call	Sports/Bermuda										1				
3 + 48hr Service call	St. Augustine										1				
<b>Turf Fertilization</b>															
3 + 48hr Service call	Bahia										1				
3 + 48hr Service call	Sports/Bermuda										1				
3 + 48hr Service call	St. Augustine										1				
<b>Turf Pest Control</b>															
3 + 48hr Service call	Bahia										1				
3 + 48hr Service call	Sports/Bermuda										1				
3 + 48hr Service call	St. Augustine										1				
<b>Shrub / Bed Detailing</b>															
4 to 6 week rotation	Shrub Pruning	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4	
4 to 6 week rotation	Shape Ornamentals	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4	
4 to 6 week rotation	Ground Cover	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4	
4 to 6 week rotation	Remove Tree Suckers	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4	
4 to 6 week rotation	Define Bed Lines	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4	
4 to 6 week rotation	Weeding	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4	
4 to 6 week rotation	Trim POOL Palm Trees to 15'			1				1				1			
<b>Tree Pruning</b>															
Maintain Height Only	7' Clearance Walkways				1						1				
Maintain Height Only	15' Clearance Roadways				1						1				
<b>Tree / Shrub Care</b>															
2 (per year)	Fertilization		1												
2 (per year)	Inspect / Treat		1												
<b>Mulching</b>															
1 (per year)	Beds / Tree Rings 2"														
1 (per year)	Playgrounds														
1 (per year)	Privacy Berms														
<b>Annual Flowers</b>															
4 (per year)	Annual Flowers				1										
	Week Number	14	15	16	17	18	19	20	21	22	23	24	25	26	

**FRACTIONS**  
2018 Quarter #2

2/13/2018

**HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART**

Frequency	Type of Service	2-Jul	9-Jul	16-Jul	23-Jul	30-Jul	6-Aug	13-Aug	20-Aug	27-Aug	3-Sep	10-Sep	17-Sep	24-Sep	
<b>Turf Mowing/Trim/Blow</b>															
40 (per year)	Bahia	1	1	1	1	1	1	1	1	1	1		1	1	
40 (per year)	Sports/Bermuda	1	1	1	1	1	1	1	1	1	1		1	1	
40 (per year)	St. Augustine	1	1	1	1	1	1	1	1	1	1		1	1	
<b>Truf Weed/Disease Control</b>															
3 + 48hr Service call	Bahia														
3 + 48hr Service call	Sports/Bermuda														
3 + 48hr Service call	St. Augustine														
<b>Turf Fertilization</b>															
3 + 48hr Service call	Bahia														
3 + 48hr Service call	Sports/Bermuda														
3 + 48hr Service call	St. Augustine														
<b>Turf Pest Control</b>															
3 + 48hr Service call	Bahia														
3 + 48hr Service call	Sports/Bermuda														
3 + 48hr Service call	St. Augustine														
<b>Shrub / Bed Detailing</b>															
4 to 6 week rotation	Shrub Pruning	1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	
4 to 6 week rotation	Shape Ornamentals	1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	
4 to 6 week rotation	Ground Cover	1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	
4 to 6 week rotation	Remove Tree Suckers	1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	
4 to 6 week rotation	Define Bed Lines	1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	
4 to 6 week rotation	Weeding	1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4		1/4	1/4	1/4	1/4	
4 to 6 week rotation	Trim POOL Palm Trees to 15'		1					1				1			
<b>Tree Pruning</b>															
Maintain Height Only	7' Clearance Walkways				1								1		
Maintain Height Only	15' Clearance Roadways				1							1			
<b>Tree / Shrub Care</b>															
2 (per year)	Fertilization													1	
2 (per year)	Inspect / Treat													1	
<b>Mulching</b>															
1 (per year)	Beds / Tree Rings 2"														
1 (per year)	Playgrounds														
1 (per year)	Privacy Berms														
<b>Annual Flowers</b>															
4 (per year)	Annual Flowers				1										
	Week Number	27	28	29	30	31	32	33	34	35	36	37	38	39	

**FRACTIONS  
2018 Quarter #3**

2/13/2018

**HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART**

Frequency	Type of Service	1-Oct	8-Oct	15-Oct	22-Oct	29-Oct	5-Nov	12-Nov	19-Nov	26-Nov	3-Dec	10-Dec	17-Dec	24-Dec	EVENTS
<b>Turf Mowing/Trim/Blow</b>															
40 (per year)	Bahia	1		1		1		1		1		1		1	1 of 40
40 (per year)	Sports/Bermuda	1		1		1		1		1		1		1	1 of 40
40 (per year)	St. Augustine	1		1		1		1		1		1		1	1 of 40
<b>Turf Weed/Disease Control</b>															
3 + 48hr Service call	Bahia		1												0 of 3
3 + 48hr Service call	Sports/Bermuda		1												0 of 3
3 + 48hr Service call	St. Augustine		1												0 of 3
<b>Turf Fertilization</b>															
3 + 48hr Service call	Bahia		1												0 of 3
3 + 48hr Service call	Sports/Bermuda		1												0 of 3
3 + 48hr Service call	St. Augustine		1												0 of 3
<b>Turf Pest Control</b>															
3 + 48hr Service call	Bahia		1												0 of 3
3 + 48hr Service call	Sports/Bermuda		1												0 of 3
3 + 48hr Service call	St. Augustine		1												0 of 3
<b>Shrub / Bed Detailing</b>															
4 to 6 week rotation	Shrub Pruning		1/2		1/2		1/2		1/2		1/2		1/2		1 of 12
4 to 6 week rotation	Shape Ornamentals		1/2		1/2		1/2		1/2		1/2		1/2		1 of 12
4 to 6 week rotation	Ground Cover		1/2		1/2		1/2		1/2		1/2		1/2		1 of 12
4 to 6 week rotation	Remove Tree Suckers		1/2		1/2		1/2		1/2		1/2		1/2		0 of 12
4 to 6 week rotation	Define Bed Lines		1/2		1/2		1/2		1/2		1/2		1/2		1 of 12
4 to 6 week rotation	Weeding		1/2		1/2		1/2		1/2		1/2		1/2		0 of 12
4 to 6 week rotation	Trim POOL Palm Trees to 15'	1					1				1				0 of 12
<b>Tree Pruning</b>															
Maintain Height Only	7' Clearance Walkways				1							1			0 of 8
Maintain Height Only	15' Clearance Roadways				1						1				0 of 8
<b>Tree / Shrub Care</b>															
2 (per year)	Fertilization														0 of 2
2 (per year)	Inspect / Treat														0 of 2
<b>Mulching</b>															
1 (per year)	Beds / Tree Rings 2"					1/8		1/8		1/8		1/8			0 of 1
1 (per year)	Playgrounds														0 of 1
1 (per year)	Privacy Berms				1/2	1/2									0 of 1
<b>Annual Flowers</b>															
4 (per year)	Annual Flowers				1										0 of 4

Week Number 40 41 42 43 44 45 46 47 48 49 50 51 52

**FRACTIONS**  
**2018 Quarter #4**

January		February	
Notes	15-Jan	22-Jan	Notes 5-Feb
<b>Maint:</b>	N/A		
<b>Horticultural:</b>	Annuals were treated for insects and fertilized. Spot treatment of weeds throughout all turf areas were completed along with insect control.		
<b>Irrigation:</b>	N/A		Report irrigation break in the park parks in H1 where the new Bahia turf was installed. Informed Gerhard and repairs were made.
<b>Other:</b>	Proposal was given for 57 Jack Frost for Blazing Star Pocket Park.		
<b>Vandalisms</b>	Gerhard was notified of vandalism on Cat Briar Park		
<b>Resident Requests/</b>			



**5Aii.**

Section 1

Section 2

Section 3

Contracted Areas

(Areas to be completed after proposed tree trimming)

Areas to be completed during Feb 05, 2018 thru Mar 12, 2018.

EXHIBIT C



PROJECT NO.	18-001
DATE	01/18/2018
DRAWN BY	J. BOYD
CHECKED BY	J. BOYD
SCALE	AS SHOWN
SHEET NO.	A

HARMONY CDD  
 CDD LANDSCAPE MAINTENANCE MAP

SHEET NO.  
**A**

## **Sixth Order of Business**

**6C.**

**6Ci.**

# January/ February 2018

## 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
- Routine check on Play areas for safety and wasp nests.
- Started pressure washing project. All Pocket and Dog Parks are finished.
- Water fountain dog Park in refurbishment.
- Painting project for touch up Town square continuing.
- Paving project Ashley Park back alleys and parking completed.
- Tree replacement Hurricane Irma pending.
- Re-Staked trees along Cherry Hill and H1 and H2
- Basketball nets replaced.
- Repaired Splash pad with new Solenoid.
- Continued sidewalk grinding.
- H1 received sod in the Pocket parks on Little Blue Ln. Done by Lennar.
- H2 St Augustine Sod replacement still pending as of today the 12<sup>th</sup>. Richmond Homes.
- Internet connection is struggling at Buck Lake. Solution pending.
- Construction on J East Five Oaks has started.

## Ponds

- See Pond reports.
- Hydrilla chemicals applied.
- Professional 100 Gallon skid chemical sprayer purchased for ponds.

### **Irrigation**

- All Clocks inspected & adjusted as needed.
- CDD Staff member Mr Arnold has attended a Rainbird Maxicomm Field Technician class.
- Maxicomm fully functional.

### **Pools Operations**

- Pools checked, chemically balanced and cleaned daily.
- Refurbishment Swim club pool still in finalizing stage. Pool is open for public.

### **Boat Maintenance**

- All propellers weekly checked and cleaned.
- Kayak Dock repair still pending.
- Replaced 1 back seat 20ft pontoon

### **Buck Lake Activities**

- Boat Orientation held at the Dock, 10 attended.
- Replaced outgoing switch on gate.

### **Access Cards**

- Approximately 31 ID cards have been made this month.

End of report

**6C.ii.**



# HARMONY CDD

## Stored Report

Date	Resident	Time	M W Th	F S S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
1/15/2018	Sue Murphy	9:00 - 12:00 PM	X		2		X					
1/15/2018	Jason Lewis	9:00 - 12:00 PM	X		4				X			
1/15/2018	Daniel Drake	9:00 - 12:00 PM	X		2	X						
1/15/2018	neville pennington	9:00 - 12:00 PM	X		1					X		
1/17/2018	Paul Mier	8:00 - 11:00 AM			3		X					
1/17/2018	Daniel Drake	9:00 - 12:00 PM			2	X						
1/17/2018	neville pennington	9:00 - 12:00 PM			1					X		
1/18/2018	Le Drake	9:00 - 12:00 PM			2	X						
1/18/2018	Sarah Stevens	9:30 - 12:30 PM			3			X				
1/18/2018	neville pennington	10:00 - 1:00 PM			1					X		
1/19/2018	Daniel Drake	8:30 - 11:30 AM			2	X						
1/19/2018	neville pennington	10:00 - 1:00 PM			1					X		
1/20/2018	neville pennington	8:00 - 11:00 AM			1					X		
1/20/2018	Daniel Drake	8:30 - 11:30 AM			2	X						
1/20/2018	Brian Miller	9:30 - 12:30 PM			6			X				
1/20/2018	Jason Lewis	1:00 - 4:00 PM			1					X		
1/21/2018	Donald Rice	7:30 - 10:30 AM		X	2		X					
1/21/2018	neville pennington	8:00 - 11:00 AM		X	1					X		
1/21/2018	Brian Miller	10:00 - 1:00 PM		X	5			X				
1/21/2018	Mark Vickery	11:00 - 1:00 PM		X	2			X				
1/21/2018	cathryn ortiz	11:30 - 2:00 PM		X	6	X						
1/22/2018	Jonathan Platt	8:30 - 11:30 AM	X		2					X		
1/22/2018	Daniel Drake	8:30 - 11:30 AM	X		2	X						
1/22/2018	Michael Giberson	10:00 - 1:00 PM	X		3			X				
1/24/2018	Donald Rice	7:30 - 10:30 AM			2		X					
1/24/2018	Paul Mier	9:00 - 12:00 PM			3	X						
1/24/2018	neville pennington	9:00 - 12:00 PM			1					X		
1/25/2018	Daniel Drake	8:30 - 11:30 AM			2	X						
1/25/2018	neville pennington	9:00 - 12:00 PM			1					X		
1/26/2018	Le Drake	8:30 - 11:30 AM			2	X						
1/26/2018	neville pennington	8:30 - 11:30 AM			1					X		
			10	25	207	24	12	17	26	1	3	
			<b>Total</b>									
			<b>Passengers: 207</b>									
			<b>Total Trips: 83</b>									

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
1/26/2018	Stanley Seago	11:00 - 2:00 PM			3			X				
1/27/2018	Le Drake	8:30 - 11:30 AM			2	X						
1/27/2018	Jason Lewis	10:30 - 1:30 PM			1				X			
1/28/2018	Donald Rice	7:30 - 10:30 AM		X	2		X					
1/28/2018	Le Drake	8:30 - 11:30 AM		X	2	X						
1/28/2018	Brian Miller	10:00 - 2:00 PM		X	1						X	
1/28/2018	Brian Miller	10:00 - 2:00 PM		X	1						X	
1/28/2018	Brian Miller	10:00 - 2:00 PM		X	1						X	
1/28/2018	Jason Lewis	10:30 - 1:30 PM		X	1				X			
1/28/2018	Lester McNeely	12:00 - 3:00 PM		X	4			X				
1/28/2018	Mark & Sue Boyter	3:00 - 4:00 PM		X	4		X					
1/29/2018	Janet Tavares	1:00 - 4:00 PM	X		5			X				
1/31/2018	Paul Mier	9:00 - 12:00 PM			2				X			
1/31/2018	Daniel Drake	9:00 - 12:00 PM			2	X						
1/31/2018	Stanley Seago	11:00 - 2:00 PM			3			X				
2/1/2018	Le Drake	9:00 - 12:00 PM			2	X						
2/1/2018	neville pennington	9:00 - 12:00 PM			1				X			
2/1/2018	Stanley Seago	11:00 - 2:00 PM			3			X				
2/2/2018	Daniel Drake	8:30 - 11:30 AM			2		X					
2/2/2018	neville pennington	10:00 - 1:00 PM			1				X			
2/2/2018	Miriam Kinard	11:30 - 2:30 PM			2	X						
2/3/2018	Ryan Berry	7:30 - 10:30 AM			2		X					
2/3/2018	neville pennington	7:30 - 10:30 AM			1				X			
2/3/2018	Le Drake	8:30 - 11:30 AM			2	X						
2/3/2018	Timothy Dwyer	9:00 - 12:00 PM			4			X				
2/4/2018	Ryan Berry	7:30 - 10:30 AM		X	2				X			
2/4/2018	Donald Rice	7:30 - 10:30 AM		X	2		X					
2/4/2018	Brian Miller	9:30 - 12:30 PM		X	6			X				
2/4/2018	Jonathan Platt	12:30 - 3:30 PM		X	2				X			
2/4/2018	Sarah Stevens	1:00 - 3:30 PM		X	8	X						
2/4/2018	Mark Catanese	2:00 - 4:00 PM		X	4		X					
2/5/2018	neville pennington	8:00 - 11:00 AM	X		1				X			
2/5/2018	Daniel Drake	8:30 - 11:30 AM	X		2	X						
2/7/2018	neville pennington	8:30 - 11:30 AM			1				X			
			10	25	207	24	12	17	26	1	3	
			<b>Total</b>									
			<b>Passengers: 207</b>									
			<b>Total Trips: 83</b>									

