

CARBON

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, August 24, 2023, at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

Teresa Kramer	Chair
Daniel Leet	Vice Chair
Joellyn Phillips	Supervisor
Lucas Chokanis	Supervisor

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

Angel Montagna	District Manager, Inframark
Kate John (<i>via Zoom</i>)	District Legal Counsel, Kutak Rock
David Hamstra	District Engineer, Pegasus Engineering
Lynn Hayes	Inframark, Management Division
Brenda Burgess (<i>via Zoom</i>)	Project Manager, Inframark
Nick Lomasney	Benchmark Landscaping
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS Call to Order and Roll Call

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

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

SECOND ORDER OF BUSINESS Audience Comments

Ms. Kramer The first item on our agenda is a section called audience comments. That is a period of time where anyone who comes to the meeting and attends by Zoom is welcome to share their ideas, their concerns with the Board. It is not a back and forth or question and answer period. It is strictly the audience member providing their input to the Board. So, at this time, I would open the audience comment section. Again, we do have a later section, a public hearing on the budget. So, if your items are specifically about the budget, you may want to wait until that portion of the meeting. But at this time, we are accepting comments. So, if anyone has any comments. Yes, ma'am. If you will come up, give us your name and address for the record, please.

CARBON

44 Ms. Spencer Beatrice Spencer, 7011 Beargrass Road. So, my question was following the
45 previous meeting, I sent you an email with two questions on the budget and I do not know why I
46 did not get an answer. I sent it to you on August 7th. You told me same day you are going to ask
47 for some info, and I am going to get you an answer soon. So, I sent three other emails, called
48 three times. So now I am asking here, I was basically just asking how much are your reserves?
49 And I will keep it to that.

50 Ms. Kramer We will discuss that when we get to the budget.

51 Ms. Spencer I do not expect an answer but until I said the other day, you can ask anything.
52 Yes? So, my second question was I cannot find anything about employees, about workers who
53 are they under? Is it Brett?

54 Ms. Kramer We will discuss more of that when we talk about the budget, and we will go
55 through, and our employees are employed by a company we contract with.

56 Ms. Spencer Yeah. And the people who are working for us like we pay Workman's Comp?

57 Ms. Kramer No one works for us,

58 Ms. Spencer I thought they work for you. But yeah, it is, it is not clear. So, I asked because it is
59 just not clear and, when someone wants to get into a business. Those are the two first questions
60 we ask, what are the reserves and what are the employees? So, the field services, that is you in
61 the budget \$300k plus that is.

62 Ms. Kramer That is Inframark who provides for five employees.

63 Ms. Spencer Ok. Ok.

64 Ms. Kramer Ok. So, I will look into the responsiveness.

65 Ms. Spencer And we would like to know also what employees are doing with besides Brett, he
66 does every day. He is everywhere there.

67 Ms. Kramer Brett is no longer here. Brad is, but Brett is not.

68 Ms. Spencer Yeah. Yeah. Yeah. Yeah. Ok. Thank you. And I will speak at some point.

69 Ms. Montagna Yes, I will look up and I will make sure they get answered.

70 Ms. Spencer Thank you.

71 Ms. Kramer You're welcome. Do we have any other audience comments?

72 Ms. Kramer How about on Zoom, Mr. Leet?

CARBON

73 Mr. Leet no one has indicated that they want to speak.

74 Ms. Kramer All right. Thank you.

75 Ms. Burns I just have a question. I guess I will. I mean,

76 Ms. Kramer If you want to come forward,

77 Ms. Burns I am Angie Burns, 6837 Goldflower. I, we have been here three years and we're
78 kind of like snowbirds, back and forth like a second home. But I am still really confused even
79 though I read in the magazine about the CDD all because we have been under two home owners
80 associations with two houses prior to this. So, I am just a little bit confused on some of the things
81 and she pointed out one, and so I guess what you meant by comments is that not? Questions?

82 Ms. Kramer No, it is not questions. But if you want to stay through the meeting, I would be
83 glad to give you a brief overview. Any other comments? Hearing none. We will close the
84 Audience Comments time period and move on to our Contractors Reports.

85 **THIRD ORDER OF BUSINESS** **Contractor Reports**

86

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

88 *PAUSE for Technical Difficulties with Zoom*

89 Ms. Kramer Our contractor is Benchmark who handles all of our landscaping, which is a huge
90 amount out there.

91 Ms. Kramer All right, we will go ahead and resume the meeting now that we are back online.
92 Our representative from Benchmark is here, Mr. Lomasney.

93 Mr. Lomasney Yes. Mr. Lomasney with Benchmark landscaping. I am just going to go over a
94 couple of things. I am starting with irrigation. We are currently 90% complete with the NTE. The
95 second one. Five new valves were recently just done. Tomorrow, I will actually meet with the
96 tech to locate two more: Five Oaks and Cat Brier. We are going to continue, once we fix those,
97 then we will have more lines that we will be fixing in that particular area. It stopped us right
98 there with the extreme heat. Like last week we had no rain, and it was drying up. So, I kind of
99 focused on irrigation for the guys to get that up and going. There is a couple of parts that are
100 extremely low pressure that will follow after that. We have the oak tree that we had touched on
101 last time, we put the brakes on that because of the extreme heat and drought last week. There was
102 no way to water it, we would have to go multiple times a day. And this particular area just does
103 not have irrigation.

