

# MINUTES OF WORKSHOP

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

The plans workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, February 18, 2021, at 6:00 p.m. via ZOOM teleconferencing.

Present from the Board were:

Teresa Kramer	Chairman
Dan Leet	Vice Chairman
Kerul Kassel	Assistant Secretary
Steve Berube	Assistant Secretary
Mike Scarborough	Assistant Secretary

Also present were:

Kristen Suit	District Manager, InfraMark
Tim Qualls	District Counsel, Young Qualls, PA
Tristan LaNasa	Associate Counsel, Young Qualls, PA
Chris Tarase	General Manager, InfraMark
Gerhard van der Snel	Field Services Manager
Residents and members of the public	

*This is a non-certified quasi-verbatim transcript that represents the context of the workshop audio recording.*

### FIRST ORDER OF BUSINESS

### Call to Order

**Supv Kramer:** Called the workshop to order at 6:00 p.m.

### SECOND ORDER OF BUSINESS

### Roll Call

**Supv Kramer:** Called the roll and there is a full Board.

### THIRD ORDER OF BUSINESS

### Introduction & Purpose

**Supv Kramer:** So what we're going to do today, there are a couple of items we just put on the agenda, some of them are things we discussed briefly in the past or haven't been able to get to. I just want to do kind of an overview. The biggest thing here is that this is a Workshop; it's for us to discuss, exchange ideas, to share. And so that is the intro. We cannot conduct any business, cannot take any votes; that would require at least three of us to be in a room together. So that is not the reason for this Workshop. Tim, if you're there?

**Tim Qualls:** Yeah. So the key is that you can't make any final determination, this is essentially a brainstorming session, the Workshops we attend primarily for other clients are state agency Workshops where the state agency is work shopping its rule development and what the state agency will do is it will run through the various proposals for the rules, there'll be a time for the public to comment on that, and so that is the key, this is not a regular Board meeting. This is just an opportunity for the Board to flesh out some ideas, some ideas will likely qualify the way some others will look like they're going to proceed towards further discussion and then ultimately a decision by the Board with those will all be on a future agenda that will be noticed for the public, and that is where the Board would take a final action, so unless there's specific questions, that is a general overview of what a Workshop is.

### FOURTH ORDER OF BUSINESS

### Audience Comments

*There being none, the next order of business followed.*

## FIFTH ORDER OF BUSINESS

## Topical Discussions

**Supv Kramer:** The first item on the agenda would be a discussion or public access to video recordings of District meetings. Dan do you have anything?

**Supv Leet:** Uh, sure, yeah, we can go through this real quick, this is actually an expansion of something I brought before the Board probably about a year ago, as you all know, I had been recording the meetings as a citizen prior to being elected, and this is looking at what steps we would need to take, if we decided to do so, to provide either a live video stream of the meetings and or a recorded video archive of the meetings going forward, as we find out... As several other government entities do. If we can go onto the next slide... It is basically real quick, for my research on this, I contacted Martino, who's the Public Information Office for the Osceola County Board of County Commissioners. We basically discussed what issues they have, and the main sticking point, as we're aware of, is maintaining ADA compliance with anything that we do, and secondary to that, there are also the record-keeping requirements that we would need to be aware of. We go to the next slide. They have a much more elaborate setup, obviously, they have a lectern and multiple cameras and everything, so that is way beyond the scope of what we would use here, but what they do use is they have a smaller single camera setup that they still use for digital government recordings of either Workshops or speeches or things like that, and when I discussed this last year with Mark, he tended to recommend the smaller approach, he was happy with the county's acquisition of that camera for smaller events, and they were still able to maintain compliance. We... Go on to the next slide... We can look at those details. They use video, and in their case, they use it for both streaming and then for playback down the road, and... This might be an outdated slide... It's actually \$1.25 per minute for the captioning service. So, we'll do those numbers later on, but basically, you need to have a service take the videos if you are archiving them for later use, and they will review the videos and they will generate closed captioning that can then be attached to the video and will then be with a video whether someone watches it on YouTube or Vimeo or whatever service, the caption will become a part of the video, and that is how they're able to provide ADA compliance for anyone that would be hearing impaired or have difficulty listening to the meeting. Next slide. Okay, and in, I think the December or January agenda for the regular Board meeting, we had a memo that our legal counsel put together, basically going over what the issues are, again, there is a need to have ADA compliance, and if there are physical copies that are being kept, then there are very specific guidelines of how those records need to be kept, we can't just say we have a thumb drive and this is our back-up, and this is how we're meeting the requirements. There's more involved than that. There is a subsection that says if it's not practical for an agency to practically maintain backups and preservation duplicates as required, that they document the reasons why they cannot do so, the details are... They're mind numbing. The temperature must be this level, that humidity must be level really, really specific requirements for data storage, not something we're in any position to achieve ourselves, what we may in the future be able to look at is our... InfraMark has a data storage service that they use for our digital non-video records, and those in terms of off-site facility and redundancy and everything do meet these requirements. In the future, that capability might increase to where they could also have larger video files, but right now, that is not an option for us. So anything we do look at, we have to be mindful of that, that we can't meet the full requirements, but maybe through use of cloud storage, local copy, we'd have to discuss that obviously, we canceled... This is one option for actually recording, it's a single camera solution, this is very similar to what they used for the Board of County Commissioners, it has a built-in card so it can do the recording, and it is also capable of not doing recording and just doing a live stream of the videos. That might be more attractive to us at the outset, where we provide... Like we're doing tonight... We have a Zoom meeting, if we were to do something like that, that would still give a way for people to join the meeting without making it out to the church at 6:00 PM Thursday night, which is... Some people are working, some people are traveling, some people who are caring for relatives... That can be hardship for people, so if the data storage issues are too much of a hurdle, we might look at just providing a streaming solution, and this camera is capable of both doing the streaming and recording. Next slide. And these are prices. 400 bucks for the camera. You get a case, SC card... We can look at those numbers later on. Next slide. Okay, yeah, let me go ahead and take over, Teresa.

**Supv Kramer:** Okay, I'm going to stop sharing then, and you can start...

**Supv Leet:** Yeah, sorry, I need to get up to the right page here. [pause] Yes, we had... InfraMark, their IT service actually put together a quote for... Basically a competing quote for... Instead of having a camera... Is everyone able to see that, hopefully?

**Supv Kramer:** Yes, I've got it now.

**Supv Leet:** Abbey Scioto... was a little too excited there... Page down, one at a time. Okay, alright, so this is... We actually received the quote from Complete IT who provides services for Infrared, this would be to build up a stand-alone PC and then have a webcam attached to that PC, and so we were all doing tonight, we're either using a phone or a laptop to attend a Zoom meeting, we will basically set one of those up, have a little cart for it, and that would become a dedicated computer that we could then use to allow Zoom meeting to take place at the same time as our in-person meeting. They looked at quoting audio hook-up, so we could actually have it tied into the sound system at the church, and also they quoted on going... They would provide services helping set up, you know, get the Zoom meetings set up and provide services like that, and if we... Okay, those are between the two options for hardware, we would have to look at a hosting service, so there would be an ongoing cost in addition to the upfront hardware cost, the \$240 a year, I think that is what celebration had used for theirs, and I know for some of their videos, they ran into limitations where they had to break up their meeting videos into two files and upload them separately, and that was a bit of a hassle, there might be some ways around that by either compressing the videos or lowering the quality or there is a more expensive plan where that wouldn't be an issue. This slide here again, this is all in the January agenda, lays out what the cost would be, a one-time cost for the camera, the ongoing cost, and if we want to look at file storage, if we were actually archiving these videos, then we would have to look at... In the neighborhood of \$2000 a year for a transcribing service and about \$200 a year, pending Counsel giving their blessing, for an offsite cloud-based storage in addition to our own storage of those files. And yeah, so this is the price with the stand-alone camera, and then this would be the price with the PC set up... And that was the end of my file I put together, so I welcome to hear everyone else's thoughts on either of those options and the bigger question of streaming versus providing video archives of meetings.

**Supv Scarborough:** So Dan, maybe you can answer this, and to be clear, I don't necessarily... Never have... Necessarily, objected to, you know, providing this for the community. I realize that it would probably be helpful to a significant number of people who can't make it, or it will certainly make it easier for those who just choose not to go, either way, but my question I guess is... So celebration, as you know, they've been around, I don't know, were they 30 years now or something? They started out with this, but they recently went away from that, and now we're doing the exact opposite. I guess my question is, why did they step away from doing this? Why did they stop?

**Supv Leet:** I haven't spoken to any at celebration, I think, Kristen, would you have any insight on... I mentioned there were some hardships with some of the videos, they had to go through a lengthy kind of manual process to get those videos uploaded...

**Kristen Suit:** Right, correct. Well, probably understand, it's not uploading, but it's the ADA compliance, and the cost of the ADA compliance and that kind of thing, and so that is where they decided that it just wasn't feasible because it's extremely expensive. What was it, Dan, even for your quotes; like a dollar something a minute or...

**Supv Leet:** Right, so figure two hours of meetings, it's about two grand a year, in that ballpark... So, yes, it's not insignificant. It's small in comparison to our overall budget. That is laying it out, that is what the cost would be to provide transcribed videos...

**Supv Scarborough:** The numbers off the top of my head... What do you estimate the all-in yearly cost of that would be... If it's subscription based and all that, all-in.

**Supv Leet:** To transcribe every video that would be in the neighborhood of... Multiply it out, it's two hours of meetings, we call it 13 meetings a year, monthly meetings plus a budget Workshop, and at a dollar and a quarter a minute, it works out to be about \$2000, definitely no more than \$2500 a year. For the transcription service, the hosting plan would either be... It was, I think, \$270 or \$600 a year, depending on if you... \$270 was

the level that celebration was at, and they had that issue where some of their bigger videos had to be broken up because they give you... You have a limited amount, you can upload each week, so we would either have to manually break it up and upload two videos, process ourselves or look at if the video settings could be changed to get that two-hour meeting video under the 10 gigs or whatever.