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Canoe	Kayak	Comments
2/7/2018	Paul Mier	9:00 - 12:00 PM			4	X						
2/7/2018	Daniel Drake	9:00 - 12:00 PM			3		X					
2/7/2018	Michael Giberson	10:00 - 1:00 PM			3			X				
2/8/2018	neville pennington	9:00 - 12:00 PM			1				X			
2/8/2018	Daniel Drake	9:00 - 12:00 PM			3	X						
2/8/2018	Sarah Stevens	10:30 - 2:00 PM			3					X		
2/8/2018	jackie thomas	12:30 - 3:30 PM			2			X				
2/8/2018	Heather and Allan Racine	2:30 - 4:00 PM			5	X						
2/9/2018	neville pennington	9:00 - 12:00 PM			2				X			
2/9/2018	Le Drake	9:00 - 12:00 PM			3	X						
2/10/2018	Le Drake	9:00 - 12:00 PM			3	X						
2/10/2018	Michael Giberson	10:00 - 1:00 PM			2				X			
2/11/2018	neville pennington	7:30 - 10:30 AM		X	1				X			
2/11/2018	Donald Rice	7:30 - 10:30 AM		X	3		X					
2/11/2018	Tami Keene	9:00 - 11:30 AM		X	4			X				
2/11/2018	Brian Miller	10:00 - 1:00 PM		X	7	X						
2/11/2018	Jonathan Platt	12:30 - 3:30 PM		X	2				X			
2/11/2018	Gerald Darby	1:30 - 4:00 PM		X	5			X				
			10	25	207	24	12	17	26	1	3	
<b>Total</b>												
<b>Passengers: 207</b>												
<b>Total Trips: 83</b>												

**6C.iii.**

Facebook report January/ February 2018.

On January 14<sup>th</sup> a resident asked why there is a No Trespassing sign at the boardwalks. Answered the resident referring to an online post.

On January 14<sup>th</sup> a resident had a concern on Ant hills near Darksky. Notified Servello

On January 14<sup>th</sup> a resident had a concern on a tree in front of the house. Notified Servello.

On January 16<sup>th</sup> a resident asked when the pool will be open again. Answered resident with 31<sup>st</sup> of January.

On January 16<sup>th</sup> a resident was concerned about rust in Play area parts on the Dog park play area. CDD staff resolved issue.

On January 17<sup>th</sup> a resident had a concern on a raised sidewalk on lakeshore park/Schoolhouse road. Issue resolved.

On January 19<sup>th</sup> a resident had a question on ID cards. Answered and referred to the Harmony website.

On January 23<sup>rd</sup> a resident had a question on renewal of ID cards. Answered and referred to the Harmony website.

On January 24<sup>th</sup> a resident had a question about renewal of Sod on the side of their house. Answered with Lennar taking care of the issue.

On January 29<sup>th</sup> a resident had a question when the pond behind her house will be mowed. Notified Servello. Servello mowed next day.

On February 2<sup>nd</sup> a resident had a concern about a streetlight being out. Advised resident to report it to OUC.

End of Report

**6C.iv.**

## Harmony CDD Monthly Pond Report

Pond #	Name	Acres	<div style="display: flex; justify-content: space-around; font-size: small;"> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">Duckweed</span> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">Algae</span> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">Cattail</span> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">Pennywort</span> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">Grasses</span> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">Spatterdock</span> </div>					Remarks	Treatment Plan
			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme - Blank indicates non issue.						
Map Quickview, click here. Internet access not required Map links below require internet									* Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne-Hydrilla * Diquat-Latorial plants
1	H-1	1.4							
2	H-1	1	L2	L1					
3	H-1	2.3							
4	H-2	3.7	L2			L2			
5	Cherry Hill	2.8	L2				Hydrilla	Sonar One 40lbs.	
6	S. Long Pond	3.1				L2			
7	N. Long Pond	3.1				L2			
8	Dog Park Tr.	3.5	L1						
9	Dog Park Tr.	1							
10	Dog Park	3							
11	Estates N.	1.8	L2						
12	Estates S.	1.7	L1				Algae+Watermeal	Copper+Diquat 200gal.	
13	Golf Course	1.5	L2						
14	Golf Course	1.5	L2						
15	Golf Course	4	L2						
16	Golf Course	3.4	L2						
17	Golf Course	1.4	L2						
18	Golf Course	2	L2						
19	Golf Course	5.3	L2						
20	Golf Course	3.5							
21	Golf Course	2.3	L2						
22	Golf Course	3.2	L3						
23	Golf Course	2	L3						
24	Golf Course	2	L3				Algae	Copper+Diquat 200gal.	
25	Golf Course	0.5	L1						
26	Golf Course	0.7							
27	Golf Course	0.7							
28	Golf Course	1.3							
29	Golf Course	1.2	L2						
30	Golf Course	2.3							
31	Golf Course	1.1							
32	Golf Course	2							
33	W. Lake	1.3	L2			L2			
34	W. Lake	0					Future pond, not active		
35	W. Lake	0					Future pond, not active		
36	N. Lake	0					Future pond, not active		
37	E. Lake	3					No treatment required	New pond	
38	E. Lake	0.5					No treatment required	New pond	
39	S. Lake	3.3					No treatment required	New pond	
40	S. Lake	1.4					No treatment required	New pond	
41	S. Lake	2.3					No treatment required	New pond	
42	S. Lake	5.2					No treatment required	New pond	
43	Waterside	3					No treatment required	New pond	
44	DOT	6							
45	DOT	3.6							
46	DOT	2	L3			L2			
47	Maintenance	0.4							
<b>TOTAL ACRES</b>		102.3	Total size (in acres) of all ponds combined						
<b>AVG. TREATED ACRES</b>		20.46	Average treated pond area is roughly 20%						

**Additional Notes:** Included this report, 02/13- Pond #5 hydrilla treatment. Spring algae bloom appearing in several ponds. Treatments ongoing.

## **Seventh Order of Business**



**7A**

## MEMORANDUM

**TO: Board of Supervisors**  
**FROM: Sabrina Wright, District Accountant**  
**CC: Bob Koncar, District Manager**  
**DATE: February 9, 2018**  
**SUBJECT: January Financial Report**

---

Please find attached the January 2018 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each of the District's funds is provided below. Should you have any questions or require additional information, please contact me at [sabrina.wright@inframark.com](mailto:sabrina.wright@inframark.com)

### General Fund

- Total Revenue through January are approximately 74% of the annual budget.
  - ▶ Non Ad Valorem Assessments Tax Collector collections are approximately at 73%. Developer assessments are placed on the Tax Collector Roll.
- Total Expenditures through January were at 34% of the annual budget.
  - ▶ Administrative
    - P/R-Board of Supervisors - Payroll for meetings and workshops.
    - ProfServ-Legal Services - General Counsel Invoices with Young Qualls, P.A.  
Review of Servello Contract for Landscaping \$10,497.50.
    - ProfServ-Mgmt Consulting Serv - Credits administered for Legal Fees.
    - ProfServ-Special Assessment - Paid in full.
    - Insurance - General Liability - Paid in full.
  - ▶ Landscaping Services
    - Contracts-Landscape - Includes new contract with Servello with new neighbors.
  - ▶ Utilities
    - Lease - Street Light - OUC utility services was reviewed and verified; currently at 40% of adopted budget.
  - ▶ Operation & Maintenance
    - R&M-Equipment Boats - Includes part and repairs.
    - Cap Outlay - Sidewalk Impr - Butterfly Drive Sidewalk
    - Cap Outlay - Vehicles - Purchase of Trailer.

**HARMONY**

Community Development District

*Financial Report*

*January 31, 2018*

**Prepared by**



**HARMONY**

Community Development District

**Financial Statements**

(Unaudited)

January 31, 2018

**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund .....	2 - 4
Debt Service Funds .....	5 - 6
Construction Fund .....	7
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments .....	8
Cash and Investment Report .....	9
Construction Schedule .....	10

---

**Balance Sheet**  
January 31, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2014 DEBT SERVICE FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>SERIES 2015 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ 889,426	\$ -	\$ -	\$ -	\$ 889,426
Due From Other Funds	-	179,046	71,524	-	250,570
Investments:					
Certificates of Deposit - 12 Months	101,615	-	-	-	101,615
Money Market Account	1,124,962	-	-	-	1,124,962
Construction Fund	-	-	-	29,001	29,001
Prepayment Account	-	17,619	268,621	-	286,240
Reserve Fund	-	604,410	340,000	-	944,410
Revenue Fund	-	913,127	624,231	-	1,537,358
Prepaid Items	319	-	-	-	319
<b>TOTAL ASSETS</b>	<b>\$ 2,116,322</b>	<b>\$ 1,714,202</b>	<b>\$ 1,304,376</b>	<b>\$ 29,001</b>	<b>\$ 5,163,901</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 576	\$ -	\$ -	\$ -	\$ 576
Accrued Expenses	92,752	-	-	-	92,752
Accrued Taxes Payable	122	-	-	-	122
Deferred Revenue	2,272	2,147	-	-	4,419
Due To Other Funds	250,570	-	-	-	250,570
<b>TOTAL LIABILITIES</b>	<b>346,292</b>	<b>2,147</b>	<b>-</b>	<b>-</b>	<b>348,439</b>
<b><u>FUND BALANCES</u></b>					
<b><u>Nonspendable:</u></b>					
Prepaid Items	319	-	-	-	319
<b><u>Restricted for:</u></b>					
Debt Service	-	1,712,055	1,304,376	-	3,016,431
Capital Projects	-	-	-	29,001	29,001
<b><u>Assigned to:</u></b>					
Operating Reserves	250,000	-	-	-	250,000
Reserves-Renewal & Replacement	99,188	-	-	-	99,188
Reserves - Self Insurance	50,000	-	-	-	50,000
Reserves - Sidewalks & Alleyways	165,000	-	-	-	165,000
<b>Unassigned:</b>	<b>1,205,523</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,205,523</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,770,030</b>	<b>\$ 1,712,055</b>	<b>\$ 1,304,376</b>	<b>\$ 29,001</b>	<b>\$ 4,815,462</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,116,322</b>	<b>\$ 1,714,202</b>	<b>\$ 1,304,376</b>	<b>\$ 29,001</b>	<b>\$ 5,163,901</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

<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><u>REVENUES</u></b>				
Interest - Investments	\$ 3,000	\$ 1,000	\$ 1,733	\$ 733
Interest - Tax Collector	-	-	542	542
Special Assmnts- Tax Collector	1,359,659	979,054	1,434,719	455,665
Special Assmnts- CDD Collected	571,967	190,656	-	(190,656)
Special Assmnts- Discounts	(54,386)	(39,161)	(53,808)	(14,647)
Access Cards	1,200	400	340	(60)
Facility Revenue	300	300	435	135
Facility Membership Fee	1,200	-	-	-
<b>TOTAL REVENUES</b>	<b>1,882,940</b>	<b>1,132,249</b>	<b>1,383,961</b>	<b>251,712</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	11,200	3,200	4,800	(1,600)
FICA Taxes	857	245	367	(122)
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	8,000	2,667	1,352	1,315
ProfServ-Legal Services	40,000	13,333	23,073	(9,740)
ProfServ-Mgmt Consulting Serv	55,984	18,662	12,342	6,320
ProfServ-Property Appraiser	779	779	-	779
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,600	-	-	-
Postage and Freight	750	250	249	1
Insurance - General Liability	30,499	30,499	25,334	5,165
Printing and Binding	2,000	668	403	265
Legal Advertising	900	300	159	141
Misc-Records Storage	150	50	-	50
Misc-Assessmnt Collection Cost	27,193	19,581	27,618	(8,037)
Misc-Contingency	2,600	867	25	842
Office Supplies	300	100	22	78
Annual District Filing Fee	175	175	200	(25)
<b>Total Administration</b>	<b>207,533</b>	<b>100,198</b>	<b>104,766</b>	<b>(4,568)</b>
<b><u>Field</u></b>				
ProfServ-Field Management	230,000	76,664	62,114	14,550
<b>Total Field</b>	<b>230,000</b>	<b>76,664</b>	<b>62,114</b>	<b>14,550</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Landscape Services</u></b>				
Contracts-Mulch	61,981	61,981	-	61,981
Contracts - Landscape	395,753	131,918	158,897	(26,979)
Cntrs-Shrub/Grnd Cover Annual Svc	21,432	10,716	1,920	8,796
R&M-Irrigation	10,000	3,333	1,497	1,836
R&M-Trees and Trimming	20,000	6,667	-	6,667
Miscellaneous Services	25,000	8,333	-	8,333
<b>Total Landscape Services</b>	<b>534,166</b>	<b>222,948</b>	<b>162,314</b>	<b>60,634</b>
<b><u>Utilities</u></b>				
Electricity - General	35,000	11,667	11,573	94
Electricity - Streetlighting	90,000	30,000	35,069	(5,069)
Utility - Water & Sewer	130,000	43,333	22,213	21,120
Lease - Street Light	123,000	41,000	49,158	(8,158)
Cap Outlay - Streetlights	403,651	85,097	85,097	-
<b>Total Utilities</b>	<b>781,651</b>	<b>211,097</b>	<b>203,110</b>	<b>7,987</b>
<b><u>Operation &amp; Maintenance</u></b>				
Communication - Telephone	3,720	1,240	1,580	(340)
Utility - Refuse Removal	3,720	1,240	1,262	(22)
R&M-Ponds	12,500	4,167	147	4,020
R&M-Pools	15,000	5,000	5,299	(299)
R&M-Roads & Alleyways	10,000	3,333	-	3,333
R&M-Sidewalks	5,000	1,667	1,033	634
R&M-Vehicles	15,000	5,000	1,503	3,497
R&M-Equipment Boats	7,500	2,500	1,556	944
R&M-Parks & Facilities	30,000	10,000	15,047	(5,047)
Miscellaneous Services	2,400	800	913	(113)
Misc-Contingency	5,000	1,667	4,864	(3,197)
Misc-Security Enhancements	5,000	1,667	863	804
Op Supplies - Fuel, Oil	2,750	916	1,206	(290)
Cap Outlay - Sidewalk Impr	-	-	36,796	(36,796)
Cap Outlay - Vehicles	12,000	12,000	9,100	2,900
Capital Outlay	-	-	20,000	(20,000)
<b>Total Operation &amp; Maintenance</b>	<b>129,590</b>	<b>51,197</b>	<b>101,169</b>	<b>(49,972)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,882,940</b>	<b>662,104</b>	<b>633,473</b>	<b>28,631</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