104 Ms. Kramer it is right adjacent to the school and the school has no irrigation in that right-of-
105 way.

CARBON

106 Mr. Lomasney And on top of that, the foot traffic right there is not helping things. So, it is a
107 sandstorm right there. We have a tree that we currently bucket watering every day and it is not
108 enough. So, I just do not feel comfortable putting in a new oak tree. Now, once it lets up a little
109 bit of the heat, get more average rain, we will go ahead and install it. But I think it is 20 bucket
110 waterings. Still the biggest thing we got going on is irrigation as you know. We still got room
111 within the budget. Once this is complete, that will put us at like 75% overall with the entire
112 system that leave us room for any more valves or lines or wiring issues that we see once these
113 repairs are made. So, we still got ways to go, but I do look for this to be done at the end of next
114 week or give me the first week of September because once they fix it, if I run into something,
115 this particular area has real established oak trees, so the breaks are thick right in this particular
116 area with the roots. One of the wires, I am using my third piece of equipment tomorrow to locate
117 it. And it is, being rerouted with the roots one minute, I am across the sidewalk and then it sends
118 me over here. It was not a wire; it was just a feeder root. So, it is by the gazebo, I think.

119 Ms. Kramer Yes, that has been a problem area. And there are also wires, electrical wires that
120 feed the gazebo. So be careful in there. Our past landscaper cut a main electrical line.

121 Mr. Lomasney Good to know that. And then we will bring that up tomorrow, while I am with the.
122 But that is kind of where we are location wise, and there are two valves right there that need to
123 be replaced and the round thing across the street, there is a little park, that is where I am really
124 losing the pressure. So immediately I will jump across the street. So that is kind of where I am at
125 with that. As far as the maintenance, in the Estates, there is a big oak tree. We went ahead and
126 raised it up to 16 ft because of the construction. We kept seeing it constantly being hit. A couple
127 other trees have fallen like on the CDD line into a backyard. We had a couple of pine trees
128 removed this month, there was another tree with the heavy rain in the beginning, it kind of got on
129 the pool cages. So, we backed it up as far as what we are responsible for, other than that, the
130 typical but busy month of August.

131 Ms. Kramer Yes. But you've got full mowing crews out and I saw you, must have had four
132 mowers out yesterday.

133 Mr. Lomasney Yes, we are trying to keep it looking the same. Move on to the details. In the
134 afternoon, we removed 80% of the annuals today. Monday, they will get the entrance. They
135 looked a little bit better than the rest. So, we left them for one more weekend. The other ones are
136 already being prepped.

137 Ms. Kramer When does the fall rotation, when should it go in? I do not want us to be
138 approving it after it should already be in.

139 Mr. Lomasney Right now, it is too, too hot. If I put them in, it will burn them up. I am waiting
140 for the availability of what we can put in. As soon as we can, we are going to, this one was like a
141 month off because we have been the first.

142 Mr. Lomasney we wanted to get flowers in the summer and they looked great. So, the last month
143 we put something nice in and I just want to wait until we have a little bit cooler temperatures
144 before we install anything.

CARBON

145 Ms. Kramer Ok, should the Board approve the fall color installation now so we are not behind.
146 I'd rather be at the beginning of the selection than picking the scraps.

147 Ms. Kramer That is in our contract, that would be \$3500 for that rotation. Do I hear a motion
148 to approve?

149 Ms. Phillips I will move to approve the planting of fall flowers for \$3500.

150 Mr. Leet I will second the motion.

151 Ms. Kramer I have a motion and a second. Any other discussion? All in favor?

152 All Supervisors. Aye

153 Ms. Kramer Motion passed.

154 Upon VOICE VOTE, on a motion by Supervisor, Phillips and a
155 second by Supervisor, Leet and with all in favor, unanimous
156 approval was given for Installation of Fall Annuals by Benchmark,
157 for \$3,500.00.

158

159 Ms. Kramer The other thing is the trimming of the trees on the boulevards. That is a part of
160 your contract and I noticed they have gotten really low. So, I think they are supposed to be
161 trimmed to what, 14 feet above the rights of way.

162 Mr. Lomasney So, the area I still have left is the far entrance coming in on Five Oaks out here
163 was raised up and Cat Brier as well. So, on the far side, that is where they are the lowest. When
164 we received our inspection, we had several hits on that area. So, I have that area scheduled for
165 the road raise and we will come in from that entrance and work our way towards the middle, and
166 that is where we have not got to yet, and we should tie right into, and where we did start, and that
167 should be done by our next meeting. We have our lots being emptied, between today and should
168 be done Saturday from the trees that we had already trimmed, it was full. That is nothing I could
169 have done. It was too dry. I did not want to put anything on there. It was leaves. So, once it is
170 empty, I will feel more comfortable loading it back up again.

171 Ms. Kramer Right, and again, any type of trimming, if you mulch it, the garden will accept the
172 mulch. They love to get mulch from the tree trimming.

173 Mr. Lomasney I have a bunch in there and I can have a couple of guys make a couple little piles
174 and make it easier for them to grab what they need before it gets filled up again. So, if you have
175 someone in the next week or two would be perfect. That would help us out actually as well.

176 Ms. Kramer Mr. Castillo, can you get with him on the mulch for the garden? Any other
177 questions concerning our landscape?

CARBON

178 Mr. Lomasney We had one more thing. We had discussed the park. So, I know this month is the
179 budget, but so next month, but we are still on schedule to bring that back up.

180 Ms. Kramer It should be on the agenda then, right? Yes,

181 Ms. Montagna I would recommend you bring it up on the October agenda.

182 Ms. Kramer Ok. Also, if you could take a look at all the pocket parks, we are not just dealing
183 with one. I know others that need attention. Oh, we are offline.