**Kristen Suit:** Right, and there's a cap. And currently, right now, InfraMark doesn't have the storage to store per statute, these videos that they are working on that, but that is currently an issue and also to the... It was one other thing about those videos... Oh, that video, Vimeo. From what I was understanding... and Dan, correct me if I'm wrong... in talking with Zoom, the people from IT complete... is that you cannot technically download and save their videos. There's a certain amount of time because of copyright. So, there was... Did you ever attempt to say something about that issue? I don't know if you talked to him any further about that... the time that they were allowed to be stored?

**Supv Leet:** Yeah, I know that for our approach, either the PC or the standalone camera would have the capability of recording at the source that we wouldn't have to be reliant on downloading something that had been streamed, we would have a real live copy of it that we could then send off to the transcription service to get into compliance and then upload to Vimeo, YouTube, whatever. For public access.

**Kristen Suit:** Yes, and the only other thing that I can add input on is, is that you can't do the... The live-streaming... You know like... In that comments and stuff. Right? So therefore, I mean, so you got to think about, to me, I know a lot of people enjoy it because of that live streaming, but for ADA compliance, you would no longer be allowed to do the live streaming, if I'm not mistaken. Is that right?

**Supv Leet:** Well, my question would then be, What if there's an ADA compliance issue? Wouldn't that also apply to us having the phone and the number that we have now.

**Kristen Suit:** Not when they're typing in their questions, you know, they're low... The live feed... Right, the live feed.

**Supv Leet:** Well, the rules we have specify doing a speaking request form and having time at the beginning of the meeting. Yes, zoom does have the capability, you can click a button here and you can raise your hand and it shows up for anyone that is looking at the meeting, if someone has their hands up and wants to speed, but... yes, if that becomes an ADA compliance issue. I think it makes sense that we just stick with how we quickly run things and yes, you do the form, you have your time at the beginning to address agenda items and not just have it be a free for all, anyone could be chatting during the meeting.

**Kristen Suit:** Yeah, we definitely need something... My understanding of that, you can't make that ADA compliant.

**Supv Leet:** Yeah, so the chat would be part of a record that we would have to provide.

**Kristen Suit:** Right, so we can just... That part would be eliminated, so then, you know... And then the other part, seems like, they're feasible to work, just kind of wondering how much... 'cause I know people really enjoy that live-feeding, is that something that they're... If it's no longer there, is that something that it's going to make it a little bit less interested in joining... I don't know.

**Supv Leet:** When I was doing the videos just over Facebook, occasionally, I would have people commenting on the live video and I'd say maybe two or three times over the years out of doing that, I would, Hey, someone on the video says, blah, blah, blah. So if we need to be in compliance and having a text chat like that being part of the record, if you look at Osceola County, I don't think they have that going on.

**Kristen Suit:** No, most of them don't, 'cause you can't keep a record of it, so just be cognizant, but that that would go... That part of it would go away.

**Supv Leet:** Yep, understood.

**Supv Kramer:** Now, I have a quick question about the transcription, we have to do that for every meeting in advance, or could we do that on a request basis, in other words, if someone asks for it, who was hearing impaired in that particular meeting, we could transcribed and provide it.

**Supv Leet:** That sounds like a Tim question. I mean...

**Kristen Suit:** You got hearing impaired, you've got the blind, and it has to be... Either it has to be... What... I think there's other... What's going on with me. I think there's a couple of different ways it has to be done, it's not just... I can't remember what they are.

**Tim Qualls:** I'll look into that more, Madam Chair. But I think that would still meet with the spirit of the ABA, I'm thinking of the language we put in other notices that... Let's focus on how to participate... If they would fall under the ADA. So, I'll look into that a little bit more, but I think that is a possibility.

**Supv Leet:** Yeah. We can always have that money budgeted, so just in case we do need to transcribe every video we make, but yeah, if we don't get the request for it, that we might end up not needing that full amount.

**Supv Kramer:** Well, that kind of brings up another question though, 'cause actually, while you're live-streaming, does it have to be compliant for everybody to access it? Live-streaming... do you know what I mean? So, whatever you're...

**Supv Kassel:** But if we're doing a meeting like this, and this is publicly noticed... It has slides... You know?

**Supv Leet:** I think the same applies to phoning in to a regular meeting, over a party line. Yeah, there are services out there. I think it gets more like \$3 or \$4 a minute for someone sitting there at a sports event doing the live closed captioning, there are services out there to do that, it's a lot more expensive, but I would think that isn't exclusive to... If we were extreme in these videos, that is something that if someone was deaf and wanted to participate and hear the meetings as they were happening, I don't know if we have to accommodate that and if they would have to be done in the same way, or if it can be done with providing a recording after the fact.

**Supv Berube:** I have a couple of concerns. Last year, this Board discussed this extensively and then said no to this. Procedurally, I'm not sure whether this should hold, but typically only the prevailing side can bring the same item back up for further discussion, and the prevailing side has not brought this up, so that is a procedural matter of there. Secondly, we go back to counsel's, a very thorough documentation regarding the whole package, and counsel's admonition back then was, yes, you can do this if you like, but this is a mine field that you are stepping into, and we hear from counsel then, there are lawyers out there who look for deficiencies in governmental body websites and then go sue them for those deficiencies, there's so many possibilities of that happening here. I just see it as a huge risk that is going to require plenty of monitoring by somebody, and as we heard from former supervisor Farnsworth, he believes that the amount of time it'll take to maintain all of this will be tremendous to make sure you stay in compliance and the overall cost will be pretty much through the roof. So the other thing is, when you look at all other CDDs... I'll grant you, larger government agencies... Still video... Like video of some of the meetings, without a doubt. The county does it. Cities tend to do it, etcetera. On a smaller scale like us, with limited budgets, and limited personnel, how do we manage these kinds of things to make sure we stay in compliance. I'm not sure it's the way we want to go. I understand the convenience of people, the accessibility, etcetera, but I think the risks of what a... Are very equal to any positive input here and the fact that no other CDD provides meetings video says something.

**Supv Kramer:** So, can... Are we sure that no other CDD in the state of Florida does that?

**Supv Berube:** According to former supervisor Farnsworth, he scoured them all and couldn't find any. Celebration was one of the few... And they've stopped theirs. So maybe they know something we don't... And apparently cost and management is one of the big deals.

**Supv Leet:** Right, and then we have insight with that through... InfraMark manages them as well, we know what their hardships were. This differs from a year ago, in that I have broken out the... Kind of separated it into two issues, we have the streaming and we have the providing video records on a permanent basis, we can consider them as two separate issues, we don't have to take the plunge and go completely... Everything is video. Everything is ADA... All at once.

**Supv Berube:** To that point, didn't counsel say, "If you stream it, you have to maintain it"? Tim?

**Tim Qualls:** Just being streamed and not recorded, to me, that is just like this meeting, we're not recording this meeting.

**Supv Berube:** Zoom is.

**Tim Qualls:** I don't think so.

**Kristen Suit:** Yes, we are recording it. We are recording it. We have to record it and we are maintaining a record of it.

**Tim Qualls:** You have to maintain it. It's a recording and it has to follow the retention schedule.

**Supv Leet:** We had, you know... however many... seven, eight months of video meetings, we...

**Supv Berube:** Video done by you privately...

**\*Multiple\*:** \*Random\* No... Those were from March...

**Supv Berube:** Yeah, those were all recorded.

**Supv Leet:** My recollection is that, with the streaming meeting, if we have like... Another... The Interactive Text where there's people putting, typing things in, and Board Members could be typing things in, that was where it became problematic, but if we stick to the rules, limit it to bring your comments, signing up, email off the form, you have your three minutes to address an agenda item, and then have it at the begin of the meeting and just not have a chat running alongside the meeting, and we're just providing it as a means of dialing into the meeting, just like over the phone has been done in the past, then that for now, means we don't have to do the full data retention and maybe ADA compliance of... If we were providing a video archive of the meetings for the seven or 10 years...

**Supv Kramer:** Okay...

**Supv Berube:** Counsel's opinion was that if we spend the public dollar on doing anything, if I read counsel's notes correctly, if we spend the public dollar doing anything, all of the ADA and all the retention requirements apply.

**Supv Kramer:** Kerul, did you have something you wanted to add?

**Supv Kassel:** I just said we get it in regard to supervisor Berube's comment about bringing this up again; we have a newly constituted Board, so I don't see a problem with that. There have been some slight changes to the presentation as well, so we're not making any decisions tonight, so really, I think this is really presenting and asking questions, right... More than anything else?

**Supv Kramer:** That is correct. And, Dan, if you could help me out, you may not have it all put together tonight, but if... I think it's on the agenda for the next meeting... If you could give us some basically bottom-line dollars and cents for the different options and that way we'll know, and how much it would cost us to try it out... It doesn't mean we have to... Once we try it... If we have trouble like Celebration... We can make a decision later on whether were to continue on with it or not, and we would need to look at... If... What the dollars and cents are jumping into it, and if those resources could be used for something else later on if we decided not to continue on. So I think that would be helpful for the Board, if you can help us out with that.

**Supv Leet:** One more, just one more quick comment in that regard. Having a stand-load PC for meetings would also facilitate doing presentations like we've done in the past, where we have access to a projector.

**Supv Kramer:** Right, that would be very helpful. I'd like to get back to that if we can. Okay, any other comments or questions on this issue? If not, we'll entertain other comments as far as involving a public more and giving the public more access to our meetings. Is there anyone else who has ideas or concerns or... I'd like to bring up one thing that a number of residents have brought up to me in the past, and they're very interested in... So, in the past, we went from very detailed minutes to our current more abbreviated minutes, and many of

the residents have said that it's much more difficult for them to really get a feel for what's going on at the meetings and understand what's happening. So they have asked if we can go back to those more detailed Minutes. I spoke with our District Manager about it, and she said that is a possibility.