<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>
Excess (deficiency) of revenues				
Over (under) expenditures	-	470,145	750,488	280,343
Net change in fund balance	\$ -	\$ 470,145	\$ 750,488	\$ 280,343
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>1,019,542</b>	<b>1,019,542</b>	<b>1,019,542</b>	
<b>FUND BALANCE, ENDING</b>	<b><u>\$ 1,019,542</u></b>	<b><u>\$ 1,489,687</u></b>	<b><u>\$ 1,770,030</u></b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

<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><u>REVENUES</u></b>				
Interest - Investments	\$ 1,000	\$ 333	\$ 664	\$ 331
Special Assmnts- Tax Collector	1,171,335	843,361	920,474	77,113
Special Assmnts- Prepayment	-	-	17,619	17,619
Special Assmnts- CDD Collected	86,844	34,738	-	(34,738)
Special Assmnts- Discounts	(46,853)	(33,734)	(34,521)	(787)
<b>TOTAL REVENUES</b>	<b>1,212,326</b>	<b>844,698</b>	<b>904,236</b>	<b>59,538</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	23,427	16,867	17,719	(852)
<b>Total Administration</b>	<b>23,427</b>	<b>16,867</b>	<b>17,719</b>	<b>(852)</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	565,000	-	-	-
Principal Prepayments	-	-	15,000	(15,000)
Interest Expense	633,312	316,656	316,656	-
<b>Total Debt Service</b>	<b>1,198,312</b>	<b>316,656</b>	<b>331,656</b>	<b>(15,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,221,739</b>	<b>333,523</b>	<b>349,375</b>	<b>(15,852)</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,413)	511,175	554,861	43,686
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(9,413)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(9,413)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (9,413)	\$ 511,175	\$ 554,861	\$ 43,686
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>1,157,194</b>	<b>1,157,194</b>	<b>1,157,194</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,147,781</b>	<b>\$ 1,668,369</b>	<b>\$ 1,712,055</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 300	\$ 100	\$ 411	\$ 311
Special Assmnts- Tax Collector	488,878	351,992	825,827	473,835
Special Assmnts- Prepayment	-	-	41,782	41,782
Special Assmnts- CDD Collected	604,398	241,759	-	(241,759)
Special Assmnts- Discounts	(19,555)	(14,080)	(30,972)	(16,892)
<b>TOTAL REVENUES</b>	<b>1,074,021</b>	<b>579,771</b>	<b>837,048</b>	<b>257,277</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	9,778	7,040	15,897	(8,857)
<b>Total Administration</b>	<b>9,778</b>	<b>7,040</b>	<b>15,897</b>	<b>(8,857)</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	425,000	-	-	-
Principal Prepayments	-	-	45,000	(45,000)
Interest Expense	633,106	316,553	316,553	-
<b>Total Debt Service</b>	<b>1,058,106</b>	<b>316,553</b>	<b>361,553</b>	<b>(45,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,067,884</b>	<b>323,593</b>	<b>377,450</b>	<b>(53,857)</b>
Excess (deficiency) of revenues Over (under) expenditures	6,137	256,178	459,598	203,420
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	6,137	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>6,137</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 6,137	\$ 256,178	\$ 459,598	\$ 203,420
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>844,778</b>	<b>844,778</b>	<b>844,778</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 850,915</b>	<b>\$ 1,100,956</b>	<b>\$ 1,304,376</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 19	\$ 19
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>19</b>	<b>19</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	19	19
Net change in fund balance	\$ -	\$ -	\$ 19	\$ 19
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>-</b>	<b>-</b>	<b>28,982</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,001</b>	

**HARMONY**

Community Development District

Supporting Schedules

January 31, 2018

**Non-Ad Valorem Special Assessments  
Osceola County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2018**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
<b>ASSESSMENTS LEVIED FY 2018</b>					(1)	(1)	
				\$ 4,359,816	\$ 1,966,386	\$ 1,261,576	\$ 1,131,855
Allocation %				100%	45.10%	28.94%	25.96%
11/09/17	\$ 7,531.91	\$ 336.36	\$ 153.71	\$ 8,021.98	\$ 3,618.11	\$ 2,321.28	\$ 2,082.59
11/24/17	183,624.40	7,807.19	3,747.44	195,179.03	88,030.60	56,477.86	50,670.57
12/15/17	1,647,975.12	70,067.11	33,632.14	1,751,674.37	790,048.75	506,872.18	454,753.43
12/28/17	421,965.05	17,764.47	8,611.52	448,341.04	202,212.97	129,733.93	116,394.14
01/16/18	734,230.99	23,171.30	14,984.32	772,386.61	348,365.59	223,501.18	200,519.84
01/16/18	5,156.54	154.21	105.25	5,416.00	2,442.75	1,567.20	1,406.05
<b>TOTAL</b>	<b>\$ 3,000,484</b>	<b>\$ 119,301</b>	<b>\$ 61,234</b>	<b>\$ 3,181,019</b>	<b>\$ 1,434,719</b>	<b>\$ 920,474</b>	<b>\$ 825,827</b>
Collected in %				73%	73%	73%	73%
<b>TOTAL OUTSTANDING</b>				<b>\$ 1,178,797</b>	<b>\$ 531,667</b>	<b>\$ 341,102</b>	<b>\$ 306,028.44</b>

Note (1) - Variance with budget is due to moving Developer assessments direct bill to Tax Collector

**Cash and Investment Report**  
*January 31, 2018*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
(1) Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$886,301
Debit Account	CenterState Bank	Debit Account	n/a	0.05%	\$3,125
				<b>Subtotal</b>	<b>\$889,426</b>
Certificate of Deposit	BankUnited	12 month CD	2/10/2018	1.015%	\$101,615
Money Market Account	Stonegate Bank	Money Market Account	n/a	0.45%	\$357,320
Money Market Account	BankUnited	Money Market Account	n/a	0.77%	\$767,642
				<b>Subtotal</b>	<b>\$1,124,962</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 2014 Prepayment Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$17,619
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$604,410
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.05%	\$913,127
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$268,621
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$624,231
Series 2015 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$29,001
				<b>Subtotal</b>	<b>\$2,797,009</b>
				<b>Total</b>	<b>\$4,913,012</b>

(1) Transfer to Trust Account and Management completed in February.

**Construction Report**  
**Series 2015 Bonds**

**Recap of Capital Project Fund Activity Through January 31, 2018**

<b>Source of Funds:</b>	Amount
Opening Balance in Construction Account	\$ 200,000
Opening Balance in Cost of Issuance account	145,130
Interest Earned	
Construction Account	\$ 189
Cost of Issuance Account	4
Transferred to Revenue Account (includes balance of Cost of Issuance)	(1,905)
	<u>\$ (1,712)</u>
 <b>Total Source of Funds:</b>	 <b><u>\$ 343,418</u></b>
 <b>Use of Funds:</b>	
Disbursements:	
Cost of Issuance	\$ 143,229
Streetlights Buy Down	100,000
Capital Outlay - Vehicle	15,240
Improvement - Park	55,947
<b>Total Use of Funds:</b>	<b><u>\$ 314,416</u></b>
 <b>Available Balance in Construction Account at January 31, 2018</b>	 <b><u>\$ 29,001</u></b>



**7B.**

**Invoice Approval Report # 214**

**February 9, 2018**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS	Feb-18	R	\$ 155.00
		Vendor Total	\$ 155.00
BOYD CIVIL ENGINEERING	01777	A	\$ 1,298.70
		Vendor Total	\$ 1,298.70
BRIGHT HOUSE NETWORKS	028483501012318	R	\$ 89.98
	028483401013118	R	\$ 109.29
	Vendor Total	\$ 199.27	
CROP PRODUCTION SERVICES, INC.	34966881	R	\$ 2,837.60
		Vendor Total	\$ 2,837.60
DIGITAL ASSURANCE	38203	R	\$ 1,500.00
		Vendor Total	\$ 1,500.00
FEDEX	6-071-51949	R	\$ 25.93
	6-058-25907	R	\$ 13.11
	Vendor Total	\$ 39.04	
FLORIDA RESOURCE MGT LLC-ACH	54752	R	\$ 5,830.24
	55156	R	\$ 7,108.01
	Vendor Total	\$ 12,938.25	
HOME DEPOT CREDIT SERVICES	010818 5353	R	\$ 223.40
		Vendor Total	\$ 223.40
INFRAMARK, LLC	27132	A	\$ 2,717.45
		Vendor Total	\$ 2,717.45
JEFFERY COWELL/DBA COWELL POWERSPORTS	551	R	\$ 12,281.00
		Vendor Total	\$ 12,281.00
KINCAID INC	1283	R	\$ 125.00
		Vendor Total	\$ 125.00
NORTH SOUTH SUPPLY, INC.	3149436	R	\$ 192.68
		Vendor Total	\$ 192.68
ORLANDO UTILITIES COMMISSION	011018	R	\$ 47,035.20
	110217	R	\$ 38,061.79
	Vendor Total	\$ 85,096.99	
ORLANDO UTILITIES COMMISSION-ACH	010918	R	\$ 17,284.93
		Vendor Total	\$ 17,284.93

**Invoice Approval Report # 214**

**February 9, 2018**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS	Feb-18	R	\$ 155.00
		Vendor Total	<u>\$ 155.00</u>
POOLSURE	101295578560	R	\$ 60.00
	101295579019	R	\$ 88.90
	101295579035	R	\$ 367.50
	101295579036	R	\$ 270.00
		Vendor Total	<u>\$ 786.40</u>
PUBLIC RISK INSURANCE AGENCY	53966	R	\$ 114.00
		Vendor Total	<u>\$ 114.00</u>
SERVELLO & SONS	10232	R	\$ 39,724.26
		Vendor Total	<u>\$ 39,724.26</u>
SHOP MARKETPLACE	INV-0014201822	R	\$ 1,701.90
		Vendor Total	<u>\$ 1,701.90</u>
SPRINT SOLUTIONS, INC.	244553043-054	R	\$ 505.41
		Vendor Total	<u>\$ 505.41</u>
SUN PUBLICATIONS DBA	27986-010618	R	\$ 54.94
		Vendor Total	<u>\$ 54.94</u>
TOHO WATER AUTHORITY-ACH	02/15/18-ACH	R	\$ 3,243.89
		Vendor Total	<u>\$ 3,243.89</u>
TREETOP PRODUCTS, INC.	KB00006712	R	\$ 5,033.16
		Vendor Total	<u>\$ 5,033.16</u>
WASTE CONNECTIONS OF FLORIDA	1133044	R	\$ 319.45
		Vendor Total	<u>\$ 319.45</u>
YOUNG QUALLS, P.A.	15397	A	\$ 10,497.50
		Vendor Total	<u>\$ 10,497.50</u>
		Total	<u>\$ 198,870.22</u>
			<b>Total Invoices \$ 198,870.22</b>