184 *PAUSE for Technical Difficulties with Zoom*

185 Ms. Kramer All right. Go ahead.

186 Mr. Lomasney So, look at the other pocket parks for anything and then kind of present it all as
187 one or should I keep it, that one is already submitted, and then all the other ones,

188 Ms. Kramer Just look at them all. But so, we can prioritize if you look at the other ones.
189 Feathergrass may not end up at the top of the heap. You see what I am saying? So, just take a
190 look at them figure out estimates, and so we can plan for the next fiscal year on what order we
191 might want to address it.

192 Ms. Lomasney Makes perfect sense.

193 Ms. Kramer Also if you can go back, Ms. Montagna was going to get with you on a tree
194 replacement we needed on Sundrop and that does have irrigation there.

195 Ms. Montagna Yes. It was the one they approved three months ago, something like that. That
196 needed to be a tree put in.

197 Ms. Kramer Yes, it does not need to be removed. She will get with you on the exact address.
198 OK? That was a live oak. Do any other Board members have any questions of Benchmark? Ok,
199 thank you very much.

200 Mr. Lomasney We like making you guys happy. Ok, thanks. Have a wonderful night.

201 **FOURTH ORDER OF BUSINESS** **Old Business**

202

203 **A. Location of Community Maintenance Facility**

204 Ms. Kramer To the next item on our agenda, Old Business, Location of the Community
205 Maintenance Facility. This is on before the budget because of the information that is being
206 provided in this will affect how we deal with the final budget. So, this is Mr. Hamstra of
207 Pegasus Engineering. He is our District Engineer.

208 Mr. Hamstra Good evening, everyone. We were asked to do a pre-application meeting to
209 present two options. The Lakefront option which is utilizing some of the existing parking lot and

CARBON

210 concrete pad for building. And then we also presented what I call the Five Oaks Drive option
211 which is a newer facility with building a new parking lot. Overall, the meeting actually went
212 very well. I was surprised how relaxed they were on enforcing maybe additional things I thought
213 were coming. They thought that both locations were consistent with their zoning and land use
214 plans. They were not in contradiction to what we were proposing in both locations. Probably the
215 biggest thing that came up towards the end was discussions of the fire truck, how the fire truck
216 can come in and out, the distance from the fire hydrants, and all that safety stuff. But no direct
217 substantial impact to either site plan. Just things we have to be aware of if we move forward.
218 They seem to be okay with landscaping, fencing more based on what the Homeowners'
219 Association would require, which I do not think we have to abide by that. So, whatever the
220 Board deems to be appropriate, I will bring it back for you this evening. Remind you the cost
221 difference between the two. Lakefront was roughly \$100,000.00 with the contingency put in
222 there and Five Oak Drive, which is the newer facility is roughly \$350,000.00. So, one is a brand-
223 new site, new everything from scratch and Lakefront is basically utilizing the old parking lot
224 from the school, the old concrete bed, deploying a building out there, some minimal landscaping
225 and fencing for security and, hence, the big difference and it is not a true apple to apple
226 comparison at least give a range of the two sites. \$100,000.00 versus \$350,000.00. We also
227 talked to them briefly about the sheds at the garden road and I got the impression that if they
228 know we are moving forward with one of these, they are going to relax a little bit on what I
229 would call the noncompliance enforcement issue, which is good to hear as well. But I told them
230 we were going to meet tonight, get some direction, and then one of us would report back to the
231 County and let them know what path we are taking, and then get them to back off on the threat of
232 a fine whatever for the sheds in the back. So, with that, I am here for questions or amongst
233 yourself about what direction the Board wants to take.

234 Ms. Phillips Did we ask for both proposals to include a bathroom.

235 Mr. Hamstra Not the Lakefront. No, the Lakefront would be, staff utilizing the public
236 bathroom. The Five Oaks would be the bathroom would be within the facility.

237 Ms. Phillips And, if we want to add in the bathroom in Lakefront, on one of them you said it
238 was like \$6,000.00 more.

239 Mr. Hamstra We just have to run water and sewer, which I have to find out the exact location
240 of the utilities to tap into.

241 Ms. Kramer Now, they should be there because the community school was there. That is
242 where, in 2008, it was a very heavily used site.

243 Mr. Hamstra You can see the chronology of the site, so they went from nothing to densely
244 populated to fully populated and back down again. I have got to believe there is going to be some
245 water and sewer lines somewhere there.

246 Ms. Kramer and they were, they seemed excited about repurposing that site for a Community
247 Maintenance Facility site. They commented that it had more options for expandability if that
248 was needed more land is available. Whereas, I think even Mr. Teague mentioned, that the Five
249 Oaks site is very tight and although he got it on paper that actually putting it on the ground might

CARBON

250 be difficult. So that is the big thing. Now, I did just speak with Mr. Castillo about if he and his
251 crew would need bathrooms in the facility and he said they do not use them, even when they had
252 the trailer, they did not use them there, they would go out wherever they were working, the
253 closest bathroom that they would use that. But you want to pitch in, Mr. Castillo?

254 Mr. Castillo Yes, we are usually out anyway, so we use the closest one. We do not go all the
255 way back to the office.

256 Ms. Phillips I am not really thinking of the other guys so much, because they are out and about
257 and can find them. But if Jason is in there doing his paperwork and making the ID cards and that
258 and we are having a monsoon and he needs to use the restroom.

259 Mr. Castillo So, yes, I can make it.

260 Ms. Kramer I do not think he feels it is worth the cost.

261 Ms. Phillips For \$6,000.00 I think it is. But it is kind of barbaric to not have a bathroom for the
262 workers. But,

263 Ms. Kramer Well, actually we have five or six of them but,

264 Ms. Phillips I meant within where they are working,

265 Ms. Kramer Right. But they are working out, that is what I am trying to get at. They are
266 working out in the field, even Mr. Castillo, 90% of his time is out in the field. And so, this really
267 does not provide a difficulty or hardship for them. And again, we can also always come back
268 and expand or add if the need were to come later. But the County was very comfortable with
269 using that bathroom as well. I thought it was cute, that they said, "As long as you can get the
270 owner's permission." I think we are the owners.