**Kristen Suit:** That is a possibility, but there's additional cost to do that, of course, because that is time-consuming, and there's also the... To just remember the factor, why Counsel's recommendation was not to do that and why most districts have gotten away from that is from a liability, from the liability standpoint, I guess, because the fact that the more you put out there like that, the more there is scrutiny and sometimes how people say things and when you're typing it out versus what the whole text and context of the conversation was. So there was no only two things from our side that you know, other than that it's whatever the Board, you know would preferred to do, but there are additional cost and it is... And what council had advised...

**Supv Kramer:** Tim, you have any thoughts on that?

**Tim Qualls:** I'm trying to remember my advising that. I think...

**Kristen Suit:** I'll bring up the memo.

**Tim Qualls:** I mean I know that the meeting is recorded so that people have access to... That is a public record. I think it's... From a legal standpoint, both methods are acceptable, I've seen and have local government clients that do more detailed minutes and some that just delineate the specific action items, which typically under Robert's Rules of Order is a motion, and a second, is the only thing that actually makes it into the record, other than a roll call, and so I think... Yeah, it... Show me that memo. I'm sure tests.

**Kristen Suit:** When we went over this, you actually provide a memo on this, we went over this detail because it was Farnsworth that wanted to have them still, and the rest of the Board was getting away from them, so you provide a memo, so...

**Supv Kassel:** Not true. I voted against going with synopsis Minutes.

**Kristen Suit:** No, I'm talking about... That is when it was brought up, that is when he provided the memo.

**Tim Qualls:** I don't think anything in that Memo would suggest that it is unlawful per se to do detailed minutes, I think that both ways are perfectly legal, and so it really is a decision for the Board to make and factoring in of course, all of these excellent points that have been brought up. On the one hand, it sounds like there's more expense and more work. On the other hand, I remember somebody talking about... It may have been Gary Moyer back in the day... talking about the context that is provided in longer minutes, so not always standing something in this other memo that is not coming to mind right now. I don't think there's any opinion out there, there is any law out there, that would suggest doing the Minutes one way or the other is illegal, both ways are legal.

**Kristen Suit:** Yeah, you never said it was illegal.

**Supv Kassel:** That wasn't the issue. The issue, as I recall, was that some Board members were concerned that there could be additional liability with verbatim minutes, I don't really understand the argument, considering they can request the recording and have the same verbatim information so it doesn't make sense to me that it would incur greater liability to have the minutes recorded in our... For the meeting to be recorded verbatim.

**Supv Leet:** Yeah, and I don't want to... I don't want to betray my former self here somehow, but I agree with you, Kerul, so I guess I need to look at that memo and if I have to eat some crow one way or the other, I'll be prepared to do it at the next Board meeting.

**Supv Scarborough:** If I can just interject here, with the legal stuff out of the way, I don't see that... My personal take is... I don't see the need of redundancy though, we're already entertaining Dan's suggestion, which would be available after the fact for somebody to go through and re-watch or re-listen to a meeting. So I guess I don't... And in that regard also, it'd be very hard to confuse the content because you could actually hear tones

and voice fluctuations, stuff like that, so... I don't know, I just don't think that we need to be redundant. I don't know if anybody agrees with that, but that is my take on it.

**Supv Berube:** The reality is that Mona does a very good job in capturing most of it, and in fact, we are far closer to verbatim minutes as they are produced now than simply minimal needed... Minimal minutes. And I think that Mona's trying to capture the essence of the meeting. I have to listen to a tape versus the printed minutes, but when we first started, the shrunken minutes, they were much more minimal, and as time has going along, she's been adding more and more and more content to it, so we're almost at verbatim anyway. So why change what's going on? She leaves out a lot of the gobbledygook, but the essence of the meeting is still there. I don't see a whole lot of reason to change it if somebody thinks something's missing, they can certainly do listen to the tape or, as for a verbatim copy, but I don't see any reason to change what we are doing.

**Supv Kassel:** As a long-time Board member, I have found it very helpful to have the context and the discussion around the items, when I've gone back to look at things either just the previous month's meeting or in meetings for previous years. I find it very helpful to have all of that context there; it's very informative; it helps me understand what the reasoning was; what was going on at the time; so I find it helpful, personally.

**Kristen Suit:** We can certainly provide the cost, and Chris is on this call actually, so if the Board wants us to bring that to the next meeting, and the agenda has already gone out for this next meeting, but if somebody wants to bring up in supervisor comments or something, we can certainly have that available if you'd like...

**Supv Kramer:** That would be good. I don't think that... I don't know how it is, but as a new Board member looking back, researching issues, it's much easier for... To be able to do a search for terms and find really what the conversation was in those near verbatim minutes. It really has been helpful getting up to speed, and I'm sure if you're going back and looking at it too, it helps even though you weren't there at that meaning. It's so much more difficult to find that section on the tape and then try and listen to it; and that is extremely time-consuming. So I'd like to look into this now. When I looked at the time that the verbatim minutes were dropped, it didn't appear that we were given a discount at that point, for dropping the verbatim minutes.

**Kristen Suit:** Right, because at the time the discussion was we're going to have to increase to continue with that because most of people, we're going away from him and the time of the meetings now, the good thing is these meetings are set for two hours, so there is... It's easy to structure for that because the meetings are two hours long, but the whole discussion was revolved around the fact of... The fact that the cost was going to go up, it's just very time-consuming, and most Districts are going away from that. And the amount of hours, again, based on how the meetings were going, how long it takes for them to transcribe them, so...

**Supv Leet:** Can text and video meetings, we have numbers or what would cost for an external service to do that, so we have some context on making that decision.

**Kristen Suit:** That is true, that is true.

**Supv Kramer:** Okay, so that is something we can look at more in-depth at our next meeting, if those numbers are available to us, Kristen. It's about a week away. So...

**Kristen Suit:** Yeah, that is no problem.

**Supv Kramer:** OK.

**Tim Qualls:** Madam Chairman, may I say something.

**Supv Kramer:** Yes.

**Tim Qualls:** This discussion is fruitful, and one of the things that would actually really help... All Boards, frankly... Would be just a little overview of Robert's Rules of Order, so technically speaking, if there's no main motion on the floor for a body to consider, then there should be no discussion. And so by following Robert's Rules of Order and having a motion and a second before there can be any discussion, you actually cut down on the length of your meetings, you cut down on... And you make it easier for the person trying to capture the minutes... Because people are forced to set forth the action that they want to happen, make sure that somebody seconds that action, and then you get a discussion and so this is just a good time to get the Board, to



think about that a little bit, and again, all of the Boards we represent, we do a little just overview on Robert's Rules of Order, but those rules of order are quite helpful in trimming down the fat, if you will, and the fat at any of these meetings... In any public meeting, I'm not picking on a CDD Board... But any meeting is where you have discussion items and people are talking about things when there's no motion on the floor. All of that, under Robert's Rules of Order, it's just hot air and it isn't something that should even be reflected in the minutes, all that should be reflected in the minutes would be the discussion surrounding somebody's support or non-support of a motion that is on the floor. So anyway, I thought this was a good opportunity to just talk about that a little bit.

**Supv Kramer:** And I'd be glad to conduct meetings under Robert's Rules of Order if the Board so chooses, I would be happy to do that. For every month. Yeah, yeah. And so just keep in mind too, and Dan, maybe you can look into this too, 'cause the to transcribe the two hour meeting isn't a \$1.25 per minute for two hours. It is the time it takes to transcribe them, you know what I'm saying, so that is not really a basis, so you may want to just double check with this firm because you would have to answer a court report that I can type at that speed, at that time.

**Supv Leet:** So I think you got away with it because they are those firms that do this, and it's the gig economy, it's someone that says, Hey, I'll do this video, I'll do for this cost, along with the video you provide, here's how the names are spelled here is... You give some contacts too, it's not just, Here's a video, and I expect a perfect recording, they do have... They quote accuracy rates and everything with their costs, so yeah, we can... I'll look into that, whether it's the... How long it takes? I'm pretty sure it's by the length of the video.

**Supv Kassel:** A few of them are aided by some kind of automated dictation program so somebody can go through it to make sure that that audio dictation program... Did the correct thing.

**Supv Kramer:** Okay, alright, if no other questions, or items, we will move on to the next topic on our agenda, which is discussion of field services. And at the beginning of, I guess, November or December, I sat down and visited with our field services manager, and we went over the field services information. I then got information about the budget and some of the things that we were dealing with, and this is just generally... We have an ever increasing budget, of course, but one of the things that was concerning was an undefined scope of work and the question of what field service is responsible for, there's a constant addition onto their workload. We've had some trouble, we have some... A couple of long-term employees, but some of our other employees turn over rather frequently, and there are some issues, safety concerns, hazardous work... We've added a lot of work, with hazardous chemicals to their planning, as well as grinding of sidewalks and other things that are quite hazardous too. So what I wanted to talk about generally tonight with you all is a question of how do we really review our decisions as to whether to do the different projects and work items in-house versus privatizing those or contracting them out private contractor entities, and then trying to actually track the cost of these things, in other words, what exactly does it cost for us to do maintenance on the pool, we have to look at the chemicals or the amount of time on the pools, that is spent by many different employees. We need to be able to track the equipment we're buying and how often, and put all these together along with the overhead costs that come with it to determine how much that is costing us to do in-house versus contracting out, so... On this graph, you can see the field services budget, this is over almost a 10-year timeline, has gone steadily up, the dotted line is the trend line, and the line is the actual cost. Now again, these are strictly the cost of our field services staff, of what we pay Florida Resources Management, which is the payroll company, so that is basically their workman's comp, the deductibles, and other payments that we have to make to the Federal Government, and their actual salaries. Plus the amount that FRM charges us to provide this payroll service, and then we have other field service indirect costs that are a little bit more difficult to break out by project. But we've got their cell phones, their health insurance, the cost of all the vehicles, the parts, the trucks, the boats, and that is not all the boats, that is mainly the boats they need to do pond maintenance, if they need to get on a pond, or go do a rescue of our boats out there, which we may need to, regardless of the outsource. Office space, the utilities, computers, and internet services that they need. So again, right now we do not have the budget design or the time track that we need to truly decide which projects might be cheaper to outsource versus to do in-house. So I wanted to just bring... This is just an overview. Gerhard wasn't real... Didn't have a list, and so I sat down and

what I have observed and what he was able to tell me and made these lists of everything we've been asking field services to do now, which is a rather long list. And unfortunately, there's some of the items that they've not been able to stay on top of, other items that get assigned to them, but may have to wait five or six months before they can even think about addressing them. So I think it's time for us, it's been six years now, it's time for us to take a good hard look about what we're asking field services to do and how they're doing that. The other thing... We're back here. The other thing about field services is... The liability of us having field services... Again, the statute is clear that district manager is to manage the district, and in the current model of field services that we have, the district manager is not managing our field services staff, she is managing making... Or InfraMark is managing the budgets, managing the information with our meetings and things. But not field services, and InfraMark does have the ability and they do, in fact, for Celebration, all of Celebration's field staff is under InfraMark. Is that right, Kristen?