**HARMONY**  
**Community Development District**

**Check Register**

**January 1 - January 31, 2018**

HARMONY  
Community Development District

**Payment Register by Fund**  
**For the Period from 1/1/2018 to 1/31/2018**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	54714	01/03/18	INFRAMARK, LLC	26131	ASSESSMENT ROLL SVC	ProfServ-Special Assessment	531038-51301	\$8,822.00
001	54715	01/03/18	YOUNG QUALLS, P.A.	15345	NOV GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$7,798.50
001	54716	01/04/18	BOYD CIVIL ENGINEERING	01716	ENGINEERING SVCS 10/30-11/26	ProfServ-Engineering	531013-51501	\$75.00
001	54717	01/04/18	ERIN SOLTYS	121417	REFUND ACCESS CARDS	over payment	369941	\$10.00
001	54718	01/04/18	FEDEX	6-021-64874	DEC POSTAGE	Postage and Freight	541006-51301	\$11.60
001	54719	01/04/18	HOME DEPOT CREDIT SERVICES	120817-5353	NOV PURCHASES	40033	546225-53910	\$28.82
001	54719	01/04/18	HOME DEPOT CREDIT SERVICES	120817-5353	NOV PURCHASES	RETURNS 95184	546225-53910	(\$17.99)
001	54720	01/04/18	INFRAMARK, LLC	25457	MANAGEMENT SVCS NOV 2017	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,665.33
001	54720	01/04/18	INFRAMARK, LLC	25457	MANAGEMENT SVCS NOV 2017	Postage and Freight	541006-51301	\$13.80
001	54720	01/04/18	INFRAMARK, LLC	25457	MANAGEMENT SVCS NOV 2017	Printing and Binding	547001-51301	\$78.35
001	54720	01/04/18	INFRAMARK, LLC	25457	MANAGEMENT SVCS NOV 2017	Office Supplies	551002-51301	\$5.50
001	54721	01/04/18	NORTH SOUTH SUPPLY, INC.	3144513	IRR SUPPLIES	R&M-Irrigation	546041-53902	\$73.88
001	54721	01/04/18	NORTH SOUTH SUPPLY, INC.	3145582	IRRIGATION SUPPLIES	R&M-Irrigation	546041-53902	\$27.61
001	54721	01/04/18	NORTH SOUTH SUPPLY, INC.	3145284	IRR SUPPLIES	R&M-Irrigation	546041-53902	\$81.95
001	54722	01/04/18	POOLWORKS	120321	LAP POOL HYDRAULIC VALVE	R&M-Pools	546074-53910	\$140.00
001	54723	01/04/18	PROPET DISTRIBUTORS INC.	120283	DOGIPOT DISPENSER	R&M-Parks & Facilities	546225-53910	\$54.35
001	54724	01/04/18	WALKER TECHNICAL SERVICES	1684	CONTROLLER INSPECT CALL	R&M-Irrigation	546041-53902	\$300.00
001	54725	01/08/18	BRIGHT HOUSE NETWORKS	028483501122317	12/28-01/27 0050284835-01	Misc-Security Enhancements	549911-53910	\$89.98
001	54726	01/08/18	FEDEX	6-028-90221	SVCS THRU 12/19/17	Postage and Freight	541006-51301	\$16.01
001	54727	01/08/18	POOLSURE	101295576415	WTR MGMNT CONTROLLER LEASE	November	546074-53910	\$60.00
001	54728	01/08/18	POOLSURE	101295577949	JAN WTR MGMNT CONTROLLER LS	January	546074-53910	\$60.00
001	54729	01/08/18	POOLWORKS	120530	50% Down Pmt REFURBISH POOL	Capital Outlay	564043-53910	\$20,000.00
001	54730	01/08/18	SSPS INC.	73939	REBUILD KIT FS200 DRUM ASSY	Miscellaneous Services	549001-53910	\$394.21
001	54731	01/08/18	SSPS INC.	73981	WHEEL CARRIER FS100;HEIGHT ROD	R&M-Sidewalks	546084-53910	\$356.37
001	54732	01/08/18	SUN PUBLICATIONS DBA	300103032	NOTICE OF MEETING 11/23/17	Legal Advertising	548002-51301	\$49.38
001	54733	01/09/18	AMERITAS LIFE INSURANCE CORP.	121517	LIFE INSURANCE JAN 2017	010-520895-00000	531016-53901	\$155.00
001	54734	01/09/18	POOLSURE	101295578252	ASHLEY PARK POOL BLEACH	R&M-Pools	546074-53910	\$375.00
001	54735	01/09/18	POOLSURE	101295578240	SWIM CLUB BLEACH	R&M-Pools	546074-53910	\$262.50
001	54736	01/09/18	SUN PUBLICATIONS DBA	00063624		Legal Advertising	548002-51301	\$54.94
001	54737	01/12/18	BRIGHT HOUSE NETWORKS	028483401010118	1/6/18-2/5/18-0050284834-01	Misc-Security Enhancements	549911-53910	\$109.29
001	54738	01/12/18	DEPARTMENT OF ECONOMIC OPPORTUNITY	69912	FY17/18 DISTRICT FILING FEES	Annual District Filing Fee	554007-51301	\$200.00
001	54739	01/12/18	FEDEX	6-044-67152	SVCS THRU 01/02/18	Postage and Freight	541006-51301	\$31.70
001	54740	01/12/18	KINCAID INC	1253	DECEMBER HOLDING TANK	Miscellaneous Services	549001-53910	\$125.00
001	54741	01/12/18	POOLWORKS	120498	SPLASH PAD NEW FLOW METER	R&M-Pools	546074-53910	\$202.00
001	54742	01/12/18	SPRINT SOLUTIONS, INC.	244553043-053	11/26-12/25 24553043	Communication - Telephone	541003-53910	\$377.34
001	54743	01/12/18	WASTE CONNECTIONS OF FLORIDA	1127697	TRASH PICKUP JANUARY 2018	Utility - Refuse Removal	543020-53910	\$316.88
001	54744	01/12/18	RUBBER SURFACING SPECIALISTS, INC.	INV-0108	50% CANOPY Replacement	Canopy replacement - remainder due upon completion	546225-53910	\$6,500.00
001	54745	01/12/18	SHOP MARKETPLACE	INV-0014201822	FEB 2018 HLTH INSURANCE	Prepaid Items	155000	\$1,701.90
001	54746	01/19/18	HOME DEPOT CREDIT SERVICES	010818 5353	Jan 4th PURCHASES Fees Waived	R&M-Parks & Facilities	546225-53910	\$223.40
001	54747	01/19/18	NORTH SOUTH SUPPLY, INC.	3149436	IRRIGATION SUPPLIES	R&M-Irrigation	546041-53902	\$192.68
001	54748	01/19/18	SERVELLO & SONS	10232	JAN LANDSCAPE MAINTENANCE	Cntrs-Landscape/Irrigation Maint	534171-53902	\$39,724.26
001	54749	01/22/18	HARMONY CDD	011518	TRNFR TO MM DUE TO GF ASSESS	Due to other Funds	131000	\$525,483.00

HARMONY  
Community Development District

**Payment Register by Fund**  
**For the Period from 1/1/2018 to 1/31/2018**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	54752	01/22/18	ORLANDO UTILITIES COMMISSION	011018	CAPITAL INVESTMENT NGHBD D-1	Cap Outlay - Streetlights	564090-53903	\$47,035.20
001	54753	01/22/18	ORLANDO UTILITIES COMMISSION	110217	CAPITAL INVESTMENT TOWN CENTER	Cap Outlay - Streetlights	564090-53903	\$38,061.79
001	54754	01/22/18	TREETOP PRODUCTS, INC.	KB00006712	3 BENCHES & 4 RECEPTACLES	R&M-Parks & Facilities	546225-53910	\$5,033.16
001	DD195	01/04/18	FLORIDA RESOURCE MGT LLC-ACH	54217	PAYROLL PE 12/31/17	ProfServ-Field Management	531016-53910	\$7,074.06
001	DD196	01/02/18	ORLANDO UTILITIES COMMISSION-ACH	121517 ACH	11/8-12/1 ELECTRIC SVC	Electricity - General	543006-53903	\$346.96
001	DD196	01/02/18	ORLANDO UTILITIES COMMISSION-ACH	121517 ACH	11/8-12/1 ELECTRIC SVC	Electricity - Streetlighting	543013-53903	\$4,804.66
001	DD196	01/02/18	ORLANDO UTILITIES COMMISSION-ACH	121517 ACH	11/8-12/1 ELECTRIC SVC	Lease - Street Light	544006-53903	\$11,982.84
001	DD197	01/17/18	TOHO WATER AUTHORITY-ACH	121617-ACH	UTILITIES 11/16-12/16	Utility - Water & Sewer	543021-53903	\$6,459.63
001	DD198	01/18/18	FLORIDA RESOURCE MGT LLC-ACH	54752	PAYROLL PE 01/14/18	ProfServ-Field Management	531016-53910	\$5,830.24
001	DD207	01/30/18	ORLANDO UTILITIES COMMISSION-ACH	010918	12/08-01/09 UTILITIES	Electricity - General	543006-53903	\$3,710.50
001	DD207	01/30/18	ORLANDO UTILITIES COMMISSION-ACH	010918	12/08-01/09 UTILITIES	Electricity - Streetlighting	543013-53903	\$4,225.47
001	DD207	01/30/18	ORLANDO UTILITIES COMMISSION-ACH	010918	12/08-01/09 UTILITIES	Lease - Street Light	544006-53903	\$9,348.96
001	DD199	01/31/18	STEVEN P. BERUBE	PAYROLL	January 31, 2018 Payroll Posting			\$184.70
001	DD200	01/31/18	RAYMOND D. WALLS, III	PAYROLL	January 31, 2018 Payroll Posting			\$184.70
001	DD201	01/31/18	DAVID L. FARNSWORTH	PAYROLL	January 31, 2018 Payroll Posting			\$184.70
001	DD202	01/31/18	WILLIAM BOKUNIC	PAYROLL	January 31, 2018 Payroll Posting			\$184.70
							<b>Fund Total</b>	<b>\$763,881.81</b>
<hr/>								
<u>SERIES 2014 DEBT SERVICE FUND - 203</u>								
203	54751	01/22/18	HARMONY CDD C/O U.S. BANK	1152018 9001	TAX COLLECTION SERIES 2014	Due to other Funds	131000	\$695,405.00
							<b>Fund Total</b>	<b>\$695,405.00</b>
<hr/>								
<u>SERIES 2015 DEBT SERVICE FUND - 204</u>								
204	54750	01/22/18	HARMONY CDD C/O U.S. BANK	1152018 7001	TAX COLLECTION SERIES 2015	Due to other Funds	131000	\$623,901.00
							<b>Fund Total</b>	<b>\$623,901.00</b>
<hr/>								
							<b>Total Checks Paid</b>	<b>\$2,083,187.81</b>

**HARMONY**  
**Community Development District**

**Debit Card Invoices**

**January 1 - January 31, 2018**

Monthly Debit Card Purchases			
January 31, 2018			
January Receipts			
Date	Vendor	Description	Amount
1/3/2018	Amazon.com	1 Aqua Charge Windshield Washer Ultra Concentrate	19.99
1/3/2018	Amazon.com	1 Springfield Marine 1100031-1 Pedestal Swivel Non-Lock	31.20
1/4/2018	Amazon.com	1 Ambient Weather WS-2902 10-in-1 Wi-Fi Professional weather station	131.90
1/4/2018	Amazon.com	2 Eagle UI-50-SG Type I Metal Safety Can, Combustibles	59.28
1/5/2018	WAWA	Fuel	50.50
1/5/2018	Aplus	Fuel	30.00
1/8/2018	Amazon.com	1 NataX iPhone X Case	13.99
1/9/2018	Amazon.com	1 Zeesa iPhone X Screen Protector	7.69
1/9/2018	Apple	iCloud: 50 GB Storage Plan	0.99
1/10/2018	Amazon.com	Seafo Automatic Submersible Boat Bilge Water Pump	29.95
1/10/2018	Handyman Hardware & Supply	6 Clamps	15.64
1/10/2018	Pay Pal	Southside Vacuum Company	7.99
1/11/2018	Amazon.com	1 Push Button Momentary Switch	10.95
1/16/2018	Amazon.com	1 Dell E173FP 17" Flat Panel Color Monitor	55.00
1/17/2018	Northern Tool & Equipment	Advantage Membership	39.99
1/17/2018	Amazon.com	1 Apex REM 15 15-Foot Connector Hose Remnants	11.30
1/18/2018	Sunoco	Fuel	30.00
1/18/2018	Harmony Towne Square Market	Roxane Purified Water	16.06
1/24/2018	Amazon.com	Seafo Automatic Submersible Boat Bilge Water Pump- Return	(29.95)
1/24/2018	Amazon.com	2 Smith Contractor 190216-2 Gallon Sprayer for Weed Killers	63.66
1/24/2018	Amazon.com	1 Eagle UI-50-SG Type I Metal Safety Can, Combustibles	59.28
1/24/2018	WAWA	Fuel	47.40
1/24/2018	WAWA	Fuel	40.50
1/24/2018	WAWA	Fuel (Pressure Wash)	28.00
1/25/2018	Amazon.com	Best Choice Products Water Hose Reel Cart	79.69
1/25/2018	WAWA	Fuel	36.31
1/25/2018	WAWA	Fuel (Pressure Wash)	28.54
1/26/2018	Northern Tool & Equipment	Advantage Membership Refund	(39.99)
1/26/2018	FLW Inc.	7 ASCO Coil Kit	724.59
1/26/2018	Amazon.com	1 Homall Executive Swivel Leather Gaming Chair	109.98
1/26/2018	Amazon.com	2 Knead Boot for Agriculture	43.28
1/29/2018	Amazon.com	1 Vinyl Printer for Signs - Circuit Explore Air 2 Machine	199.99
1/29/2018	Amazon.com	2 22X11 ATV Sport Ocelot Non Directional Tires	187.52
1/29/2018	Champions Honda	Belt	145.51
1/29/2018	Amazon.com	6 Mobil 1 104361 75W-90 Synthetic Gear Lube	52.74
1/29/2018	Amazon.com	Printer Items	47.23
1/29/2018	Sunoco	Fuel (Pressure Wash)	37.00
1/29/2018	Sunoco	Fuel (Pressure Wash)	18.00
1/30/2018	Amazon.com	6 Pack - BR40 Led 17Watts Indoor/Outdoor Lighting	39.76
1/30/2018	Amazon.com	6 LaMotte ColorQ Pro 7 Liquid Pool Water Test Kit Replacement Tube	32.76
1/30/2018	Amazon.com	1 HP 950 Black Ink Cartridge (CN049AN) HP Officejet Pro	30.00
1/26/2018	Amazon.com	Latex Gloves - Medium	20.04
1/31/2018	Aplus	Fuel	49.10
1/31/2018	Amazon.com	Gates 20G4022 G-Force Recreational Belt	45.57
1/31/2018	Amazon.com	3M White vinyl roll for - Quantity 3	27.88
		<b>TOTAL</b>	<b>2,686.81</b>
<b>G/L Coding</b>			
R&M - Parks & Facilities		546225.53910.5000	182.61
R&M - Pools		546074.53910.5000	902.95
R&M - Vehicles		546104.53910.5000	471.37
R&M - Contingency		549900.53910.5000	453.81
R&M-Sidewalk		546084.53910.5000	198.25
OP Supplies - Fuel, Oil		552030.53910.5000	395.35
R&M - Equipment Boats		546223.53910.5000	39.19
R&M - Ponds		546073.53910.5000	43.28
			<b>2,686.81</b>





**Final Details for Order #113-3654962-9231438**

Print this page for your records.

**Order Placed:** January 2, 2018  
**Amazon.com order number:** 113-3654962-9231438  
**Order Total: \$51.19**

**Shipped on January 4, 2018**

**Items Ordered**

1 of: *Aqua Charge Windshield Washer Ultra Concentrate, 1 quart makes 55 gallons finished product* **Price** \$19.99  
Sold by: Bluewater Chemgroup ([seller profile](#))

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$19.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$19.99  
Sales Tax: \$0.00

**Total for This Shipment: \$19.99**

**Shipping Speed:**

Two-Day Shipping

*Vehicle* ✓

**Shipped on January 4, 2018**

**Items Ordered**

1 of: *Springfield Marine 1100031-1 Pedestal Swivel Non-Lock* **Price** \$31.20  
Sold by: Amazon.com Services, Inc.