271 Mr. Chokanis And, what is the square footage on the two different options?

272 Mr. Hamstra Building wise?

273 Mr. Chokanis Yes

274 Mr. Hamstra I do not know the numbers off the top of my head because one is priced at
275 \$30,000.00. One is priced at \$20,000.00.

276 Ms. Phillips So we did not compare same-size buildings.

277 Mr. Hamstra No, the smaller version was without the bathroom, and I was trying to fit it on the
278 existing concrete pad where the newer site had a little bit more flexibility to put unit with the
279 bathroom. Plus, the building was larger before, I forget. If it matters or not on the new site, the
280 County had a preference for the driveway being off the private road versus Five Oaks because of
281 the proximity of the private road to the Five Oaks entrance, but I did tell them that was a private
282 road. So, there may be an issue garnering permission to do that. And then Mr. Teague talked
283 about the existing easement that is on the east side that we are trying to work on as well. But

CARBON

284 neither one seemed to be insurmountable, but they just did express the interest that the private
285 entrance is better than off of Five Oaks, but I did tell them that it is a private road. It is not a road
286 like for a subdivision. So, it does not have the competing left and right turn movements like it
287 would be if it were actually a subdivision, but that could be worked out depending on what
288 direction I will take.

289 Mr. Chokanis So, what changed since the last time we talked about this? Because, I could have
290 sworn the Lakefront was at least \$150,000.00, and I knew the Five Oaks was about \$350,000.00.
291 So, I am wondering, am I incorrect or is something changed from the previous?

292 Mr. Hamstra Yes, the estimate we did in May, May 23rd, which was like four months ago,
293 three months ago and it was \$88,000.00. I went to \$100,000.00, because there is still a lot of
294 unknowns. So, if I said \$150,000.00 it is because I am going on the fourth plan Mr. Teague
295 prepared for me and the one at \$350,000.00 is actually like \$336,000.00.

296 , and I rounded it up, but this is also for me, I did not feel the need to update these based on our
297 pre-application meeting, because really nothing came out of those that was usually, financially
298 new that Mr. Teague had not included before already with landscaping fences, and things like
299 that.

300 Mr. Leet So, I know one of the questions had been with drainage. Obviously, that will all
301 be built into the new site; versus is that still a possible contingency with building Lakefront?
302 Like, is there a chance that we would have to add any retention pond or anything like that, or did
303 they fully sign off on drainage as is?

304 Mr. Hamstra I told them that we would look at the capacity of the ponds, by the restroom, to
305 see what they were sized for. And whether or not that would accommodate the small impervious
306 area we are adding for this particular footprint, because we are not, if you go to Lakefront, you
307 are converting a concrete pad to a building. So, that is remaining, and the parking lot is the
308 parking lot. So, putting aside the gravel for the storage yard, if the existing pond north of the
309 volleyball courts is large enough or if it has to be expanded slightly. We will know once we
310 know if that is the direction you take, we can look into that. So,

311 Ms. Kramer Their statement was, and again, if you would put up the 2008 base map on that
312 Lakefront site, their discussion was that was an extremely heavily used site at that time, they
313 anticipated that storm water design would have been designed to handle that use. So, they
314 anticipate no requirement for additional storm water. And in fact, as we go forward in
315 researching the storm water that was designed for that use, we might find we can build a much
316 larger facility because that had, I think 12 or 14 buildings, and a lot more impervious surface
317 with sidewalks and, and everything else.

318 Mr. Leet Well, those were portable classrooms. So, would those count for drainage, Mr.
319 Hamstra, as impervious square footage.

320 Mr. Hamstra They would have, it goes from open space to the number of buildings. I am sure
321 somebody would have asked if the ponds were accommodating those land use transitions.

CARBON

322 Mr. Leet Maybe look at what the higher number was if we were hypothesizing if we did
323 have any work to accommodate drainage.

324 Mr. Chokanis It is from the area.

325 Ms. Kramer Ok. So, at this time, the Board, so that we can then go on to our budget
326 discussions because this is a big number difference, we need to make a decision on the location.
327 There is also a time factor in this, the County indicated that at the Lakefront, it would be a quick
328 site plan, because most of it is already existing, and then a building permit. On the other site it
329 would be a lot lengthier process, plus even with the budget we are looking at, it would probably
330 take us 2 to 3 years to save up the money to do this. And I do not know if you want to address
331 our current financial.

332 Ms. Montagna I do. So, this might help you make your decision a little easier. Currently, as of
333 today, August 24th, you have your year-to-date fund balance of \$530,364.00. That is to get you
334 through the end of this fiscal year with the expenses that we have to pay and all those things.
335 Fiscal Year 2024 1st quarter funds, which gets us through that first quarter until we start getting
336 payments in, is \$467,801.00 which obviously we do not touch that. Reserves left as of today is
337 \$72,167.00. And that does not include the final payment that we have for the alleyway project,
338 which the final punch list once that is established will come in roughly \$31,000.00 and change
339 something like that. So, then that is going to leave you even less in your reserves. So that is
340 where you are financially as far as, as that and I know in the current budget previously, and we
341 will get more into this into the budget where you allocated \$450,000.00 to go into reserves,
342 which was also going to take into account which way you were going to go. Well out of that
343 \$450,000.00. Now, you are down to \$412,000.00, because with the loss of lots that I sent out to
344 all of you with the replated, we have to account for \$38,393.34 of lost revenue. So that
345 automatically came out of that \$450,000.00 which brought you down to \$411,000.00 or \$
346 412,000.00. So that is currently what you have allocated right now where it puts you at that
347 15.3% which is just under the 15.4% that you approved and that the letters went out on. So,
348 again, taken into account, this is where you are today with your reserves and what you are going
349 to take out of that money depending on which way you decide to go with the Community
350 Maintenance Facility, the rest will be your contribution to reserves. So again, when we start
351 talking about cutting the budget, there is really nowhere to cut is my point. And the
352 recommendation is you need to go with the less expensive option because you are not going to
353 have the money to do anything other than that.