**Kristen Suit:** All of Celebration? Yes.

**Supv Kramer:** Yes. So they do have the ability to do this, they have trained programs and safety monitoring, and human resources department, and so that is the second piece of the field services that I just ask that we have some time and discuss here today.

**Supv Berube:** I would point out that your breadth is probably correct, from 2011 to currently, that covers one People Services guy back in 2011, and is now a Community Field Services has six guys working for it. It's roughly \$40 to \$50 thousand per year for employees. So the graph is pretty close, and staff has steadily increased, it's important to remember that we have been down the road before with... How do you say, sub-letting the management of staff to outside providers, Harmony... Severn-Trent has managed the field service guys, the Starwood group has managed the field service guys, and all this, the payroll, and to have them be distanced from this Board as the chair just alluded to. And when this was originally set up, when the current set up went to FRM, Counsel was very specific in making sure that we were as distance as possible from being the employer. It originally was set up... Well that is kind of the way it was... Over the period Board has steadily gotten closer and closer and closer to being the employer with things like employee handbooks, pay scale charts, guidelines, some other moves towards acting like an employer rather than being a policy entity, and I guess that is all right, but the fact of the matter is that today FRM is way in the background and the CDD is very close to the forefront of being an employer, with field staff, etcetera. So, where I'm going is... I agree with the Chair that our liability concern... Her liability concern is well founded as we are close to being employers and I think that if InfraMark will handle... Manage field services like to do in Celebration with its district, it would behoove us to move it over there, I think costing probably get three quotes. When you take all the things that were shown on the screen a minute ago and shifts a lot of that over to InfraMark. I think, because of the volume of scale, that they will probably be able to get us in there, pretty close, to having the same amount of staff at a very similar number and relieve us of that liability. Right idea. Move it over. My opinion.

**Supv Kramer:** Okay. Do any of the other Board members, have anything to say before we turn it over to Kristen?

**Supv Scarborough:** Yeah. Okay, thank you. Just speaking to the cost directly here for minute, and Steve knows much better the individual parts of things, that I can tell you from both working for Field Services and also being a prior contractor myself, cost-wise, we could not even come close to getting this amount of work done for the money that we spend, not even in the ball park, your list was quite extensive, and like you said, maybe they don't get to do everything, but to have all... Or even some of those items contracted out, I would venture to say if you just take, for example, the vine issue, the guys going in there and clearing out the lines, I think that alone, Steve, correct me if I'm wrong, that service alone was well over \$100,000, was it not?

**Supv Berube:** \$263,000 to begin with.

**Supv Scarborough:** \$263,000 for just that. And that doesn't even include what all the guys are doing that the additional growth and stuff that they're finding, and also the ongoing repetitive treatment of having to go back and do it over and over again. You're stuck, you stop. So that is just one example, but also if you take full maintenance or if you take the bathrooms, the stuff that Shawn does on a daily basis, if you try to contact

that up, you might get somebody in here twice a week to do the service and still pay more than what we're paying for personnel. So from a pure budgetary stance, we could even come close to being able to get the amount of work done for the dollars that we spend on field services.

**Supv Kramer:** And that may be... Again, we only have the one that presented to the Board for the invasive weed control, I understand that there are other companies that would have done at significantly less, but the issue is, we need to be able to quantify and determine if what we think is saving us money, really saving this money. So, without a way to really track that, we just don't know right now, and that is my point.

**Supv Scarborough:** Yeah, I certainly understand the tracking portion of it, I can just tell you my... As my role, what field services was Pond control and mitigation, so I did that, I could do in a 40-hour week, several ponds in a week. For my weekly paycheck, if you were to hire that out to one of these pond companies, they might come once a month and only be able to do two ponds at the most for the same dollars, so yes, I don't know from your perspective exactly how to quantify putting dollars per jobs of what field service does is not tracked to that detail, but proudly speaking, I can tell you that it would be significantly more to contract it out, any of it.

**Kristen Suit:** I think there's two aspects of it, I think there's the aspect of it... What I'm hearing from Steve and what I'm from hearing from Teresa, both. And is that... And I'm part from other Board members, it's that there's two aspects, there's the aspect of having the field services under a management company that from the purposes of the district, are the Board not managing those employees and having the oversight and having the training and things like that, so there's the benefit from that aspect that I think is important, and also too from that... which leads into what you were saying, a little bit... yes... if Field Service is going to remain on its own as its own entity, and you have to hire other companies to do a lot of these services could potentially cost you a lot more, however, if you're under a management company, sometimes we can't say, Oh, and I can't speak to anything specific, but those resources are available under that management company, under their... What personnel that they have that are trained or certified, or the relationships that they have with different vendors, it's not just going out there, one person trying to get bids, you have a base of people that they work with, and it might be easier to get bids and things like that. So I think from that standpoint of the management company, I think it will help address some of those things, I don't know that alleviate them, but... It would help address some of those things.

**Supv Scarborough:** Yeah, I understand what you're saying, but I just do... my prior line of work, I used to be a contractor on those lists, so I just know that as a contractor, what we would have to charge, to even show up on site, and that is usually several hours worth of someone else's labor just to pull a truck up on the site. So anyway, that is just from a cost perspective, I think it would be detrimental, now...

**Kristen Suit:** I think we're talking about two different things there, right now. Right now, we're talking about... The first, I guess, part is field services being an entity on its own, like it is now, or going under sort of a management company that has a lot that can provide the management, essentially, that the employees... The training and the things like that. Then there's other aspects, yes, that need to be considered as to what currently field staff is doing that might not be something that they're qualified to do it; and, quite honestly, some of those things that, yes, they might be cheaper for field services to do it right now, but it doesn't make it safe, right, or trained, or have the proper PBE, those kind of things, and right now there's not a management company providing that for these five guys.

**Supv Scarborough:** I get that. So my question is, we can't predict the future, but we can certainly base some of our decisions and opinions on the past, so the past six years of field service being... Does anybody have even one account of a supposed incident... Something... One of the hypothetical's that we're throwing out there... Has it been unsuccessful?

**Supv Kassel:** So it is more about not just assuming and not just taking for granted that it might be a lot more expensive to hire contractors to do the work is one of the things, and I don't know, Chairman Kramer, whether... What it would take to actually, you know... What kind of work out to actually determine where all our costs are beyond the work that is already been done, how much effort that would take... I agree with Kristen that

it's a good idea... At least explore what alternatives are, just so we have a good understanding and we're not just going by assumptions that are unfounded in any kind of research or evidence... Or just supposition.

**Supv Kramer:** Right, and I don't know... What I'd like to do today, and again, Workshops or not just for us to banter things around, but also for us to get educated, and we've got an education component in here, I think either Kristen or Chris is going to discuss what... Having field services under InfraMark would bring to the table. So at this point, Kristen, if you want to make the introduction.

**Supv Leet:** Really quick, I just want to... It sounds like you ended at this already, Kristen, just as we are going through, and it sounds like you're going to do is... Alright, just comparing, if you do provide field services oversight for Celebration, as much as you can of going through the different capabilities of what's handled by the individual field services staff, just shows how apples to apples is the comparison, or are there new capabilities that you'd be bringing in and also reflected in the comparison, that was my only comment.

**Kristen Suit:** Yeah, let me... I think Chris is still...

**Chris Tarase:** I'm back. I had connectivity issues.

**Kristen Suit:** Okay, so they kind of wanted you to give your input and thoughts on bringing it under InfraMark, and then if you've got that, if you want to go over some slides or some... Your input on that?

**Chris Tarase:** Yeah, I think so, first of all, thanks for the opportunity to chat with you all tonight about it. I think there's a number of things that we kind of took a look at it. If we look at... First of all, what would we kind of be able to provide on top of what you're currently doing, right, so there's a tremendous level of oversight, we are super focused on safety and environmental compliance, so that is one of the biggest things that we would come right in right away and put into the place, there's safety protocols and safety trainings, or PBE compliance. And that is something that I look at on a daily basis. There is a need for that within your community right now, and that is not a knock on Gerhard, that is not a knock on the team or anything like that, there are just processes and protocols that we have in place to keep our people protected first and foremost, to limit any kind of liability exposure, and our biggest driver is to get people home safely every day, our employees and staff, and be able to create a community that is safe for your residents as well, so I think from that standpoint, that would be one of the first things we would do and we did just kind of an initial kind of walk-through. Gerhard was nice enough to do some just kind of benchmarking with our field service manager at Celebration a couple of weeks ago, maybe a month ago now, and just kind of walk through a little bit, and with that, in just a short period of time. There's a lot of things are going well, there's a number of things that I think we would be able to add to enhance the services that they're being provided as far as safety and environmental compliance being one of them, for sure. Really looking at the different risk analysis for the different jobs that the individuals are doing, for the most part, I think, Mike, your point too is it's not like you would be looking at taking field services and then giving it up and outsourced again, a bunch of different people that really just saying, Okay, let's see coming in and really... And I, based on the structure that you get to have there, which is your own site staff, we do that at several other places, so let's figure out how to do that better and more efficiently. Put some processes in place, put some protocols in place, put some reporting in place, and make sure that they're operating as efficiently as they possibly can, as well as just operating and reacting, which is tough to tell in about a four-hour time period that we were able to be out there now, really how much opportunity there is for that, although we believe there probably has some. I'll be honest in the one thing that makes me a little uncomfortable, that is the pond spraying, the spraying of the chemicals, that makes me a little bit uncomfortable. It is one of the things that the staff is currently doing, and again, without getting into more details about what they're doing, how often they're doing, the types of chemicals that they're using, one that is where we lean on our HSE coordinator to help us with, but that would be just one of the things I thought, Mike, that came up and I kind of wanted to address that part.