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$31.20  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$31.20  
Sales Tax: \$0.00

**Total for This Shipment: \$31.20**

**Shipping Speed:**

Two-Day Shipping

*Boats* ✓  
*Total* ✓

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$51.19  
Shipping & Handling: \$0.00

*Approved G v/d Snel 01/30/2018*



**Final Details for Order #113-3378282-2861812**

Print this page for your records.

**Order Placed:** January 2, 2018  
**Amazon.com order number:** 113-3378282-2861812  
**Order Total: \$131.90**

**Shipped on January 3, 2018**

<b>Items Ordered</b>	<b>Price</b>
1 of: Ambient Weather WS-2902 10-in-1 Wi-Fi Professional Weather Station with Internet Monitoring, Compatible with Alexa Sold by: Ambient Weather ( <a href="#">seller profile</a> )	\$120.00
Condition: New	

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$120.00
Shipping & Handling:	\$11.90
	-----
Total before tax:	\$131.90
Sales Tax:	\$0.00
	-----

**Total for This Shipment: \$131.90**

**Shipping Speed:**  
Standard Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal:	\$120.00
Shipping & Handling:	\$11.90
	-----
Total before tax:	\$131.90
Estimated tax to be collected:	\$0.00
	-----

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

**Grand Total: \$131.90**

**Credit Card transactions**    MasterCard ending in 4354: January 3, 2018: \$131.90

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*

*parkus* ✓



**Details for Order #113-2154888-9087429**

Print this page for your records.

**Order Placed:** January 24, 2018  
**Amazon.com order number:** 113-2154888-9087429  
**Order Total: \$59.28**

**Shipping now**

**Items Ordered** **Price**  
2 of: *Eagle UI-50-SG Type I Metal Safety Can, Combustibles, 12-1/2" Width x 13-1/2" Depth, 5 Gallon Capacity, Green* \$29.64  
Sold by: Amazon.com Services, Inc.

Condition: New

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$59.28  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$59.28  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$59.28**  
-----

**Shipping Speed:**  
Two-Day Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal: \$59.28  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$59.28  
Estimated tax to be collected: \$0.00

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

**Grand Total: \$59.28**

*Sidewalks*

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*

# GAS TRUCK

Wawa #5123  
1125 E Irlo Bronson  
St. Cloud FL 34769  
\*\*\*\*\*  
1/4/2018 12:09:36 P  
Term: J012067193001  
Appr: 048530  
Seq#: 057959  
Product: Unleaded  
Pump Gallons Price  
09 21.052 \$2.399  
Total Sale \$50.50  
Capture

MasterCard  
XXXXXXXXXXXX4354  
Swiped

01/04/2018 12:06:41

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.

\*\*\*\*\*

YOUR OPINION MATTERS

Tell us about your  
experience at  
\* MyWawaVisit.com \*

Take our survey for  
a chance to win a  
\$250 Wawa Gift Card

Disponible

en Espanol

\*\*\*\*\*

Survey Code: 1476553

Store Number: 05123

\*\*\*\*\*

Please respond

within 5 days

NO PURCHASE

NECESSARY

See rules at website

APlus  
8867-6718-88  
6998 E Irlo Bronson  
St. Cloud Florida 34  
\* FINAL RECEIPT\*  
For Credit Sales  
Card Charged Only  
Total Shown Below.

Trans #: 183863  
Grade: Regular (87)  
Pump Number: 86  
Gallons: 12.401  
Price: \$2.419  
Total Fuel: \$30.00

Total Sale: \$30.00

Term: JD12417328801

Appr: 831886

Seq#: 852185  
Capture

MasterCard  
XXXXXXXXXXXX4354  
Swiped

01/04/2018 07:42:11

-----  
Thank You For  
Fueling Up At APlus!  
Bring In This  
Receipt For Any Size  
Coffee For Only 79¢!  
[PLU 8865]  
-----



**Final Details for Order #112-8555894-2065037**

Print this page for your records.

**Order Placed:** January 5, 2018  
**Amazon.com order number:** 112-8555894-2065037  
**Order Total: \$13.99**

**Shipped on January 7, 2018**

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>NataX iPhone X Case, Thin Fit Hybrid Drop Protection and Scratch Resistance Carbon Non Slip Cover for Apple iPhone 10</i> Sold by: NataX ( <a href="#">seller profile</a> )	\$13.99
Condition: New	

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$13.99
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$13.99
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$13.99**

**Shipping Speed:**  
Two-Day Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal:	\$13.99
Shipping & Handling:	\$0.00
-----	

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$13.99
Estimated tax to be collected:	\$0.00
-----	

**Grand Total: \$13.99**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Misc Contingency*

*Approved G v/d Snel 01/30/2018*



**Final Details for Order #112-3950399-3819432**

Print this page for your records.

**Order Placed:** January 9, 2018  
**Amazon.com order number:** 112-3950399-3819432  
**Order Total: \$7.69**

**Shipped on January 9, 2018**

**Items Ordered**

**Price**

1 of: Zeesa iPhone X Screen Protector, [2 Pack] Case Friendly Tempered Glass Screen Protector with [Easy Installation Guide Frame ] [2.5D] [Premium Clarity] [Anti- Scratch] [Bubble-Free] for Apple iPhone X  
Sold by: Zeesa ([seller profile](#))

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$7.69  
Shipping & Handling: \$0.00

Total before tax: \$7.69  
Sales Tax: \$0.00

**Total for This Shipment: \$7.69**

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$7.69  
Shipping & Handling: \$0.00

Total before tax: \$7.69  
Estimated tax to be collected: \$0.00

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

**Grand Total: \$7.69**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Misc Contingency*

*Approved G v/d Snel 01/30/2018*



Gerhard van der snel <gerhardharmony@gmail.com>

**Fwd: Your receipt from Apple.**

1 message

Gerhard van der Snel <gerhardvandersnel@hotmail.com>  
To: "gerhardharmony@gmail.com" <gerhardharmony@gmail.com>

Tue, Jan 9, 2018 at 6:35 AM

Kind regards,  
Gerhard van der Snel  
Field Operations Manager  
Harmony CDD  
7360 Five Oaks Dr  
Harmony fl 34773  
407-301-2235

Begin forwarded message:

**From:** Apple <no\_reply@email.apple.com>  
**Date:** January 8, 2018 at 11:22:52 PM EST  
**To:** gerhardvandersnel@hotmail.com  
**Subject:** Your receipt from Apple.



# Receipt

APPLE ID  
gerhardvandersnel@hotmail.com

DATE  
Jan 8, 2018

ORDER ID  
MX4JXLX0JD

DOCUMENT NO  
185190806511

BILLED TO  
MasterCard .... 4354  
Gerhard Van der snel  
210 N University dr  
Suite 702  
Coral Springs, FL 33071-7320  
USA

TOTAL  
**\$0.99**

iCloud	TYPE	PURCHASED FROM	PRICE
 <b>iCloud: 50 GB Storage Plan</b> Monthly   Feb 8, 2018	iCloud Storage		<b>\$0.99</b>

Subtotal **\$0.99**  
Tax **\$0.00**

TOTAL **\$0.99**



If you have any questions about your bill, visit [iTunes Support](#)

This email confirms payment for the iCloud storage plan listed above. You will be billed each plan period until you cancel by downgrading to the free storage plan from your iOS device, Mac or PC.

You may contact Apple for a full refund within 15 days of a monthly subscription upgrade or within 45 days after a yearly payment. Partial refunds are available where required by law.

Learn how to manage your password preferences for iTunes, iBooks, and App Store purchases.

*Approved G v/d Snel 01/09/2018*





**Final Details for Order #113-9046559-9083448**

Print this page for your records.

**Order Placed:** January 10, 2018  
**Amazon.com order number:** 113-9046559-9083448  
**Order Total: \$29.95**

**Shipped on January 10, 2018**

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Seaflo Automatic Submersible Boat Bilge Water Pump 12v 750gph Auto with Float Switch</i>	\$29.95
Sold by: MarineNow ( <a href="#">seller profile</a> )	
Condition: New	

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$29.95
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$29.95
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$29.95**

**Shipping Speed:**  
Two-Day Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal:	\$29.95
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$29.95
Estimated tax to be collected:	\$0.00

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

**Grand Total: \$29.95**

To view the status of your order, return to [Order Summary](#).

*boats*

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*

Handyman Hardware & Supply  
1410 10th St.  
St. Cloud, FL 34769  
407-892-7700

Transaction#: C170365  
Associate: Manager  
Date: 01/09/2018 Time: 04:43:41 PM

\*\*\* SALE \*\*\*

Bill To:  
Customer # Harmony  
Gerhard van der Snel  
Harmony Community Dev. Dist.  
210 N University Dr  
Ste 702  
Coral Springs, FL 33071

2-3/4" - 3-3/4" CLAMP  
425310  
4.00 EACH @ \$2.49 T \$9.96  
078575175256  
2" - 3" CLAMP  
435434  
2.00 EACH @ \$2.29 T \$4.58  
078575174051

Subtotal: \$14.54  
7.5% - State Tax: \$1.10  
TOTAL: \$15.64

MASTERCARD: \$15.64  
CHANGE: \$0.00

*pooles* ✓

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE  
ACCORDING TO CARDHOLDER'S AGREEMENT  
WITH ISSUER

Approval: 025035  
CNUM: MASTERCARD-\*\*\*\*\*4354  
EXP: \*\*/\*\*  
NAME:  
AMT: 15.64

Approved Gv/d Snel 01/10/2018



(X) \_\_\_\_\_  
Authorized Signature

Hello Harmony CDD,

You sent a payment of \$7.99 USD to Southside Vacuum Company  
(bettervacsales@gmail.com)

Thanks for using PayPal. To see all the transaction details, log in to your PayPal account.

It may take a few moments for this transaction to appear in your account.

**Seller**

Southside Vacuum Company  
bettervacsales@gmail.com

**Note to seller**

You haven't included a note.

**Shipping address - confirmed**

Harmony CDD  
7005 Five Oaks Dr  
Harmony, FL 34773-6004  
United States

**Shipping details**

The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
	\$7.99 USD	1	\$7.99 USD

Gmail - Receipt for your PayPal payment to Southside Vacuum Company

Page 2 of 2

Minn Kota 3 Pack Drive Pins 2262658 - Brand  
New -  
Item# 172868363148



Shipping and handling	\$0.00 USD
Insurance - not offered	—
<b>Total</b>	<b>\$7.99 USD</b>

Approved Gv/d Snel 01/10/2018

<b>Payment</b>	<b>\$7.99 USD</b>
----------------	-------------------

*Boats*

This charge will appear on your credit card statement as "PAYPAL  
\*SOUTHSIDEVA"

Payment sent to bettervacsales@gmail.com



**Final Details for Order #113-0002186-3679438**

Print this page for your records.

**Order Placed:** January 10, 2018  
**Amazon.com order number:** 113-0002186-3679438  
**Order Total: \$10.95**

**Shipped on January 10, 2018**

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Push Button Momentary Switch, N.O. Metal Dome Push Switch, Shallow Depth 22mm X 28mm, Pigtail Easy Wiring</i> Sold by: Britta Products ( <a href="#">seller profile</a> )	\$10.95

Condition: New  
New, in poly bag with rubber gasket

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$10.95
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$10.95
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$10.95**

**Shipping Speed:**  
Economy Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal:	\$10.95
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$10.95
Estimated tax to be collected:	\$0.00
-----	

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$10.95  
Estimated tax to be collected: \$0.00

**Grand Total: \$10.95**

**Credit Card transactions**

MasterCard ending in 4354: January 10, 2018: \$10.95

To view the status of your order, return to [Order Summary](#).

*parkis*

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*

amazon.com

**Final Details for Order #113-1495969-6285044**

Print this page for your records.

**Order Placed:** January 10, 2018  
**Amazon.com order number:** 113-1495969-6285044  
**Order Total: \$55.00**

**Shipped on January 12, 2018**

**Items Ordered**

1 of: *Dell E173FP 17" Flat Panel Color Monitor*  
Sold by: AL DIVINE COMPUTERS ([seller profile](#))

**Price**  
\$55.00

Condition: Used - Very Good  
Power cable and vga cable included

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$55.00  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$55.00  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$55.00**

**Shipping Speed:**

Economy Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$55.00  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$55.00  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$55.00**

**Credit Card transactions**

MasterCard ending in 4354: January 12, 2018: \$55.00

To view the status of your order, return to [Order Summary](#).

*pools*

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*



NorthernTool.com | 1-800-221-0516

## Thank You for Your Order

Gerhard,

A confirmation email has been sent to gerhardharmony@gmail.com. Order tracking information will be sent when your order ships.

[+] Rate Your Shopping Experience?

--	-	+-	+	++
Very Poor				Very Good

Order Confirmation: 77618259

Order Date: January 31, 2018

Payment Method    MasterCard  
 Account number    \*\*\*\*\*4354  
 Month                08  
 Year                 2018  
 Amount              \$39.99

Shipping	\$0.00
Advantage	
1-Year Membership	\$39.99
Tax	\$0.00
<b>Order Total</b>	<b>\$39.99</b>
Credit Card Payment	-\$39.99

**Billing Address**

Gerhard van der Snel  
 Harmony CDD  
 210 N University Dr Suite 702  
 Coral Springs, FL 33071  
 (407) 301-2235  
 gerhardharmony@gmail.com

**Shipping Address**

Gerhard van der Snel  
 Harmony CDD  
 7360 Five Oaks Dr Office  
 Trailer  
 Harmony, FL 34773  
 (407) 301-2235  
 gerhardharmony@gmail.com

**Shipping Method**

Express Air  
 Total Weight: 0.0 lbs

**Ships from Northern Tool**



Advantage Membership  
 Item# HL-R

**Delivery Estimate**

Available to Shop Online within  
 2 Days  
 Welcome Packet by Mail within  
 2 Weeks

**Qty**

1

**Price**

\$39.99

Northern Tool + Equipment  
 2800 Southcross Drive West  
 Burnsville, MN 55306  
 Sales: 1-800-221-0516

*Paulus ✓*

*Approved G v/d Snel 01/30/2018*



**Final Details for Order #113-6476266-5267457**

Print this page for your records.