354 Mr. Chokanis Yes, but I feel as a community, just because of money, we are making the lesser
355 option and being forced into that position, which I do not think is correct.

356 Ms. Montagna You are not being forced.

357 Mr. Chokanis It is just we have to pick one or the other.

358 Ms. Montagna Yes, but if you pick the one that is, what was the cost of the other one,
359 \$350,000.00.

360 Ms. Kramer Yes, we really do not have a choice. Now we can look at it this way; on the
361 Lakefront, if you put up the structure-- again, we are choosing instead of a site-built structure, we

CARBON

362 are talking about a metal structure that they come up and they put in and that can be moved in the
363 future-- so we could come in, use the Lakefront at this time. Now, fencing would be a cost that
364 we may not be able to move easily. And the landscape would not be, but the actual building, if
365 we decided in two and three years that we had saved up the money and we wanted to move it,
366 then we could do so without too much loss in that.

367 Mr. Leet Side question. Ms. Montagna, when did you send out the information about the
368 assessment issue?

369 Ms. Kramer That did not hit our boxes?

370 Ms. Montagna Yes, everybody got that. Yes, Ms. Kramer, that is the one that you said you did
371 not get, but you responded, and you did not see the chain. I sent that out to the entire Board.

372 Ms. Kramer Oh, that was about, ok. But I do not know that that discussed the drop in the
373 number of lots, that just discussed the fact that the County.

374 Ms. Montagna It did, it discussed that, and also, I did not give you the exact number. I said you
375 will have a loss of revenue between \$24,000.00 and \$49,000.00 because we had not narrowed it
376 down at that point with the County, but the exact number is \$38,393.34.

377 Mr. Leet When did you send that? The only email I have from you this week was about
378 sidewalks.

379 Ms. Montagna It was not, it was weeks ago.

380 Ms. Kramer When I was on vacation in July.

381 Ms. Montagna This was a while ago when we sent out the letters. Do you remember? We talked
382 about this also at the last meeting, because the, this lady right here who is in that subdivision,
383 they did not get letters and the reason they did not get letters was because the County had
384 excluded that whole tract from being within the District's boundaries. So, we put it all together in
385 one email and that is what I sent out.

386 Mr. Chokanis Mr. Hamstra, as engineer, if you give me a swag on each square footage of the
387 two options. What would it be?

388 Mr. Hamstra You mean, the total soup to nuts. Let me grab my calculator.

389 Mr. Castillo I am asking about the square footage for each of those two options.

390 Mr. Hamstra Well, I think you are talking about the site cost, right? Not just the building,
391 because this is 0.6 acres, and this is a lot smaller footprint. So, I think he is looking at, if I am
392 understanding you, a dollar per acre or square foot to develop the land. So,

393 Ms. Kramer that could be a lot larger. I mean, I think we are going to end up with the same
394 size facility.

CARBON

395 Mr. Chokanis On a bigger lot.

396 Ms. Kramer On a much bigger lot. The Lakefront lot is huge.

397 Mr. Chokanis Well, let us see. Let us look at the numbers and it should not be that hard to
398 calculate, its area divided by its cost.

399 Ms. Phillips So, can we keep talking while he is getting that? So, we could move the building.
400 So, in the meantime, we could start with whatever money we have left, we could start preparing
401 that land at Five Oaks. Right? So, we could do this construction all with the idea of moving in
402 mind.

403 Ms. Kramer You can, but I want to caution you as far as jumping into the move too soon
404 because again, we are going to have to put money in the Lakefront to get the building here. That
405 money will be able to be transferrable to the new site because those buildings are somewhat
406 expandable. It is not locked in, and we could talk to the company about designing it that way.
407 But our budget is really tight, for even the 2024, being that we have got this building, and the
408 loss of the \$38,000, and all of the other things we have got coming up. We need to renovate our
409 bathrooms. We need pool furniture desperately. We have got so many other needs that this
410 would be something we essentially need to save up for over a number of years. So, I would be
411 hesitant in jumping into doing a lot of engineering and start on that for at least another fiscal
412 year.

413 Ms. Montagna I do want to make one caveat. I do not want to scare anyone. Harmony is not out
414 of money, you are not out of money, you are not on the brink of disaster. Nothing like that. My
415 point of telling you this is you are about to make a large decision on a major expenditure. Your
416 reserves have essentially come extremely down by a pavement project that was \$647,000.00,
417 plus. Amongst some other things, you just spent from your reserves \$65,850.00, just on
418 irrigation alone that you put in there. Plus, your splash pad was roughly \$25,000.00. Well, that
419 one has not hit yet. So, yes, \$35,000.00. So, my point of telling you all this is really the budget is
420 super tight. You tried to keep assessments at, at a normal, you did not want to really raise them
421 up. So, what you've done is you put that \$450,000.00 in there. Well, now it is already down to
422 \$412,000.00, so that was going to be your contribution to reserves minus what you decided to do
423 with the Community Maintenance Facility, correct?