**Supv Scarborough:** Yeah, yeah, because a couple of things to your point there, and I don't necessarily disagree with having field services necessarily under a more structured umbrella, just to be clear, I was just directly talking to the cost matter, but to your point, with the pond cleanings, I guess, those chemicals are labeled hazardous, but anything above water about... Just about these days... Is label hazardous, so I don't know

the real hazard to them... There're not... They're not deadly. I guess if you drank it, you might have a problem, but aside from that, they are aquatic weed control and algae control products, but aside from that, myself and the other technicians have gone to school to get licenses to be certified applicators. So maybe there's some other PBE required or to get whatever... To your point... but I don't... I wouldn't go to the extreme to say that it's just... it's a hazardous duty occupation; I just don't feel that it is; I've spent many years doing it; I still work with chemicals to this day, so...

**Chris Tarase:** You must be doing... You're doing something right, and I appreciate that. And if I use the word hazardous, I think, again, for me, it's more of an uncomfortable feeling and it's something that we would come in and just do our assessment on either beforehand or after we start taking a look at it to see, make sure that one would just get a little more comfortable with it, that one particular service that y'all are providing. And then also make sure, again, doing our do diligent to make sure that that is doing it the right way with the proper process protocol application, what's the EPA effort, make sure there is a documented process in place in order to be able to do that so that whoever comes in to do it is certified and has all the proper steps and they need to do it safely, that is all.

**Kristen Suit:** No, sorry, just to interrupt, let... Part of what informs, which I even have to do a part of, is that we have actually... What Jack's team does, we have a whole entire department that is safety, because there's a lot that seems logical and reasonable that a lot of us don't have a lot of idea about how regulated is or what the processes are, and it's part of what training that field staff particularly gets on a daily basis, and then the rest of us who are not even in the field have to do a lot of that training, and I'm finding that most of this stuff I would have had no idea about, but that is what they're... This is what they do for a living. This is... You want to like talk about more crisis to see how in-depth it all goes?

**Chris Tarase:** Yeah, I mean I think essentially that... Thank you, Kristen... It's, you know, safety is a part of our culture, and it's an important part of our culture, and that is kind of what we do, with product safety training, it's all of our employees, specifically, we'll do on-site job assessments and whatnot, we do daily safety tailgate meetings on site with the team, just again, to make sure that they're focused on safety as they go throughout the course of their day. So from a management standpoint, so we have a whole team that is dedicated to kind of HS&E in a culture, that surround that, we have HR support that allows us to help recruit as there's turnover. Also, part of that is to make sure that we're following... Our HR team is great at keeping us out of trouble and keeping the Boards out of trouble as far as making any bad decisions in hiring, firing, opening yourself up or any liability and exposure, and so I think they're really great with that. We have a whole recruiting team that helps to recruit new employees, and we have an on-Boarding process, just kind of indoctrinate them into the company, into the safety culture, into just making sure that they're vetted properly, background, drug screening and all that, and then we do follow-up surveys with our new employees, just to kind of make sure they've gotten the training from their manager that they're supposed to have, that they're comfortable with kind of where they're at, so it's a huge support structure that we kind of have in place. One of the things for the teams, we do a lot of the different services that your team does. I think they, you know, take the boat dock and getting out on the boat and stuff like that, it's a little bit different, but essentially taking the reservations managing that particular area, we do have another community that we do something similar to that, it's not Celebration, but we have another one we do something similar to that as well. So, it's not foreign to us when it comes to that also, so we also... Just have multiple layers, and one of the great things would be, in this case, Gerhard would have another level of support and leadership and training and development to help develop him in his role on that maybe currently he doesn't have, and that is not a knock on the Board, it's just not how the structure set up currently. Well, he would be reporting up to somebody that they would be in constant contact and discussions, they would be able to... We have KPI tracking and reporting that would be in place, just... And different processes and best practices in place that would really help him manage the team, and they do an important job to help manage it more efficiently, and possibly manage the team a little bit better... Potentially, and also just have a little bit fuller exposure to work schedules and time management of the teams, being able to know where everybody's at, checklist to make sure that things are done, that need to be getting done, and really just have some more of those process in place. And it'll help everybody to get all the teams to

kind of grow and develop in their careers as well. It also gives them some career progression as well, as opposed to just always be locked into a world of their own.

**Supv Scarborough:** Yeah, all that makes sense. So essentially, they would become field services InfraMark employees?

**Chris Tarase:** Correct.

**Supv Scarborough:** I gotcha. Okay, thank you.

**Kristen Suit:** And it would give them an opportunity to actually be... not just to sort of go to the district manager, but actually go to a field management and to guys that have been doing this for a long time. And that know this industry, and that is what they've been doing, some of the guys at Celebration and been there for 20 years, how long... They're experts in what they do. There's somebody for Gerhard to actually go to that can really give him some guidance versus saying, is it okay, Kristen, if I do this... Based on guesses of the district manager, and if it's within the rules, but it gives him actually some real guidance, which would be rather useful.

**Gerhard van der Snel:** Maybe if I may interrupt for a moment. I fully support the idea, I would love to work for InfraMark, it gives it a little bit more structure, maybe than the Board desires, a little bit my insights, and I really support the idea. From my side, I'm aboard.

**Supv Berube:** I think it's important to remember that on the current structure leaves Gerard as the top man on the totem-pole, because we could never talk to any Board member, because like any other municipal body, we, as Board members, can't direct field services guys as to what to do every day. So that leads the district manager, and she is detached from this, it's never been part of her duties to direct field services, it's not part of her expertise, it's just kind of the way this has rolled over the years as field services has expanded. It just started out simple and it's gotten larger and larger and larger, so it's time to grab the bull by the horns and real it in and put it where it needs to be; which is with an outside employer for these guys with the support services it needs, because it's going to just keep on growing, Harmony needs more and more to be done every day, as we see, and it needs to be the next step. And I would never have recommended this years back, when Severn-Trent managed these guys, nor when Starwood managed these guys, like we've been watching InfraMark after they spun-off from Severn-Trent some years back in. I never thought that I'd be saying this, but I am very happy with the way InfraMark has progressed. Chris and I had many hard-ball conversations a few years back, and InfraMark has put people and processes in place that have basically shut me up for a number of years about their performance, and if I wasn't happy at this moment, I'd be saying No, no, no, no, no, but I've looked at this whole package and I think this is the way to go. That is my recommendation at this point.

**Supv Scarborough:** Yeah, I apologize, I just... I misunderstood where the direction of this conversation was going.

**Kristen Suit:** That is what I thought... It's okay.

**Supv Scarborough:** Kristen, I didn't know that you... That this was even an option... This is the first I've heard it.

**Kristen Suit:** Well, I was... Just in our conversation talking, I could tell you you're misunderstanding where I.. Where I was going with it, but sorry.

**Supv Scarborough:** It could have been brought up to the Board a long time ago, I must of missed it.

**Kristen Suit:** There's been discussions about this and sort of... That where field surface is going and this kind of just kind of led into this might be a good idea. This might be a good option. So, we're certainly... I think, and I wouldn't say it if I didn't think it, but I think that this would be a really good fit for what you guys are looking for. For what you currently have to build on it, and that is the reason I kind of went back to Chris and said, I think this would be a really good fit for us, a good opportunity. So we can certainly provide a proposal with all the cost, obviously there's different costs involved with being under a management firm, but I think it would answer a lot of the frustration from the field side, from the Board side, from the management side, it would really put it all together and provide the service the way that I think is supposed to be, and it just got off

track with this... FRM or however it went, but I think this would be a really good option, so if the Board wants us to do that, we certainly can provide that.

**Supv Scarborough:** Okay, well, I'm good with it. I'm not the... I say, but just so you know, for the record.

**Kristen Suit:** No motion to be made.

**Supv Kramer:** No motions, no decisions, we're so sorry. Something we're going to have to look at the dollars and cents, but it offers other opportunities too, for field services. Correct me if I'm wrong, Chris, but I think you have a retirement plan that they can work through?