**Order Placed:** January 16, 2018  
**Amazon.com order number:** 113-6476266-5267457  
**Order Total: \$11.30**

**Shipped on January 17, 2018**

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Apex REM 15 15-Foot Connector Hose Remnants, Colors May Vary</i> Sold by: Amazon.com Services, Inc.	\$11.30

Condition: New

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$11.30
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$11.30
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$11.30**

**Shipping Speed:**  
Two-Day Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal:	\$11.30
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$11.30
Estimated tax to be collected:	\$0.00

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

**Grand Total: \$11.30**

*✓*  
*pools*

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*



Coop 2707  
6990 E Irlo Bronson Mem H  
St. Cloud, Florida 34771

1/17/2018 , 7:59:00 AM  
Transaction #: 1845451  
Register #: 2

Pre-Pay Pump # 5 \$30.00  
Prepay Fuel

CARD NOT CHARGED UNTIL SALE IS COMPLETE  
FINAL RECEIPT PRINTS AT THE DISPENSER

Sub. Total: \$30.00  
Tax: \$0.00  
Total: \$30.00  
Discount Total: \$0.00

MasterCard: \$30.00  
Change \$0.00

Join Our Loyalty Program And Save



Authorization

MasterCard  
Card Num : XXXXXXXXXXXX4354  
Swiped  
Terminal : JD12417328001  
Approval : 096968  
Sequence : 057224  
USD\$ 30.00

*MS*

Thank You For  
Shopping Sunoco

*Approved G v/d Snel 01/17/2018*



1/16/2018 12:12 PM Sales Receipt #134399  
Store: 1 Customer Copy

**Harmony Town Square Market**

7250 Harmony Square Drive South  
Harmony, FL 34773

David Buck - Store Manager  
(407) 892-0148

www.facebook.com/townsquaremarket

Bill To: Police, Fire, EMT & DR/Nurse  
Police, Fire, EMT & DR/Nurse  
Harmony, FL 34773

Cashier:

Item #	Qty	Price	Ext Price
6427	5	\$2.68	\$16.06
ROXANE PURIFIED	D%	10% Customer	
		Subtotal	\$16.06
Local Sales Tax		0 % Tax	+ \$0.00
<b>RECEIPT TOTAL:</b>			<b>\$16.06</b>

Credit Card \$16.06 XXXX4354  
MasterCard  
Reference # 1000063680 Auth=041309  
Entry Swiped Merchant # \*\*\*55613

MISC

**Signature**

I agree to pay above amount according to card  
issuer agreement (merchant agreement  
if credit voucher)

Total, Sales Discounts \$1.78



www.HarmonyFL.com



Approved G v/d Snel 01/17/2018



Gerhard van der snel <gerhardharmony@gmail.com>

**Your refund for Seaflo Automatic Submersible...**

1 message

return@amazon.com <return@amazon.com>  
To: gerhardharmony@gmail.com

Tue, Jan 23, 2018 at 7:13 PM



**Refund Confirmation**

**Hello Gerhard Van Der Snel,**

We've issued your refund for the item below. Your return is now complete\*.

[View return & refund status](#)



Seaflo Automatic Submersible...

**Refund total: \$29.95\*\***

Refund will appear on your Master Card in 3-5 business days.



\* This is an advanced refund. If we don't receive the item listed above, we may charge your original payment method.

\*\* Learn more about refunds

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

*Approved G v/d Snel 01/30/2018*



**Details for Order #113-6646062-6853055**

Print this page for your records.

**Order Placed:** January 24, 2018  
**Amazon.com order number:** 113-6646062-6853055  
**Order Total: \$63.66**

**Shipping now**

**Items Ordered**

**Price**

2 of: *Smith Contractor 190216 2-Gallon Sprayer for Weed Killers, Herbicides, and Insecticides* \$31.83  
Sold by: Amazon.com Services, Inc.

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$63.66  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$63.66  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$63.66**  
-----

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$63.66  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$63.66  
Estimated tax to be collected: \$0.00

**Grand Total: \$63.66** ✓

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

Handwritten: "pools" with a checkmark next to the Grand Total.

Approved G v/d Snel 01/30/2018



**Final Details for Order #113-4424527-3735403**

Print this page for your records.

**Order Placed:** January 4, 2018  
**Amazon.com order number:** 113-4424527-3735403  
**Order Total: \$59.28**

**Shipped on January 7, 2018**

**Items Ordered**

1 of: *Eagle UI-50-SG Type I Metal Safety Can, Combustibles, 12-1/2" Width x 13-1/2" Depth, 5 Gallon Capacity, Green*  
Sold by: Amazon.com Services, Inc.

**Price**

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$29.64  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$29.64  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$29.64**

**Shipping Speed:**

Two-Day Shipping

**Shipped on January 8, 2018**

**Items Ordered**

1 of: *Eagle UI-50-SG Type I Metal Safety Can, Combustibles, 12-1/2" Width x 13-1/2" Depth, 5 Gallon Capacity, Green*  
Sold by: Amazon.com Services, Inc.

**Price**

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$29.64  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$29.64  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$29.64**

**Shipping Speed:**

Two-Day Shipping

*Approved G v/d Snel 01/30/2018*

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$59.28

*Sidewalks* ✓

TRUCK

Wawa #5123  
1125 E Irlo Bronson  
St. Cloud FL 34769  
\*\*\*\*\*  
1/23/2018 2:38:10 PM  
Term: JD12067193001  
Appr: 072917  
Seq#: 032820  
Product: Unleaded  
Pump Gallons Price  
11 18.045 \$2.489  
Total Sale \$47.40 ✓  
Capture

MasterCard  
XXXXXXXXXXXX4354  
Swiped

01/23/2018 14:35:26

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.

\*\*\*\*\*  
YOUR OPINION MATTERS  
Tell us about your  
experience at  
\* MyWawaVisit.com \*  
Take our survey for  
a chance to win a  
\$250 Wawa Gift Card  
Disponible  
en Espanol

\*\*\*\*\*  
Survey Code: 1487502  
Store Number: 05123  
\*\*\*\*\*

Please respond  
within 5 days  
NO PURCHASE  
NECESSARY  
See rules at website

Approved G v/d Snel 01/23/2018

CANS/UTV

Wawa #5123  
1125 E Irla Bronson  
St. Cloud FL 34769  
\*\*\*\*\*  
1/23/2018 2:34:49 PM  
Term: JD12067193001  
Appr: 063886  
Seq#: 032805  
Product: Unleaded  
Pump Gallons Price  
11 16.270 \$2.489  
Total Sale \$40.50 ✓  
Capture

MasterCard  
XXXXXXXXXXXX4354  
Swiped

01/23/2018 14:31:33

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.

\*\*\*\*\*  
YOUR OPINION MATTERS

Tell us about your  
experience at

\* MyWawaVisit.com \*

Take our survey for  
a chance to win a  
\$250 Wawa Gift Card  
Disponibile

en Espanol

\*\*\*\*\*

Survey Code: 1487495

Store Number: 05123

\*\*\*\*\*

Please respond  
within 5 days

NO PURCHASE

NECESSARY

See rules at website

Approved G v/d Snel 01/23/2018

*diesel Press*  
Welcome to Wawa #5123 *Wash*

Phone: 407-891-7025

1125 E Irla Bronson Memorial Hwy

St Cloud, FL 34769

1/23/2018 2:44:25 PM Trx # 4875072

Register #11 Cashier: christina

Customer Copy / Duplicated Receipt

Total \$28.00

Qty

Pre-Pay Pump #8 \$28.00

Sub-Total: \$28.00

Tax: \$0.00

Total: \$28.00

MasterCard: \$28.00

Change: \$0.00

Authorization

*Approved A v/d Snel 01/23/2018*

MasterCard

Card Num : (\*) XXXXXXXXXXXX4354

Manual

Terminal : JD12067193001

Approval 093966

Sequence : 032836

USD\$ 28.00 ✓

\*\*\*\*\*

\* YOUR OPINION MATTERS! \*

\* Tell us about your experience at \*

\* [www.MyWawaVisit.com](http://www.MyWawaVisit.com) \*

\* Take our survey for a chance to win \*

\* a \$250 Wawa Gift Card \*

\* Disponible en Espanol \*

\*\*\*\*\*

\* Survey Code: 3875072 \*

\* Store Number: 05123 \*

\*\*\*\*\*

Please respond within 5 days

NO PURCHASE NECESSARY

See rules on website



**Details for Order #113-7969022-5906647**

Print this page for your records.

**Order Placed:** January 24, 2018  
**Amazon.com order number:** 113-7969022-5906647  
**Order Total: \$79.69**

**Not Yet Shipped**

**Items Ordered**

	<b>Price</b>
1 of: <i>Best Choice Products Water Hose Reel Cart 300 FT Outdoor Garden Heavy Duty Yard Water Planting New</i>	\$79.69
Sold by: BestChoiceproducts ( <a href="#">seller profile</a> )	

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal:	\$79.69
Shipping & Handling:	\$0.00
	-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$79.69
Estimated tax to be collected:	\$0.00
	-----

**Grand Total: \$79.69**

To view the status of your order, return to [Order Summary](#).

*Sidewalks*

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*



Gas Veh.

Wawa #5123  
1125 E Irlo Bronson  
St. Cloud FL 34769  
\*\*\*\*\*  
1/24/2018 3:01:12 PM  
Term: JD12087193001  
Appr: 064552  
Seq#: 035019  
Product: Unleaded  
Pump Gallons Price  
15 14.587 \$2.489  
Total Sale \$38.31 ✓  
Capture

MasterCard  
XXXXXXXXXXXX4354  
Swiped

01/24/2018 14:58:37

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.  
\*\*\*\*\*  
YOUR OPINION MATTERS  
Tell us about your  
experience at  
\* MyWawaVisit.com \*  
Take our survey for  
a chance to win a  
\$250 Wawa Gift Card  
Disponibile  
en Espanol  
\*\*\*\*\*  
Survey Code: 1488113  
Store Number:05123  
\*\*\*\*\*  
Please respond  
within 5 days  
NO PURCHASE  
NECESSARY  
See rules at website

Approved Gv/d Snel 01/24/2018

Diesel

Wawa #5123  
1125 E Irlo Bronson  
St. Cloud FL 34769  
\*\*\*\*\*  
1/24/2018 2:57:28 PM  
Term: JD12067193001  
Appr: 057575  
Seq#: 035013  
Product: Diesel  
Pump Gallons Price  
15 9.912 \$2.879  
Total Sale \$28.54 ✓  
Capture

MasterCard  
XXXXXXXXXXXX4354  
Swiped

01/24/2018 14:55:29

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.

\*\*\*\*\*

YOUR OPINION MATTERS

Tell us about your  
experience at  
\* MyWawaVisit.com \*  
Take our survey for  
a chance to win a  
\$250 Wawa Gift Card  
Disponibile  
en Espanol

\*\*\*\*\*

Survey Code: 1488105

Store Number:05123

\*\*\*\*\*

Please respond  
within 5 days  
NO PURCHASE  
NECESSARY  
See rules at website

Approved Gv/d Snel 01/24/2018



Gerhard van der snel <gerhardharmony@gmail.com>

**Refund on order 113-0660800-9913014**

1 message

**Amazon.com** <payments-messages@amazon.com>  
To: gerhardharmony@gmail.com

Fri, Jan 26, 2018 at 9:32 AM

Hello,

We're writing to let you know we processed your refund of \$39.99 for your Order 113-0660800-9913014.

This refund is for the following item(s):

Item: La Crosse Technology WT-3181PL-INT 18 inch Atomic Outdoor Clock with Temperature & Humidity

Quantity: 1

ASIN: B0009J5O3K

Reason for refund: Item not received

Here's the breakdown of your refund for this item:

Item Refund: \$39.99 ✓

*Refund*  
*Approved G v/d Snel 01/30/2018*

We'll apply your refund to the following payment method(s):

Debit Card: \$39.99

We've processed a refund for the above order in the amount of \$39.99. In most cases, once a refund has been submitted, the issuing bank will post it to your account within 3-5 business days when issued to a credit card. Refunds issued to a bank account or pin-less debit typically take 10 business days to reflect on the account balance. This time frame may vary from one financial institution to another.

Have questions about our refund policy?  
Visit our [Help](#) section for more information:

<http://www.amazon.com/refunds>

We look forward to seeing you again soon.

Sincerely,

Amazon.com  
We're Building Earth's Most Customer-Centric Company  
<http://www.amazon.com>

Note: this e-mail was sent from a notification-only e-mail address that cannot accept incoming e-mail.  
Please do not reply to this message.



Gerhard van der snel <gerhardharmony@gmail.com>

**Your FLW, Inc. Order Confirmation (#7582)**

1 message

FLW, Inc. <orderdesk@flw.com>  
Reply-To: orderdesk@flw.com  
To: gerhardharmony@gmail.com

Thu, Jan 25, 2018 at 11:22 AM

**Thanks for Your Order**

Your order ID is #7582.

**Shipping Address**

Gerhard van der Snel  
Harmony CDD  
7005 Five Oaks Dr  
Harmony, Florida 34773  
United States  
4073012235

**Billing Address**

Gerhard van der Snel  
Harmony CDD  
210 N University Dr  
Suite 702  
Coral Springs, Florida 33071  
United States  
4073012235

**Your Order Contains...**

Cart Items	PART NUMBER	Qty	Item Price	Item Total
ASCO Coil Kit 238210- 032-D*	238210-032-D*	2	\$80.64 USD	\$161.28 USD
ASCO Rebuild Kit 302277	302277	4	\$87.36 USD	\$349.44 USD
ASCO Rebuild Kit 302284	302284	1	\$191.52 USD	\$191.52 USD

Subtotal: \$702.24 USD  
 Shipping: \$22.35 USD  
 Grand Total: \$724.59 USD

*Approved G v/d Snel 01/25/2018*

*Pooler ✓*



### Details for Order #113-2703057-4781828

[Print this page for your records.](#)

**Order Placed:** January 24, 2018  
**Amazon.com order number:** 113-2703057-4781828  
**Order Total: \$109.98**

### Preparing for Shipment

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Homall Executive Swivel Leather Gaming Chair, Racing Style High-back Office Chair With Lumbar Support and Headrest (White)</i>	\$99.99
Sold by: Homall Direct ( <a href="#">seller profile</a> )	
Condition: New	

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$99.99
Shipping & Handling:	\$9.99
-----	
Total before tax:	\$109.98
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$109.98**

**Shipping Speed:**  
Standard Shipping

### Payment information

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal:	\$99.99
Shipping & Handling:	\$9.99
-----	

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$109.98
Estimated tax to be collected:	\$0.00

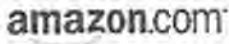
**Grand Total: \$109.98**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Misc Contingency*

*Approved G v/d Snel 01/30/2018*



**Final Details for Order #111-7559797-9394644**

Print this page for your records.