424 Mr. Chokanis And what is that current reserves, what was our current reserves number before
425 this fiscal year? That number,

426 Ms. Montagna It will be less than \$72,167.00. That is what I am saying. It will be less than that
427 actually, probably 10 more less than that.

428 Mr. Chokanis So about when do we get the budget money for the next fiscal year?

429 Ms. Montagna Usually it starts rolling in, I mean, some people pay it early to get that tax break.
430 But we typically start saying January, February, you should start really seeing it roll in, some
431 pay, November, some pay as soon as they get it. But, so my point was, I do not want to scare
432 anyone. Harmony is not, you are not on the brink of disaster, or nothing like that. But we kept
433 this budget very tight. Right. And the only fluff you had, and it is really not fluff, was the

CARBON

434 \$450,000.00. Now, that is down to \$412,000.00 and whatever you choose to do to eat up that
435 money, the remainder of that is going to go to start building your reserves back up because at the
436 end of this year, you are not going to have any reserves, you are going to have very minimal
437 reserves.

438 Mr. Chokanis The other question I have is, if we kick this off, this is not going to be completed
439 by the end of next year? So, we would not have to pay all that money upfront for that.

440 Ms. Montagna It has to be completed because you are going to, you are going to start getting
441 fined back here if we do not move all of that.

442 Mr. Chokanis So, Mr. Hamstra, you think we can build the structure in a year from now? Before
443 September next year?

444 Mr. Hamstra What site are you picking?

445 Mr. Chokanis I am saying that option. I mean, we have to get it done before the next fiscal year
446 and then,

447 Mr. Hamstra Well, we are only two months away from the fiscal year being over, right? So
448 next fiscal year we say 14 months definitely the Lakefront and possibly, possibly the new one.

449 Ms. Montagna But, remember that is not going to change your financial situation though. So, that
450 \$412,000.00, even if you left \$412,000.00 in there today and that is what you are going to do.
451 And if you went with the more expensive, the less expensive whatever is remaining is going to
452 be what is used to start rebuilding your reserve fund. So, your financial situation is not going to
453 change in regard to.

454 Mr. Chokanis I understand, I was just saying as far as when the money comes out down the
455 road.

456 Ms. Kramer Also, I would like to interject that, remember, out of that \$412,000.00, our reserve
457 study which really did not have the inflationary prices in it, that was based on old prices, that
458 study told us we needed to put away \$300,000.00 a year just to do the alleyway because we have
459 got more alleyways coming up, the potholes are showing up and being a real problem. We have
460 got bathrooms that need to be redone. We have a whole list of items that need to be redone. So, if
461 we jump to spend all of next physical year's reserve money on a Community Maintenance
462 Facility, which is basically an equipment storage area, and put in all this new parking, and storm
463 water, and everything; we are going to hurt badly on the other end to take care of the stuff we
464 have already got. And Mr. Hamstra, I wanted to let you know the VC 10 parcel is 5.14 acres.

465 Mr. Hamstra Okay

466 Ms. Kramer So, if that helps, I did not know if you had a chance to look that up.

467 Mr. Chokanis Does that include volleyballs and all that stuff?

CARBON

468 Ms. Kramer No, that includes the two parking lots and all of that land. The land we are really
469 looking at is basically, I guess would be 3 to 3.5 acres, to the east of the pathway down to lake.

470 Mr. Leet The Five Oaks is 0.6 acres, about 250 feet on the road.

471 Ms. Kramer Yes, that is much, much smaller.

472 Mr. Leet So, question Mr. Hamstra, looking at the Lakefront area right now, part of the
473 draw there is already, some infrastructure in place and there is already a pad in place. That pad
474 is, right now, is like right up against the walking path out to Buck Lake docks and everything.
475 Completely spit balling, how much of it costs Delta or if, just for County reasons, would this not
476 be an option, would it be possible to do a new similar size pad, just located a little better place in
477 case it does end up being more of a long-term thing.

478 Mr. Hamstra To pull it away from the path.

479 Mr. Hamstra Maybe \$10,000.00 for,

480 Mr. Leet Okay. And if it were a similar size and we are not adding like a bunch more
481 sidewalks or anything, then that should not change the site.

482 Mr. Hamstra From the path to the building.

483 Mr. Leet Or the parking lot or whatever that, I mean, maybe to the parking lot versus to the
484 path and that could just be solid landscaping. So, trying to polish this as much as we can here.

485 Mr. Hamstra So, to your question, it is roughly about \$115 per square foot to develop Five
486 Oaks and I did not use Ms. Kramer's five acres. I used the areas we are touching, and it is like
487 \$90 a square foot.

488 Mr. Leet So again, for the sake of discussion, I think the rest of the Board has an
489 understanding of the near-term issues and the near-term choice. Longer term, what do we think
490 would be doable at either of those properties that should also be considered in this choice? What
491 can be done with the Five Oaks property if it is not in this facility or what can be done with the
492 Lakefront area?

493 Mr. Leet And it is a very open-ended question, but I mean that.

494 Ms. Phillips Well, I really want a clubhouse.

495 Ms. Kramer Well, there is a lot of things we can do if the residents are willing to significantly
496 raise their assessment. So again, the maintenance facility would not be incompatible and there
497 would be more room to put a clubhouse or a community center or something down there, it could
498 be done. But again, the residents, and I know you have not been on the Board very long, but that
499 was talked about a couple of years ago, and the residents were just up in the arms that they did
500 not want to pay for a community center.

501 Ms. Phillips The ones who were vocal were opposed to it.

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502 Ms. Kramer It was a lot.