**Chris Tarase:** That is correct. Our benefits are outstanding, they're better than any other district management company out there, I can say that 100% accuracy. We provide really good benefits, health care benefits to our people. We have a 401K plan that they can jump into right away. We have a number of... we have an employee assistance program. We have a wellness program. We have, we have... which gives people incentives. I love that about our company, is that we actually incentivize and pay people to practice healthy habits to avoid... Keep medical costs down and keep them healthy. So I love that being part of a company, this first company I've ever been a part of that does that, so I love that part of it. So our benefits are really, really good when it comes to that, and that is why if... We're not a payroll company, that is not what we do... We're going to provide professional management services, we're going to give them professional oversight. The one thing I can tell you is, unless I would hear differently during the process would be anybody that is currently on-site would absolutely be given an opportunity to come on Board with InfraMark, again, unless I hear differently, but there would still be... I say, I'm not guaranteeing and we would hire everybody on because they still have to go through a background and drug screen, so contingent upon passing that stuff, that is our normal protocol, we're not making any exceptions to that, so... But I just wanted to put that out there in case that questions in the back of anybody's mind. When it comes to... I always like to be loyal and give people an opportunity to be successful, even if they'd be struggling right now. Just say, Hey, let's give them a period of time to perform under a different oversight and a different level of... Sophistication is probably not the right word... But just better processes and oversight and training and development to tell them to be successful. So we've been looking at... I've been, kind of like Kristen... Tonight I'm looking at the numbers and looking at some of the stuff, I have a pretty good idea, and the ability to put something in front of the Board sooner rather than later, just because we've already been looking at this, kind of kicking it around, trying to piece... It is difficult, to your point Teresa, that... To look at... Capture all those ancillary costs that are a part of doing business and a cost of doing business, it's not just the payroll, it's not just the payroll plus benefits, it's more than... Much more than that. I think the one thing we would need to look at, and... Is really just kind of get... Kind of a list of current assets that are out there. I know there's a truck... The truck, the mules, and what the age of some of that stuff is, that is something that we could help look at as well, to say, Okay, this is where you're right now, so we can maintain what you currently have... We have better buying power than any individual district does, as a company, we have a significant benefit of doing that, so our cost to do some of this stuff, even if the district continues to pay some of this directly... The benefit of working with us is that you should get some cost savings off of what you're currently doing it anyway... From that standpoint, so... Really just looking at the capital equipment and the needs and make sure... Again, our HSE coordinate is going to come in and he's going to take a look at this stuff too and say is it safe? I don't know if any of the equipment is safe, and if all the power cords don't have... No offence, Gerhard... This isn't knocking anything... It's just what we would normally do anywhere, we just go in and make sure that there's no exposed wires on stuff, there's not... That the vehicles are safe, the tires are up to snuff, it's not like really the prepared... Make sure there's a maintenance log in place for their stuff, we actually have a work order system in place, that is being rolled out on an IPS system, where we can take the assets, or we can actually take an assign different tests to the team, you can kind of keep a history over time to say, Hey, when's last time this mule was worked on, or this truck has worked on, or this asset was worked on, within the community, and there'll be a log there over time, so you'll be able to look back and go, Oh, okay, that'd be much easier to track and look at some of that stuff.

**Supv Kramer:** Well, that sounds good, Chris, so we'll turn it over to you to see if you can sharpen your pencil and give us a really good deal... bringing us... and again, it's invaluable from a risk and a liability standpoint to the District, having our employees... who can cause a liability issues that, hopefully... this will take care of. So, any of the Board members have any other questions before we let Chris Tarase move back?

**Kristen Suit:** So we'll get something out to the Board for the meeting, since we do have... Already have on the agenda, field services, it could be added on to that item, if you guys wanted to have time to discuss, or want to discuss at the next meeting, but we'll go ahead... I think Chris... Is pretty much thinking all together, after... Based on the discussing tonight too, there's... You know...

**Supv Kramer:** That would be fine. I want to put a caveat out here, we do have a shade meeting coming up in that meeting, we will be probably again short on time, so, we will... If we can, if you need more time to get it all together, that would be fine too... But yeah, I would like us to at least see what you have to offer, cost wise.

**Chris Tarase:** Sure, we'll see what we can do.

**Supv Kramer:** Thank you so much for speaking.

**\*Multiple\*:** \*Random\* No problem... Thank you... Thank you... Sorry, I need my sketch, guys... Justin...

**Supv Kramer:** Alright, we're back. [laughter] Okay, the next topic we have at this point is procedures and standards for acceptance of property... We've been accepting property forever in the district, that is in fact... That is part of our mission, is to accept the infrastructure and other things from developers to put it into the community as a whole. And then our responsibility is to maintain, repair and replace when necessary, that infrastructure, but we've seen problems already and just accepting whatever the developer hands us, or accepting properties from other entities, such as homeowners associations and the like. And I think what I'd like to ask the Board to consider and to think about is adopting some procedures and standards for what we will and won't accept. And... Just establishing some so that the developers or people who want to turn property over to us... Will know upfront, what we expect, so we're not taking on their liabilities, or they're big expensive issues, and then charging our residents for those. A couple of things just to go through, we have a distressed pond, more than one, but this is one that has seriously got problems. It's the one in neighborhood O, right now. We accepted it from the developer and we have to accept the ponds that are part of the storm water system under our permit, so that is important, but we don't have to accept just whatever they want to hand us. But again, we need standards and a procedure, so that when something is coming over to us, we're able to evaluate it and determine whether we're willing to accept it in not. This particular pond is to shallow. It was supposed to have a permanent pool depth of at least 6 feet, and it is typically less than 6 feet. Most of the time it is full of hydrilla, which can be a very dangerous situation in our community, if that hydrilla gets out and starts spreading. And so there are a couple of options, but this is something that is on our plate that now, because... We didn't say, whoa, we need to evaluate this, we need to make sure it's got the full 6 foot of permanent pond depth before we accept it. We can't... You know, it would be very difficult to go back, try and find the developer now, and forcing them to rehab it, it's our problem now, and we're going to have to deal with it in the future. If we have standards and we can keep those standards up and put them on notice, we can do this. Other of our ponds were turned over with no littoral zone plantings at all, or inappropriate plants in the littoral zones, so those are our problems. The littoral zones and plantings are critical, and if we can get those done, before the developer turns those ponds over, then we save an enormous amount of money, by having ponds that function well, to re-new nutrients. We don't have to... we're not having to dump chemicals in, to control the weeds and the algae growth, we don't end up with having problems with fish kills and other issues. We have playgrounds, and supervisor Berube brings this up constant... frequently, which has brought it to my attention, that the previous developer just put in a minimal amount of playground equipment in neighborhood O, and now... And then all the homes were marketed to families with lots of kids, and of course, they want more and better playgrounds. We added one playground with equipment, to the tune of... I think it was close to \$30,000... And if more goes in, that is what we're looking at for each one. So if we can get them to put in adequate playground equipment before they turn over the neighborhood, then we're a step closer. We've accepted a berm now, we didn't know what the maintenance cost



was going to be, and it appears that... The cost that Servello gave us, an annual cross, the per month cost is a little over \$600 per month, comes out to about \$7000, almost \$8000 annually, just for this one berm, and it just goes down the side of the property. We do not own property on either side of it, and we accepted it, we've got the equipment issues with it, we've got tree issues... [audio dropout]... Are not designed to withstand... [audio echoing]... Very sensitive and... [audio garbled]... Situation, so we may need to go in and evaluate, do we really want these things growing up... Sitting up on top of a berm, and then being subjected to hurricane force winds, falling over onto the homes adjoining them, then the CDD ends up with serious liability issues, here. The trees haven't been maintained before handing over. So some of them are already girdled, and there may be issues with that. An upcoming one, that I wanted to bring to your attention, was retaining walls. Now, a very small retaining wall is not that big of an issue, but it is a maintenance issue. But here, this is neighborhood L; that is not currently under construction, but it has homes that are permitting, and as you can see here, if they're talking about putting a cul-de-sac right on top of the 7 foot tall retaining wall, and... That definitely would be a problem for us to maintain. It's also right along the... A wetland property again, and the retaining wall as it gets to the house, they show it on the property of the homeowner, which is good, but where it's next to the cul-de-sac, it will not be on the homeowner's property. What is... Are they going to ask us to take it and are we going to accept it and all the liability and problems there. A smaller retaining wall, here in this other section in neighborhood L, is about 2 feet in height, but again, that one is actually shown on the conservation area and near the area that we will need to take over eventually. The fence on top of the retaining wall also is shown off the actual homeowner's property. So we may be asked to be responsible, so we need to be very careful in what we're accepting. So I just want to throw that out and see what the Board thinks about our policies... That were... Our current policy, if we have any about accepting properties from the developer and/or Homeowner's Association.

**Supv Kassel:** Wise idea.

**Supv Berube:** Historically, before we've accepted any property from anybody, we've asked the engineer to verify that everything meets standards, is up to snuff, and that it should be acceptable to the CDD. Now, the typical answer is yes, everything meets all of the specs and should be acceptable to the CDD, should not be problematic, and I'm thinking about that big pond that you started with, clearly, it probably was not up to spec, so the question... And I'm not trying to throw the engineer under the bus here... But I think this becomes a question more for the engineer because we rarely get a negative response when you ask, Is this property acceptable? Matter of fact if the engineer ever said, no, we wouldn't have taken it, so the engineer presented a proposal last month for an increase in fees for a time... Eight or nine years... Maybe this needs to be part of the discussion. Again, I'm not trying to throw him under the bus, but maybe we need a little bit more detail and a real look-see at property that we're going to absorb because clearly, we've probably gotten the green light a number of times where maybe we should not have. It becomes part of his... Increase discussion.

**Supv Kramer:** That is correct, but it's not just the engineering aspects of these properties, that is one point of it, but the other point is that there are aspects such as the types of trees on the top of berms that do not necessarily fall under the engineer's purview. So that is why I'd like us to take an even broader look and come up with standards, Harmony standards for what we will and won't accept instead of just putting it off on the engineer, so that we have a comprehensive look at these properties instead of just an engineering look.

**Supv Leet:** Not to be too pessimistic. My question is, how much standing do we have in requirements that we push back on to the developers? I mean, what if they tell us to kick rocks. What does that look like, I guess is my question.

**Supv Kassel:** Well, I will say, Dan, that, for example, they wanted to do something... When they wanted us to take on new street light infrastructure costs, we said we wouldn't, and they took responsibility for it. They put in cheaper lights, that weren't as nice, in some of the newer neighborhoods, but we pushed back on them. We required playgrounds, they complied but minimally, so we didn't have a full scope. I think it can't hurt to have them... To have these, and put them forward to the developer, so they know well in advance what we're expecting and what our minimum requirements are for acceptance. Whether they comply or not, remains to be seen, but I don't think it would be... I don't even be shooting ourselves in the foot to... Establish such policies.