**Order Placed:** January 26, 2018  
**Amazon.com order number:** 111-7559797-9394644  
**Order Total:** \$43.28

**Shipped on January 27, 2018**

**Items Ordered**

**Price**

2 of: *Tingley 31151 Economy SZ11 Knead Boot for Agriculture, 15-Inch, Black* \$21.64  
Sold by: Amazon.com Services, Inc.

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$43.28  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$43.28  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$43.28**  
-----

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$43.28  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$43.28  
Estimated tax to be collected: \$0.00

**Grand Total: \$43.28**

To view the status of your order, return to [Order Summary](#).

*Ponds*

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 02/06/2018*



**Details for Order #111-7071248-9089848**

Print this page for your records.

**Order Placed:** January 29, 2018  
**Amazon.com order number:** 111-7071248-9089848  
**Order Total: \$199.99**

**Not Yet Shipped**

**Items Ordered**

1 of: *Cricut Explore Air 2 Machine*  
Sold by: Amazon.com Services, Inc.

Condition: New

**Price**  
\$199.99

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$199.99  
Shipping & Handling: \$0.00

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$199.99  
Estimated tax to be collected: \$0.00

**Grand Total: \$199.99**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Misc Contingency Vinyl Printer for Signs*

*Approved G v/d Snel 01/30/2018*



**Final Details for Order #113-8718554-5072265**

Print this page for your records.

**Order Placed:** January 26, 2018  
**Amazon.com order number:** 113-8718554-5072265  
**Seller's order number:** 9515927  
**Order Total:** \$187.52

**Shipped on January 26, 2018**

<b>Items Ordered</b>	<b>Price</b>
2 of: 22X11 10 P322 2PLY ATV SPORT OCELOT NON DIRECTIONAL TIRES (SET OF 2)	\$93.76
Sold by: Chaparral Motorsports ( <a href="#">seller profile</a> )	
Condition: New	

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$187.52
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$187.52
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$187.52**

**Shipping Speed:**  
Standard Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal:	\$187.52
Shipping & Handling:	\$0.00
-----	

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$187.52
Estimated tax to be collected:	\$0.00
-----	

**Grand Total: \$187.52**

**Credit Card transactions**    MasterCard ending in 4354: January 26, 2018: \$187.52 ✓

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Vehicle*

*Approved G v/d Snel 01/30/2018*



**CHAMPIONS HONDA**

562 W KING ST  
Cocoa, FL 32922  
(321)636-4988

Sold To:  
Counter Sale

**Invoice**

Invoice Number: 5075358  
Salesperson: VINNYBOFFO  
Cashier: VINNYBOFFO  
Date: 01/26/2018 1:16 PM

Sl'd	S/O	Lay	P/U	Part Number	Description	Price	Sold Now	Bin
1	0	0	0	59011-0011	BELT	\$135.99	\$135.99	belt grid

Subtotal \$144.99  
 Less Discount (\$9.00)  
 Sales Tax \$9.52  
 Invoice Total \$145.51  
**Total Amount Due \$145.51**

VISA MASTER CARD CC

\$145.51

-Everyone is a winner at Champions Honda Kawasaki-  
 Refunds on returns will be issued full credit in the form of a gift card.  
 25% RESTOCKING FEE WILL APPLY TO ALL CASH/ CREDIT REFUNDS  
 No returns on special order items or electrical parts.

Returns must be completed within 30 days of date of invoice and be accompanied by the original Champions Honda Kawasaki receipt.  
 OPEN 9 - 6 MON THRU SATURDAY

*Vehicle*

*Yamaha Mule ✓*

CHAMPIONS HONDA  
 562 W KING STREET  
 COCOA FL 32922  
 21 636 4988

Per Card ID: 140338070  
 Term ID: 5959

**Sale**

MASTERCARD

XXXXXXXXXXXX4354

Entry Method: Swiped

Apprvd: Online

Batch#: 000002

01/26/18

13:20:24

Inv#: 0000011

Appr Code: 065919

Total: \$

145.51

Excl Tax: 1.00

145.51

Approved G v/d Snel 01/26/2018



**Final Details for Order #113-0022749-9063462**

Print this page for your records.

**Order Placed:** January 26, 2018  
**Amazon.com order number:** 113-0022749-9063462  
**Order Total: \$52.74**

**Shipped on January 27, 2018**

**Items Ordered**

6 of: *Mobil 1 104361 75W-90 Synthetic Gear Lube - 1 Quart*  
Sold by: Amazon.com Services, Inc.

**Price**

\$8.79

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$52.74  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$52.74  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$52.74**  
-----

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$52.74  
Shipping & Handling: \$0.00  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$52.74  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$52.74** ✓

To view the status of your order, return to [Order Summary](#).

*Vehicle*

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*

amazon.com

**Details for Order #113-0851873-2310665**

Print this page for your records.

**Order Placed:** January 29, 2018  
**Amazon.com order number:** 113-0851873-2310665  
**Order Total:** \$47.23

**Not Yet Shipped**

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Mpow Car Phone Mount, Washable Strong Sticky Gel Pad with One-Touch Design Dashboard Car Phone Holder for iPhone X/8/8Plus/7/7Plus/6s/6Plus/5S, Galaxy S5/S6/S7/S8, Google Nexus, LG, Huawei and More</i> Sold by: Patozon ( <a href="#">seller profile</a> )   Product question? <a href="#">Ask Seller</a>  Condition: New	\$9.99
1 of: <i>Transfer Paper Tape Roll 12" x 12 FT CLEAR w/ Blue Alignment Grid   Application Tape Perfect for Cricut Cameo Self Adhesive Vinyl for Signs Stickers Decals Walls Doors &amp; Windows   Medium Tack, Craftopia</i> Sold by: Craftopia USA ( <a href="#">seller profile</a> )  Condition: New	\$19.95
1 of: <i>12" x 10 foot Roll of Matte Black Adhesive-Backed Vinyl for Craft Cutters, Punches and Vinyl Sign Cutters by VinylXSticker</i> Sold by: VinylXSticker LLC ( <a href="#">seller profile</a> )  Condition: New	\$7.05
1 of: <i>12" x 10 Foot Roll of Glossy Oracal 651 Dark Blue (Navy Blue) Adhesive-Backed Vinyl for Craft Cutters, Punches and Vinyl Sign Cutters</i> Sold by: VinylXSticker LLC ( <a href="#">seller profile</a> )  Condition: New	\$9.49

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

**Shipping Speed:**  
Two-Day Shipping

*Approved G v/d Snel 01/30/2018*

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal: \$46.48  
Shipping & Handling: \$0.00  
-----

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320

Total before tax: \$46.48  
Estimated tax to be collected: \$0.75  
-----

*47.23* →

United States

**Grand Total: \$47.23**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

Muse  
Contingency  
Printer

Approved G v/d Snel 01/30/2018

Pressure washer



Coop 2707  
6990 E Irlo Bronson Mem H  
St. Cloud, Florida 34771

1/26/2018 , 12:01:11 PM  
Transaction #: 1856228  
Register #: 2

Pre-Pay Pump # 8 \$18.00  
Prepay Fuel

CARD NOT CHARGED UNTIL SALE IS COMPLETE  
FINAL RECEIPT PRINTS AT THE DISPENSER

Sub. Total: \$18.00  
Tax: \$0.00  
Total: \$18.00  
Discount Total: \$0.00  
MasterCard: \$18.00  
Change \$0.00  
Join Our Loyalty Program And Save

Authorization

MasterCard  
Card Num : XXXXXXXXXXXX4354  
Swiped  
Terminal : JD12417328001  
Approval : 011722  
Sequence : 060805  
USD\$ 18.00 ✓

Thank You For  
Shopping Sunoco

Pressure Washer



Coop 2707  
6990 E Irlo Bronson Mem H  
St. Cloud, Florida 34771

1/26/2018 , 11:54:38 AM  
Transaction #: 1856211  
Register #: 2

Pre-Pay Pump # 8 \$37.00  
Prepay Fuel

CARD NOT CHARGED UNTIL SALE IS COMPLETE  
FINAL RECEIPT PRINTS AT THE DISPENSER

Sub. Total: \$37.00  
Tax: \$0.00  
Total: \$37.00  
Discount Total: \$0.00  
MasterCard: \$37.00  
Change \$0.00  
Join Our Loyalty Program And Save

Authorization

MasterCard  
Card Num : XXXXXXXXXXXX4354  
Swiped  
Terminal : JD12417328001  
Approval : 093289  
Sequence : 060798  
USD\$ 37.00 ✓

Thank You For  
Shopping Sunoco

Approved G v/d Snel 01/26/2018

amazon.com

Details for Order #114-2651164-7631444

[Print this page for your records.](#)

**Order Placed:** January 30, 2018  
**Amazon.com order number:** 114-2651164-7631444  
**Order Total: \$39.76**

**Not Yet Shipped**

**Items Ordered**

1 of: 6 PACK - BR40 LED 17WATT (100W Equivalent), 4000K Cool White, DIMMABLE, Indoor/Outdoor Lighting, 1400 Lumens, Flood Light Bulb- UL LISTED

Sold by: Sunco Lighting ([seller profile](#))

Condition: New

**Price**  
\$36.99

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$36.99  
Shipping & Handling: \$0.00

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$36.99  
Estimated tax to be collected: \$2.77

**Grand Total: \$39.76**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*

*packs*



**Details for Order #111-3014340-2371440**

Print this page for your records.

**Order Placed:** January 29, 2018  
**Amazon.com order number:** 111-3014340-2371440  
**Order Total: \$32.76**

**Not Yet Shipped**

<b>Items Ordered</b>	<b>Price</b>
6 of: LaMotte ColorQ Pro 7 Liquid Pool Water Test Kit Replacement Tube - 5 mL	\$5.46
Sold by: eSeasonGear ( <a href="#">seller profile</a> )	

Condition: New

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

**Shipping Speed:**  
Standard Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal: \$32.76  
Shipping & Handling: \$0.00

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$32.76  
Estimated tax to be collected: \$0.00

**Grand Total: \$32.76** ✓

To view the status of your order, return to [Order Summary](#).

*pools.*

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*



**Details for Order #111-1786470-7993867**

Print this page for your records.

**Order Placed:** January 29, 2018  
**Amazon.com order number:** 111-1786470-7993867  
**Order Total: \$30.00**

**Not Yet Shipped**

**Items Ordered**

	<b>Price</b>
1 of: HP 950 Black Ink Cartridge (CN049AN) for HP Officejet Pro 251, 276, 8100, 8600, 8610, 8620, 8625, 8630	\$30.00
Sold by: Amazon.com Services, Inc.	

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$30.00  
Shipping & Handling: \$0.00

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$30.00  
Estimated tax to be collected: \$0.00

**Grand Total: \$30.00**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Misc  
Cartridges*

*Approved G v/d Snel 01/30/2018*





**Details for Order #113-5539599-5020243**

Print this page for your records.

**Order Placed:** January 26, 2018  
**Amazon.com order number:** 113-5539599-5020243  
**Seller's order number:** 1411929  
**Order Total: \$20.04**

**Preparing for Shipment**

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Genuine Joe Max Protect Powder Latex Indust Gloves - Medium Size - Heavy Duty, Textured, Powdered - Latex - 50 / Box - Dark Blue</i> Sold by: MyOfficeInnovations ( <a href="#">seller profile</a> )	\$18.64

Condition: New

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$18.64
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$18.64
Sales Tax:	\$1.40
-----	

**Total for This Shipment: \$20.04**

**Shipping Speed:**  
Standard Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal:	\$18.64
Shipping & Handling:	\$0.00
-----	

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$18.64
Estimated tax to be collected:	\$1.40
-----	

**Grand Total: \$20.04**

To view the status of your order, return to [Order Summary](#).

*Vehicle*

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Approved G v/d Snel 01/30/2018*

APlus  
0067-6718-00  
6990 E Irla Bronson  
St. Cloud Florida 34  
\* FINAL RECEIPT\*  
For Credit Sales  
Card Charged Only  
Total Shown Below.

Trans #: 186867  
Grade: Regular (87)  
Pump Number: 12  
Gallons: 19.649  
Price: \$2.499  
Total Fuel: \$49.18

Total Sale: \$49.18 ✓

Term: JD12417328001

Appr: 034965

Seq#: 062408

Capture

MasterCard  
XXXXXXXXXXXX4354  
Swiped

01/30/2018 07:50:25

-----  
Thank You For  
Fueling Up At APlus!  
Bring In This  
Receipt For Any Size  
Coffee For Only 79¢!  
[PLU 6865]  
-----

Approved G v/d Snel 01/30/2018



**Details for Order #112-8062960-8454605**

Print this page for your records.

**Order Placed:** January 30, 2018  
**Amazon.com order number:** 112-8062960-8454605  
**Order Total: \$45.57**

**Shipping now**

**Items Ordered**

1 of: *Gates 20G4022 G-Force Recreational Belt*  
Sold by: The Be To ([seller profile](#))

**Price**  
\$41.58

Condition: New

**Shipping Address:**

Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal: \$41.58  
Shipping & Handling: \$3.99  
-----  
Total before tax: \$45.57  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$45.57**  
-----

**Shipping Speed:**

One-Day Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 4354

Item(s) Subtotal: \$41.58  
Shipping & Handling: \$3.99  
-----

**Billing address**

GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax: \$45.57  
Estimated tax to be collected: \$0.00

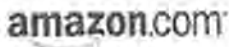
**Grand Total: \$45.57**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

*Vehicle*

*Approved G v/d Snel 01/30/2018*



**Final Details for Order #113-3740894-2038653**

Print this page for your records.