503 Mr. Leet We mailed out surveys and did a lot.

504 Ms. Kramer It was not just the people on Facebook. So, the Five Oaks parcel, again as far as
505 alternative uses, is that what you are asking? If we do not put this there, we can leave it as an
506 open space.

507 Mr. Hamstra A park at that side of town, if does not have one.

508 Ms. Kramer But I mean, we do not have to make the use of it right now. That is,

509 Mr. Leet I understand and I am not, to build up reserves, we cannot be doing a bunch of
510 things at once, but just making sure that is part of our decision process. So, Ms. Montagna, not
511 to put you on the spot, when we went through and did the budget workshop, and this was our
512 baseline plan, we originally had a say a smaller assessment increase or a smaller reserve
513 contribution was the original plan. And in that meeting to, we thought at the time we give
514 ourselves at least the option to choose or to have a choice. We bumped up that contribution.

515 Ms. Montagna It was at \$350,000.00.

516 Mr. Leet So, we know there is the \$30,000.00 something that is the Tract L issue.

517 Mr. Leet It seemed like if we are still saying we are dangerously skinny now, then what is
518 changed from back in May where we were looking at even smaller?

519 Ms. Montagna What has changed is all of this irrigation and all of this splash pad stuff between
520 those two, you are looking at \$100,000.00.

521 Mr. Leet \$25,000.00 for a slash pad. The irrigation was, I thought it was in the \$36,000.00
522 range.

523 Ms. Montagna No, \$65,850.00, another \$25,000.00 for the splash pad plus another \$10,000.00
524 coming.

525 Ms. Kramer And even back then at that meeting, Ms. Montagna was telling everybody that
526 what you raised it to, at \$450,000.00, still would not get you the Five Oaks one within the year.

527 Mr. Leet Ok. And I heard that and the question.

528 Ms. Montagna I think Ms. Kassel, at the time, said you had \$800,000.00 and that was not
529 accurate either.

530 Ms. Phillips Well, I think part of it too is you are trying to keep close to 15% and not go much
531 beyond that too.

532 Ms. Montagna Correct. That and that is, that is the thing, the Board was trying to keep it in a
533 reasonable assessment. You knew you had to raise assessments, but again, you were trying to
534 keep it as reasonable as you could, even if you were to leave it at the \$350,000.00, we would

CARBON

535 have essentially came back, and took out the \$38,000.00, right? Because we have to come up
536 with that revenue that it is going to be a loss. So now you are down to \$200,000.00 and
537 something, and then you have to determine which you can determine that today too. You can use
538 the remainder of that \$412,000.00 to do the Five Oaks thing. But I am just telling you where you
539 are in your reserves, because you had the large paving project this year, right? And some other
540 ancillary things that we really were not looking for, did not budget for it. So now your reserves
541 going into next year is going to be very minimal depending on what comes out of that
542 \$412,000.00 you decide to contribute.

543 Mr. Leet Yes. So last question I have Mr. Hamstra, this is kind of piggy backing on what
544 we were talking about earlier. So, assuming we were not in a rush to finish the Five Oaks project
545 within fiscal 2024, as far as just the actual sequence of building up that property. How consistent
546 do you think the cost of the different contractors and different portions of that project would hit?
547 Would it be fairly distributed? Is it going to be heavily front, front loaded, back loaded?

548 Mr. Hamstra I double checked the building. It is the same dimensions. It is 25 feet by 45 feet.
549 We just add the extra cost for the bathroom inside the new facility. So, it is the same footprint,
550 same lean-to for the outdoor. So if we were to move that building in the future of the site,
551 whether we start doing when it can, the parking, the driveway, the infrastructure to kind of do it
552 over two fiscal years and then you can make the building last and plop it into place and get it up
553 and running not next fiscal year, but the fiscal year after that.

554 Mr. Hamstra But you have to raise money this coming fiscal year, if you want to start tackling
555 the infrastructure, the pond, the pipes, some of the roadway paving, which I know some Board
556 members say, do we have to have asphalt or can we do something cheaper? Yes, we can. We do
557 not have to do the Cadillac version. We can back it down a little bit. We provided extra parking,
558 not knowing if staffing needs will get bigger or if we were going to use that building for a
559 meeting place.

560 Ms. Kramer That site does not allow for any of that and would not allow for any expansion if
561 we needed to add employees or expand.

562 Mr. Chokanis Mr. Hamstra, as far as the building structure of each option. They are both exactly
563 the same as far as the materials are concerned.

564 Mr. Hamstra Yes. Ok. Because I mean, we are elevating houses in South Florida with the
565 floods, and stuff. Clearly, this could just be lifted and moved to relocate here. The question is
566 when you buy the bathroom now, so you will not have to scab it on later, once you move it. So,
567 would you just buy the building with the bathroom, and then when you move it, it is all ready to
568 hook up and ready to go.

569 Ms. Kramer I really think we are stuck.

570 Mr. Leet Well, stuck. From the question I had earlier, I think we could, looking at the, so I,
571 I think part of what was most unsavory about having it on the existing path was, it is right next to
572 the parking lot for the playground, right next to the walkway, going out to the lake. If we are
573 saying that the existing parking lot there is what would become the field parking for field
574 services to use that facility and if we are talking about less than maybe a 10% delta to the cost to

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575 re-do a new pad that is just in a better position for what it would be versus the dirt cheapest cost
576 would be to use it exactly where it is right now and that it is right next to the recreational side of
577 that area versus if we bring it say 100 ft something, northeast. So, we are not talking about a
578 whole bunch more sidewalk or anything, to get to that parking lot. But that gets us just, I think it
579 makes it, and I do not know if this is an appropriate time to open for comments or whatever, but
580 maybe it makes it easier to swallow. And that we could have it further removed from the park.
581 There is more opportunity to have landscaping and stuff. You would not have, by necessity,
582 people using that same walkway to get in and out of the facility.