**Supv Leet:** I agree. I agree with looking into this and establishing some kind of standards. We all hold our community in high regard, we should make sure that as we're adding to it, that we're truly adding to it.

**Supv Berube:** To supervisor Kassel's point, that is correct. We got involved in all that streetlight stuff, and we said, No more, we're not going to do that anymore, and they complied with that. We also said, get the sidewalk off of our maintenance responsibility. So wherever you have a neighborhood that has the new style screen lights, those sidewalks were deeded to the county as well to eliminate our maintenance responsibility on those. To her point about playground equipment, that is absolutely correct. We said, you need to put in some playground equipment... What we didn't specify, was how much it should cost to how big it should be, and I don't think we anticipated that they would... How do you say this... Cheap out. So our experience with developers has been, when you're looking in and say, We're not going to take it, if it's not right, they have complied in recent years. Whether that continues or not, who knows, but they do need to offload those properties and get them to come to us. So if we say No, they're kind of stuck, so they have to comply, so the stricter the standards we put up, the more we should be able to get... At no cost to residents.

**Kristen Suit:** And just from the experience that I've had in turnovers, I can tell you there's been districts that had... We literally withheld turnover for a year and a half. You don't just have to accept it. I mean, you can hold their feet to the fire, while... You can get everything that is available, but you can certainly hold their feet to the fire for the things that they should do and that should be done. And things that didn't get done, and for instance, just primarily just a bump to be in a certain sidewalks, sometimes they don't do it, and it gets turned over. But you can go back and make sure... And that is when you, like... The engineer might make sure every little detail is done and doesn't cost the district once they get it.

**Supv Kramer:** Right, we have to maintain and repair in the future, but having to deal with these issues one, two, or three years out, it's just... It's unacceptable. And so maybe we can look forward at our... Maybe it's not our next meeting, or March meeting, the new development, K, is expected... The lots are expected to start selling some time in about four months. So this is something, if we're going to do it, we need to get on it pretty quick. So I'll just throw that out. Any more Board discussion or ideas on this particular item? Okay, we'll deal with this at a future meeting. And our next subject, the district manager, there were some quit claim deeds that were filed with the County without our approval, and just wanted to go over there and... Kristen, do you want to talk a little bit about your concerns with this?

**Kristen Suit:** Yeah, yeah, so the Board approved the quit claim deed, but it was... My understanding was that it was subject to the council reviewing, the Board then approving, the quit claim deed brought before the Board. So I guess I was surprised when I got these 3 quit claim deeds and I saw that they were already recorded and done, and I think that there were some steps with irrigation issues and things like that, that were discussed that were going to be done at the same time. I don't know if that got done or incorporating part of it, because I thought it was... Yes, well approved that... For the process to start. I just didn't realize it was the process starting and ending and being done... Before the next meeting.

**Supv Berube:** We had multiple discussions of that, this is the one over by... Yeah, Ashley Park, right? But I think if you go back to the minutes of the meetings, over several meetings, we had discussions of the lands, there was nothing about the irrigation because it was already on our system, and all that happened, and we approved it, I'm pretty confident.

**Kristen Suit:** We did approve it. The Board approved it.

**Supv Berube:** It transferred the land to us, as a quit claim deed, from the Ashley Park group to CDD, and there was no further work to be done because it was already being irrigated and maintained by us.

**Supv Kramer:** The... I went back and looked at the Minutes, and it was the October 2020 meeting where the Board approved accepting it in concept, said that... They can get drawings up and get the specifics and the deed of dedication for these three parcels, but that it would be brought back to the Board. And my understanding is that is a step that is been missed. It has not come back to the Board, it was just recorded and we're now... I mean... This adds another almost a half a mile of sidewalks to our sidewalk inventory, as well as about 20 trees we have to maintain, as well as the landscaping, so I don't know if there's a way to prevent

somebody from just quit claiming... Now, a quit claim deed is different from a warranty deed, or any other deed. They're basically just saying, I'm turning over whatever right to say have to us. But, Tim, are you still with us, and have any idea of how to prevent people from just filling things in the public record without the final Board approval?

**Tim Qualls:** Well, I think, again, the interest here is similar to what you guys were just discussing, which is, you have... I'm assuming these came from the developer... you have a developer who wants to continue a working relationship, and so I think that is the mechanism by which you would prevent something like this from happening. I guess where I need some more clarification is... the Board approved to accept this... the step that was missed was, it was supposed to come back before the Board?

**Supv Kramer:** That is correct. If you look in the October 2020 Meeting Minutes, it said that they approved it, to accept it, and it's coming from the homeowners association, not the developer. And... But that it would come back before the Board for final approval of the deed prior to them being formally accepted. So...

**Tim Qualls:** Well, then, why can't we... Can we still reach out... Back out to the HOA and just... What is it... Is it that additional work needs to be done before you guys want to maintain this? Is it that...

**Supv Kramer:** No, I don't think so. I think it's just... Is there a way... I guess, the question would be... Of preventing someone from just deeding over land to us without our approval, or final approval. I guess that was the head scratcher.

**Supv Berube:** I think you have to remember the genesis of this. This all came about at the same time as we got into the irrigation meter swap down on at the end of East Five Oaks, the berms down there, and all of that... Land swap, or land exchange, whatever happened there... This piece came up at the same time, so I'm not sure how it got from being a concept of accepting it, to being accepted. What I think probably happened is, the HOA manager is the same guy involved in both pieces, and I'm pretty sure we approved the swap down at the end of east Five Oaks, and at the same time, I think we probably took that as approval to quit claim these to us. I don't think there was anything sinister here. I think it was probably a breakdown in communications because of the timing of the fact that the same manager is involved in... It was a similar type arrangement of one land for another piece of land and vice versa, so that is just how I remember how we got to that point. It doesn't answer your question, madam chairwoman, about how you prevent it. But I think that is how it happened.

**Tim Qualls:** It's probably a pretty novel legal question, right, this probably isn't something that happens very often where somebody just gives property to somebody who doesn't want a toxic environmental... Land situations. But I still have a question to make sure I'm understanding, are there any concerns with the state of the infrastructure that needs to be maintained, because it is important that there's an ongoing good working relationship between your district and the HOA, and it's something that if there was a communication breakdown, certainly that can be rectified just by talking to the HOA and saying, Look, when it comes to these quit claim deeds, we have some concerns, and I'm sure they'll be willing to work with us.

**Supv Kramer:** Right, but I guess the issue that Kristen was concerned about is just not following procedure and getting the proper approvals on the actual turnover, and I don't know, we have not inspected this, I would think that the Board might want to just have it inspected before the deed was actually filed to make sure there wasn't. So maybe that is something we can go back and... In fact I'm not aware of any... I am aware of, now we have to maintain a lot more sidewalk, and the committing by Field Services, and the trees, they're in good shape, I'm hoping they are, and it's additional liability and the sidewalks and maintenance of the sidewalks is a pretty big maintenance fight for us.

**Gerhard van der Snel:** May I interact?

**Supv Kramer:** Certainly.

**Gerhard van der Snel:** We were always maintaining the sidewalks in the Green area that has been transferred to us, so the irrigation we serviced, and also the sidewalks we maintained, and also the Green area... That is... It's only sidewalks, pretty much.

**Kristen Suit:** Okay, so that is where a little bit... In case, I think my condition, he was just in the process, we make sure... 'cause I thought there was some discussion about irrigation having to be transferred and things like that, or as far as valet, if there's any landscaping, I kind of felt like there was a step in the process and I wasn't sure is that everything gets got captured and I just want to make sure that when we're doing it, that we know they were documenting every piece that may change and does hands... It made time to Maher. The cost may come into play for the district because I just don't want... Your later come back and say, Oh, we didn't do this. We didn't do that, and that kind of thing. And also too, you have to remember too, when we're taking up these areas to the ad valorem assessment to be... Have to be... You have to go through the exemption process and we'll miss the deadline for these because it's a... I'm sorry, March 1st, and not knowing where we are in the process of this and what we're doing, it's not going to make it to that deadline, so just little aspects to consider that I want to just make sure that we're doing a full circle with this stuff, when the Board's considering it. And I guess I just have a question in general, I hope the Board doesn't mind me asking, but I cut question, what is the benefit of the district taking on some of this stuff? That is what I do... Don't ever understand what some of this is... What's the benefit of going through this process?

**Supv Berube:** Well, it came up because we were maintaining and watering it, but we didn't own it, that is how this came to fruition. As Gerhard stated, we were already taking care of everything along those areas and it was not our land, so what it comes down to... We either got to charge the homeowners association, or that maintenance aspect, which was already in our budget, this is a serial budget change, because we're already paying for it, but rather they go that way, we just asked the homeowner's association. Showed them the deal and said, Would you quit claim this land to us? And it happen to coincide with what was going on down at East Five Oaks, and both came on Board. As Gerhard said, we were already maintaining it, it just became our land, and I think it's less than an acre, a very small area of land, as I remember it, so the assessment shouldn't be hit very hard once you bring it on, but the fact is we're already paying for it and now it's ours.

**Kristen Suit:** I get it... Another concern... You see that we... Sometimes that we're maintaining some sort of map or something, because it gets... Again, you even say before, Steve, if... You know... Sometimes Gerhard is gone, I can be gone, there are others not back... And we're not sure why, where, and how... If there's someone we can just kinda keep a map or something that kind of serves as... Makes sure there's this big general picture of it, rather than the little pieces, 'cause that is where you get lost, is all the quick plan details and that... Remembering all of it... That there's some way to quantify all of it so that we can clearly see it exactly what the district owns, what the district maintains. It just needs to be much cleaner, in my opinion.