**Order Placed:** January 29, 2018  
**Amazon.com order number:** 113-3740894-2038653  
**Order Total: \$27.88**

**Shipped on January 31, 2018**

<b>Items Ordered</b>	<b>Price</b>
1 of: 3M Controltac White Frosted Translucent 1ft x 48" Vinyl Roll for Cameo, Cricut & Silhouette (3 Rolls) Sold by: WVIVID Vinyl ( <a href="#">seller profile</a> )	\$27.88
Condition: New	

**Shipping Address:**  
Gerhard van der Snel  
7360 Five Oaks Dr  
Office trailer  
HARMONY, FLORIDA 34773-6047  
United States

Item(s) Subtotal:	\$27.88
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$27.88
Sales Tax:	\$0.00
-----	

**Total for This Shipment: \$27.88**

**Shipping Speed:**  
Standard Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 4354

Item(s) Subtotal:	\$27.88
Shipping & Handling:	\$0.00
-----	

**Billing address**  
GERHARD VAN DER SNEL HARMONY CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL 33071-7320  
United States

Total before tax:	\$27.88
Estimated tax to be collected:	\$0.00
-----	

**Grand Total: \$27.88**

**Credit Card transactions**      MasterCard ending in 4354: January 31, 2018: \$27.88

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

Misc  
Cartusquay

Approved G v/d Snel 02/05/2018

**7D.**

**Harmony Community Development District  
Summary of FY 2018 Assessment Rates (Adopted budget)**

Neighborhood	Lot Type	Lot Width	General Fund	Debt Service	Total	Units	Acres
A-1	MF	n/a	\$ 486.65	\$ 605.71	\$ 1,092.36	186	19.77
B	B	80	\$ 1,538.45	\$ 1,914.87	\$ 3,453.32	9	23.58
	C	65	\$ 1,249.99	\$ 1,555.83	\$ 2,805.82	25	
	E	52	\$ 999.99	\$ 1,244.66	\$ 2,244.65	35	
	G	42	\$ 807.68	\$ 1,005.31	\$ 1,812.99	22	
	H	35	\$ 673.07	\$ 837.75	\$ 1,510.82	15	
C-1	B	80	\$ 1,513.17	\$ 1,883.40	\$ 3,396.57	10	25.82
	C	65	\$ 1,229.45	\$ 1,530.26	\$ 2,759.71	30	
	E	52	\$ 983.56	\$ 1,224.21	\$ 2,207.77	35	
	G	42	\$ 794.41	\$ 988.78	\$ 1,783.19	30	
	H	35	\$ 662.01	\$ 823.98	\$ 1,485.99	12	
C-2	B	80	\$ 1,573.48	\$ 1,958.47	\$ 3,531.95	4	17.54
	C	65	\$ 1,278.45	\$ 1,591.26	\$ 2,869.71	14	
	E	52	\$ 1,022.76	\$ 1,273.01	\$ 2,295.77	13	
	G	42	\$ 826.08	\$ 1,028.20	\$ 1,854.28	31	
	H	35	\$ 688.40	\$ 856.83	\$ 1,545.23	25	
D-1	B	80	\$ 1,625.63	\$ 2,023.39	\$ 3,649.02	9	10.35
	C	65	\$ 1,320.83	\$ 1,644.00	\$ 2,964.83	20	
	E	52	\$ 1,056.66	\$ 1,315.20	\$ 2,371.86	6	
D-2	E	n/a	\$ 965.64	\$ 1,201.91	\$ 2,167.55	11	2.32
E	Custom	n/a	\$ 2,576.51	\$ 3,206.92	\$ 5,783.43	51	28.70
G	E	52	\$ 1,163.12	\$ 1,447.71	\$ 2,610.83	62	39.86
	G	42	\$ 939.44	\$ 1,169.30	\$ 2,108.74	85	
	H	35	\$ 782.87	\$ 974.41	\$ 1,757.28	39	
H-1	SF	35	\$ 875.01	\$ 1,073.54	\$ 1,948.55	39	20.34
	SF	40	\$ 1,000.01	\$ 1,288.25	\$ 2,288.26	14	
	SF	50	\$ 1,250.02	\$ 1,594.98	\$ 2,845.00	13	
	SF	25	\$ 625.01	\$ 766.82	\$ 1,391.83	46	
H-2/F/A-2/M I/J/K/L/O	SF	50	\$ 1,271.92	\$ 1,592.89	\$ 2,864.81	164	45.56
		40	\$ 1,276.33	\$ 1,534.73	\$ 2,811.06	186	158.20
		50	\$ 1,595.41	\$ 1,918.41	\$ 3,513.82	220	
		60	\$ 1,914.49	\$ 2,302.10	\$ 4,216.59	71	
Office	Office		\$ 1,281.97	\$ 1,541.52	\$ 2,823.49		0.28
GC	Golf Course			\$ 52,624.28	\$ 52,624.28		
Comm	Comm		\$ 4,578.47	\$ 5,505.44	\$ 10,083.91		7.58
TC/M	SF 50		\$ 1,319.91	\$ 1,587.14	\$ 2,907.05	35	10.09
TC	Town Center		\$ 4,578.47	\$ 5,505.44	\$ 10,083.91		19.88
							429.87

**Harmony Community Development District**  
**Revised Summary of FY 2018 Assessment Rates (Proposed after Land Swap)**

Neighborhood	Lot Type	Lot Width	General Fund	Debt Service	Total	Units	Acres
A-1	MF	n/a	\$ 487.88	\$ 605.71	\$ 1,093.59	186	19.7700
B	B	80	\$ 1,542.36	\$ 1,914.87	\$ 3,457.23	9	23.5800
	C	65	\$ 1,253.16	\$ 1,555.83	\$ 2,808.99	25	
	E	52	\$ 1,002.53	\$ 1,244.66	\$ 2,247.19	35	
	G	42	\$ 809.74	\$ 1,005.31	\$ 1,815.05	22	
	H	35	\$ 674.78	\$ 837.75	\$ 1,512.53	15	
C-1	B	80	\$ 1,517.01	\$ 1,883.40	\$ 3,400.41	10	25.8200
	C	65	\$ 1,232.57	\$ 1,530.26	\$ 2,762.83	30	
	E	52	\$ 986.06	\$ 1,224.21	\$ 2,210.27	35	
	G	42	\$ 796.43	\$ 988.78	\$ 1,785.21	30	
C-2	H	35	\$ 663.69	\$ 823.98	\$ 1,487.67	12	17.5400
	B	80	\$ 1,577.48	\$ 1,958.47	\$ 3,535.95	4	
	C	65	\$ 1,281.70	\$ 1,591.26	\$ 2,872.96	14	
	E	52	\$ 1,025.36	\$ 1,273.01	\$ 2,298.37	13	
	G	42	\$ 828.18	\$ 1,028.20	\$ 1,856.38	31	
D-1	H	35	\$ 690.15	\$ 856.83	\$ 1,546.98	25	10.3500
	B	80	\$ 1,629.77	\$ 2,023.39	\$ 3,653.16	9	
	C	65	\$ 1,324.18	\$ 1,644.00	\$ 2,968.18	20	
	E	52	\$ 1,059.35	\$ 1,315.20	\$ 2,374.55	6	
D-2	E	n/a	\$ 968.10	\$ 1,201.91	\$ 2,170.01	11	2.3200
E	Custom	n/a	\$ 2,583.06	\$ 3,206.92	\$ 5,789.98	51	28.7000
G	E	52	\$ 1,166.08	\$ 1,447.71	\$ 2,613.79	62	39.8600
	G	42	\$ 941.83	\$ 1,169.30	\$ 2,111.13	85	
	H	35	\$ 784.86	\$ 974.41	\$ 1,759.27	39	
	SF	35	\$ 877.24	\$ 1,073.54	\$ 1,950.78	39	
	SF	40	\$ 1,002.55	\$ 1,288.25	\$ 2,290.80	14	
H-1	SF	50	\$ 1,253.19	\$ 1,594.98	\$ 2,848.17	13	20.3400
	SF	25	\$ 626.60	\$ 766.82	\$ 1,393.42	46	
	SF	50	\$ 1,275.16	\$ 1,592.89	\$ 2,868.05	164	
	SF	40	\$ 1,279.57	\$ 1,534.73	\$ 2,814.30	186	
H-2/F/A-2/M I/J/K/L/O	SF	50	\$ 1,599.46	\$ 1,918.41	\$ 3,517.87	220	158.2000
		60	\$ 1,919.36	\$ 2,302.10	\$ 4,221.46	71	
Office GC	Office Golf Course		\$ 1,285.23	\$ 1,541.52	\$ 2,826.75		0.2800
Comm	Comm		\$ 4,590.11	\$ 5,505.44	\$ 10,095.55		6.4900
TC/M	SF 50		\$ 1,323.26	\$ 1,587.14	\$ 2,910.40	35	10.0900
TC	Town Center		\$ 4,590.11	\$ 5,505.44	\$ 10,095.55		19.8800
							428.7800

<u>Parcel</u>	<u>Product</u>	<u>Current Acres Prior to Swap</u>	<u>Revised Acres due to land swap</u>	<u>Adopted FY 2018 O&amp;M Comm. Assmt Per Acre</u>	<u>Shortfall in Revenue Due To Reduction in Acreage</u>
30-26-32-2614-TRAC-VC10	Commercial	5.14	4.05		
<b>Loss of Assessments due to Acreage Reduction</b>		<b>-1.09</b>		<b>4,578.47</b>	<b>\$(4,990.54)</b>

**Harmony Community Development District**  
**Assessment Rate Comparison to Reflect Change in Commercial Acreage**

Neighborhood	Lot Type	Lot Width	Original General Fund	Revised General Fund	\$ Variance	% Change
A-1	MF	n/a	\$ 486.65	\$ 487.88	\$ 1.23	0.25%
B	B	80	\$ 1,538.45	\$ 1,542.36	\$ 3.91	0.25%
	C	65	\$ 1,249.99	\$ 1,253.16	\$ 3.17	0.25%
	E	52	\$ 999.99	\$ 1,002.53	\$ 2.54	0.25%
	G	42	\$ 807.68	\$ 809.74	\$ 2.06	0.26%
	H	35	\$ 673.07	\$ 674.78	\$ 1.71	0.25%
	C-1	B	80	\$ 1,513.17	\$ 1,517.01	\$ 3.84
C-2	C	65	\$ 1,229.45	\$ 1,232.57	\$ 3.12	0.25%
	E	52	\$ 983.56	\$ 986.06	\$ 2.50	0.25%
	G	42	\$ 794.41	\$ 796.43	\$ 2.02	0.25%
	H	35	\$ 662.01	\$ 663.69	\$ 1.68	0.25%
	B	80	\$ 1,573.48	\$ 1,577.48	\$ 4.00	0.25%
D-1	C	65	\$ 1,278.45	\$ 1,281.70	\$ 3.25	0.25%
	E	52	\$ 1,022.76	\$ 1,025.36	\$ 2.60	0.25%
	G	42	\$ 826.08	\$ 828.18	\$ 2.10	0.25%
	H	35	\$ 688.40	\$ 690.15	\$ 1.75	0.25%
D-2	B	80	\$ 1,625.63	\$ 1,629.77	\$ 4.14	0.25%
	C	65	\$ 1,320.83	\$ 1,324.18	\$ 3.35	0.25%
E	E	52	\$ 1,056.66	\$ 1,059.35	\$ 2.69	0.25%
	E	n/a	\$ 965.64	\$ 968.10	\$ 2.46	0.25%
	Custom	n/a	\$ 2,576.51	\$ 2,583.06	\$ 6.55	0.25%
G	E	52	\$ 1,163.12	\$ 1,166.08	\$ 2.96	0.25%
	G	42	\$ 939.44	\$ 941.83	\$ 2.39	0.25%
	H	35	\$ 782.87	\$ 784.86	\$ 1.99	0.25%
	SF	35	\$ 875.01	\$ 877.24	\$ 2.23	0.25%
H-1	SF	40	\$ 1,000.01	\$ 1,002.55	\$ 2.54	0.25%
	SF	50	\$ 1,250.02	\$ 1,253.19	\$ 3.17	0.25%
	SF	25	\$ 625.01	\$ 626.60	\$ 1.59	0.25%
	SF	50	\$ 1,271.92	\$ 1,275.16	\$ 3.24	0.25%
H-2/F/A-2/M I/J/K/L/O		40	\$ 1,276.33	\$ 1,279.57	\$ 3.24	0.25%
		50	\$ 1,595.41	\$ 1,599.46	\$ 4.05	0.25%
		60	\$ 1,914.49	\$ 1,919.36	\$ 4.87	0.25%
	Office	Office		\$ 1,281.97	\$ 1,285.23	\$ 3.26
Comm	Comm		\$ 4,578.47	\$ 4,590.11	\$ 11.64	0.25%
TC/M	SF 50		\$ 1,319.91	\$ 1,323.26	\$ 3.36	0.25%
TC	Town Center		\$ 4,578.47	\$ 4,590.11	\$ 11.64	0.25%



Harmony Community Development District  
 Par Reduction Calculation  
 Converting Commercial to 12 Residential Units  
 Goal: Reduce Par O/S of Parcel VC10 to have Max ADS of \$2,300  
 Assumption Based off of May 2018 Par

According to page C-30 of the 2004 Assessment Methodology, the Maximum Annual Debt Service Ceiling is set at \$2300 for a Single Family

Current Debt Associated with this parcel PID	Acres	Total Annual Debt Service	Proposed Units	ADS Per Unit	Par Per Acre	Total Par O/S
30-26-32-2614-TRAC-VC10	5.14	\$ 28,297.95	12	\$ 2,358.16	\$ 59,844.80	\$ 307,602.29

Interest Rate:	5.01%								
Annual Payments:	18								
<u>Bond Amount</u>	<u>Issue Date</u>	<u>Due</u>	<u>Term in Years</u>	<u>Interest Rate</u>	<u>Buy Down Percentage</u>				
\$835,000	May 1, 2015	May 1, 2018	0	3.750%	0.00%				
\$3,580,000	May 1, 2015	May 1, 2025	9	4.750%	42.75%				
\$8,680,000	May 1, 2015	May 1, 2036	20	5.125%	102.50%				
		Total	29		145.25%				
				<b>Blended Rate:</b>	5.01%				
			<u>Par Debt/Unit</u>	<u>Annual Payment:</u>	<u>Net ADS Per Acre</u>	<u>Total Net ADS</u>	<u>Net ADS Per Unit</u>	<u>Gross ADS Per Unit</u>	
			Current	\$59,844.80	\$5,175.11	\$26,600.07	\$2,216.67	\$2,358.16	
			Target	\$58,963.10	\$5,047.47	\$25,943.99	\$2,162.00	\$2,300.00	
			Par Debt Reduction:	\$881.70					
			Units:	12	Par Debt Paydown:	\$10,580.44			