**Tim Qualls:** Well, let me ask you... Let me ask the question a different way. Why wouldn't the district maintain a portion of the sidewalks? And so... I think this is a good discussion because it makes sense to me now why these would have been recorded, you guys are already maintaining it, both the irrigation and the sidewalks... Because it's district... It's the district... That is the District's only job, is to maintain district infrastructure. And I know there's a lot of talk, and it's not uncommon for property to be deeded over to the district, but remember, fundamentally, the district is a boundary, and the district maintains infrastructure within that boundary, and the district may have easements to maintain things that aren't ultimately owned by the district. So, that is not uncommon. And so it sounds to me like this has always been maintained by the district, the district just had the opportunity to get the quit claim deed, which gives... Presumably might give the district more rights than it otherwise had. And it could assist in doing the maintenance better, I guess, I don't know that to be true. But anyway, I think this was a good discussion, 'cause I was thinking, what the heck happened, and now it makes sense to me.

**Kristen Suit:** I guess my next question would be... Well, why would the district be maintaining something that they didn't own?

**\*Multiple\*:** [garbled]... That... I like to take it... To a whole...

**Tim Qualls:** Who else would maintain district sidewalks?

**\*Multiple\*:** [garbled]... Other way... Was not in a... Tingle... Let me jump in here... Hold on...

**Supv Kramer:** So this is town homes and condos, there'll be more town homes and condos, presumably, on the adjacent plat. We do own... It actually makes sense for us to pick up, or get quit claim deeded, this strip of land as it adjoins our other strips that we own out here on the front. This strip... We have no other... This is the golf course here under private ownership... And the town homes, so we don't have adjacent property here, or here, this... You know... It wouldn't be... This is an entry way into a private developer's land. So... And I think even... Correct me if I'm wrong here, but that you presumed that this... For our work, under the assumption that these properties were owned by this Private Property.

**Gerhard van der Snel:** No, the blue is already owned by the CDD base at the blue, the blue lines, you see where your cursor is - the program ones - that is already CDD.

**Supv Kramer:** Is now, but it was not bad. Yes, it was. It always was in Denton. Now, well, I'm not going to argue, but I attrition.

**Supv Berube:** To go back to Kristen's question regarding, how do these things happen? Again, it comes back to the engineer... Not to throw him under the bus... A long time ago, before the CD was under resident control, the developer had the engineer prepare maintenance maps, there's a large maintenance map of the whole property, and in general, there is an orange area on that maintenance map, and that was the guideline that was always used by landscapers, by everybody when they were doing things like preparing landscape quotes, and that is the map as always used as CDD maintenance. Now, as things have changed, and developers have changed, developers have sold off pieces, development has occurred... That orange map that or orange CDD maintenance map has never been updated. Former supervisor Farnsworth used to get on Mr. Boyd frequently about that, about getting it updated, and it was always, we'll get to, we'll get to it, we'll get to it. The most stunning example of that is that Mr. Fusilier has purchased a large block of area that is still shown in orange, that the CDD maintains, and it's been a problem. This was another one like that. I'm not sure where we stand with the updated map from the engineer, but it is a question we need to push hard to get a real map of what we own and what we should be maintaining. I'm reasonably certain that such a map doesn't exist with any kind of accuracy.

**Supv Kramer:** Okay, we'll pursue... Pursue that with the engineer and see if we can't get that updated map. So this basically... Just a caution, and when we're dealing with people who want to deed land over, hopefully, when we have the standards and procedures, we won't end up with stuff coming over before we're ready... Before we've done the final approval. So, Kristen, you'll take care of making sure we're not going to pay taxes on that, since we're not quite to March first.

**Kristen Suit:** We may have... It's a process... I don't know that they can get it in in time at this point. I can try, but I'm not sure... It's a minimal amount, but still it's... Sooner was easier.

**Supv Berube:** We've had cases before, where the taxes have been billed to us for something, erroneously, and they're very good about fixing it after the fact.

**Supv Kramer:** With the process... If we can get some procedures and standards in place, we will avoid this in the future, I hope. So, any other questions about this particular issue before we move on? The next subject is future projects. I threw a few in here just to get everybody on a roll, and they're ones that have come up on Facebook, and have presented to us. One is the Lakeshore option that was discussed on Facebook. One of the residents posted that he likes the fitness park that the city of Kissimmee has. So I did some quick research with the City of Kissimmee. They were wonderful, very forthcoming. They did most of this funding by bring-it funding. Fur dap ramp was the bulk of it, but the total cost for this was almost \$100,000. They said one of the things to be real careful with... In that it needs a very densely shaded sight. You do not want to put this kind of a fitness park out in the direct sun, it will get very little use and it will get very hot and uncomfortable, the users will not be able to use it, so... That is critical. They also cautioned, they went forward with this because they did get so much grant funding with it, but they are unsure right now what their recurring cost for maintenance will be because there are so many moving parts of this type of exercise structures. There are other fitness structures that we could use that are not... Do not have the moving parts, or as many metal parts, as this structure does, and that could be considered also. So, that was one of the future... Now, I want to caution everybody... and

Kissimmee's trying this again... under our government statute for CDDs, our role is to maintain, repair, and replace the infrastructure, everything we own... currently own. One of the things that is preserved in the statute for the local government that we fall under is... right there... So, it does provide that we would need to get formal permission from Osceola County to forward and add and extend our recreational facilities, so that needs to be something that we deal with before we jump into anything like this. Another thing that I wanted to discuss... This is just one piece of it... Would be going forward and planning in Harmony, and this is our playground structures. Each of these structures has a thousand foot radius... Service radius around it, as you can see. We have pretty good coverage for the playgrounds that... Or play structures that we actually own and control. We have two additional play structures that are available to the residents at this time, they may not be available in the future, and that is the one on the school Board property, and the one in Ashley Park that services the town homes and condos. I understand that is got some maintenance issues right now and may not be available until they get that repaired.

**Gerhard van der Snel:** It's closed off.

**Supv Kramer:** Right; so this is just a sketch of one piece of the possible planning that we in Harmony should probably look at, and decide how we want to handle what we have in the future. So I just threw those two out, and I'll open it up to the full Board to bring up any other future projects or in anything you think we need to address before we start spending money on future projects.

**Supv Berube:** Did we get the results of the survey from VC-1... Or VC-10?

**Supv Kassel:** They are supposed to be in this month's agenda.

**Supv Berube:** Thank you.

**Supv Leet:** Looking ahead of that, I know one of the more popular options has been looking at development like along the Buck Lake parcel that we now own. I did reach out to Greg Duffler, who's at Doc Tiers, who I believe did the construction of the existing Boardwalks we have. I haven't heard back and I don't see their website anymore, so I'm not sure if they're still in business. So I might need to look at other sources for quotes, and all that, we need to look at development in that area. I tried to look for something and I didn't anything back.

**Supv Kramer:** Any other thoughts about future projects that... My recommendation would be that we do an overall look at Harmony. We've got some newer areas, they may need to be tweaked from what the developer turned over, like the pond in neighborhood O. But we need to really do a cost analysis of what we are looking... Dollars and cents wise in the future... Just to do our primary charge that the statute gives us, which is to maintain what we've got, before we get too far down the adding additional items to our plate. So I would suggest that.

**Supv Kassel:** I'm in agreement.

**Supv Kramer:** Any other comments or thoughts about that?

**Supv Scarborough:** Yeah, I actually did the same thing, I pulled a map and did the radius thing, so there's actually two playgrounds over there... What is that, I?

**Supv Kramer:** That is O. There is a swing set right in the community.

**\*Multiple\*:** [Garbled]

**Supv Scarborough:** Yeah, a swing set. I was actually in the process of counting the number of homes... Per... That is inside the radius there. I don't know that it... I'm an agreement, I don't know that it makes sense to add, when I know that we have, probably... When you add all up... Significant repairs to do it already to what we have existing, just to bring it up to Par.

**Supv Kramer:** So... I did notice something, and this is again in neighborhood O, the blue easement that crosses over to the playground from Feather Grass... This is a county easement on CDD property, it is set back fairly well from the edge of the pond and would probably provide safe passage for the children on Feather Grass

to that playground. So again, the density of children using... On these two streets is pretty heavy, but a lot of the homes, not necessarily the ones fronting the pond, but the other ones do have large, long lots, and many do have play structures in their lots themselves. And I think that was the philosophy, I think I heard at a previous meeting, supervisor Berube say that the reason there's no playground structure in the Estates is because of the size of the lots too. So... But those are two issues.

**Supv Leet:** Well, I remember that was an issue with neighborhood O. I was... I remember being at that meeting and the developer had said, we have larger lots for these neighborhoods, so that is why they didn't put in a playground, and as we all know, they ended up doing those little, swing sets basically, as an afterthought, after the push back from the Board. The Estates, I assume it's that they're... Up till now, have been 55 plus, and that is why those areas don't have playgrounds at all.

**Supv Kramer:** Well, I don't think the Estates are 55 plus. The Lakes are... Over here.

**Supv Leet:** Yep, I completely... Yeah, sorry... Getting late... Yeah.

**Supv Kramer:** That is okay. There are a lot of neighborhoods. But the estates, again, because they have such large lots, they have lots of land on those properties. There are some areas that aren't serviced and other areas that have requested playgrounds in the past. So again, what I would stress is, I think we need to make sure we're maintaining what we've got, like supervisor Scarborough said, before we go off in another direction, adding to that inventory. But if we go through the budget, the money we have, and it looks good, and we can get the county to sign off on it, then the possibility of going forward is definitely there. Any other comments on these? I throw it open for any additional discussion items? I see eyes blinking... I know we've been going at this about two hours now, so if I don't hear any additional discussion items, we can all go have dinner or whatever else is on our private agendas.

## SIXTH ORDER OF BUSINESS

## Adjournment

*There being no further business,*

**Supv Kramer:** Adjourned the workshop at 8:08 p.m.

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Kristen Suit  
Secretary

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Teresa Kramer  
Chairman

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