583 Mr. Hamstra If what we are talking about, Mr. Leet, is the concrete pad, you can move that as
584 far east as you want and create the separation between the restrooms, the soccer fields, the
585 volleyball courts. That element is not a deal killer. We are on a concrete pad. The rest of it is,

586 Mr. Leet There are already trees, and everything. So, there is already some screening from
587 other residents along Oak Glenn and that.

588 Ms. Kramer I think at this point, the big question, so we can get on to the budget is, are we
589 going to go with the Lakefront site now, even if we change the pad or whatnot, but go with the
590 Lakefront site or are we going to go with the Five Oaks. Which I do not see how we can afford it
591 at all. So, at this point, I would make a motion to move forward with the Lakefront site, and as
592 Mr. Teague and Mr. Hamstra work out the final plans for that, and then we can decide where
593 exactly that concrete pad will or will not move. But at this time, I think we need to go ahead
594 with that so we can move forward with our budgeting purposes. Do I have a second?

595 Ms. Phillips So, we are just deciding on the location, at the moment?

596 Mr. Leet Not the final details, not moving the pad, not the adding bathroom. Just where.

597 Ms. Phillips Oh, I will second that.

598 Mr. Chokanis Where, how are they going to get their equipment to this building? Where is it
599 covered that?

600 Ms. Kramer It is going to have to go down the path that goes down to the boats. They will
601 come off of the roundabout, go down the driveway, and then go down the little path which is
602 where they go now. They come down.

603 Mr. Chokanis They are going to come with their trucks.

604 Ms. Kramer No, the trucks will park here. The trucks will not come down,

605 Mr. Chokanis They can get through that path without knocking down the fences?

606 Ms. Kramer Right. The cart. This is where the carts go right now. And they also come from
607 because they go all throughout the community, they are going to be going this way and this way
608 as much as this way. So, they are already using all those pathways right now.

609 Ms. Kramer Is there any other discussion?

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610 Ms. Phillips Well, I do have an accounting question, sort of. When we put money into
611 reserves, can we have a line-item reserve? Like, let us say we go with this, and we say, well, we
612 are going to put \$50,000.00 aside for the Five Oaks location, and when we get enough money,
613 then we are going to move it.

614 Ms. Kramer Yes,

615 Ms. Montagna You can earmark it for whatever is in there. You can say this is for doorknobs,
616 this is for whatever you want.

617 Ms. Kramer Do not use this, because we are saving up for this.

618 Ms. Phillips Right. Right, I think maybe the whole decision is a little more accountable, if we
619 take that approach it, and even \$100,000.00 towards a future move you.

620 Ms. Kramer But, you just have to be sensitive to the amount of repairs that we have. But that
621 can be,

622 Ms. Phillips I mean, \$100,000.00 might be stretching it so we could do the first year of
623 \$50,000.00 because next year, our budget should be a lot easier in the sense that we would not
624 have a paving project.

625 Ms. Kramer But you are saving up for the next paving project. We can deal with this next
626 month. Right.

627 Ms. Phillips but the landscaping might not cost as much.

628 Ms. Kramer Well, yes, it is, next year more. It goes up each year.

629 Mr. Leet On that, but the irrigation add-on should not be as bad.

630 Ms. Kramer Yes, the irrigation, the, the huge irrigation. But anyway, so at this point, I will call
631 a question. All in favor of the Lakefront site for our Community Maintenance Facility as we
632 further look forward to other options.

633 Ms. Phillips Well, I will say Aye.

634 Ms. Kramer Aye.

635 Mr. Leet Aye.

636 Mr. Chokanis Nay

637 Ms. Kramer We have three affirmative, one in opposition, motion passes. Thank you all.

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Upon VOICE VOTE, on a motion by Supervisor, Kramer, second by Supervisor, Phillips, with Supervisor, Leet, Kramer and Phillips voting in favor and Supervisors Chokanis voting against, the Board approved locating the Community Maintenance Facility at the Lakefront site North of the parking lot and East of the path to the docks.

647 Ms. Phillips So if we wanted to do the thing where we set aside money, does that have to be an
648 option, too? And we do not have to decide that tonight, right?

649 Ms. Kramer As, as we move forward, and we get the major budget adopted, then as we look at
650 the budget, and if we want to set aside a certain amount, we could ask Ms. Montagna, and we
651 will have the reserve study going to. I hope, and then we can get you that stuff. So, you can see
652 what the bottom line is.

653 Ms. Phillips Reserve items mean any major renovation or replacement.

654 Ms. Montagna So yes, as we get into, after you guys approve, we start getting funds in, you can
655 determine as a Board how you want it. If you want to earmark certain stuff in the reserve
656 account, we can do that. It is not a problem.

657 Ms. Phillips Well, because I ultimately just prefer the Community Maintenance Facility over
658 on Five Oaks, but right now, I just do not see how we can do it. So, since the building is
659 moveable, I guess I would like for us to aim in that direction.

660 Ms. Montagna Yes, start saving towards that. Absolutely.

661 Ms. Kramer We are now moving on. Thank you, Mr. Hamstra. Do not go totally away after
662 the budget.

663 Ms. Phillips And the other thing too, to add to all that, is the community has made it pretty
664 clear that they want a bare-bones budget, and they do not want to pay anything extra. So, our
665 hands are kind of, not tied, but we have to respect that.

666 Ms. Kramer That is right. And we were already locked into what we established back in May
667 or June, and you cannot go any higher. That would have been different.

668 **FIFTH ORDER OF BUSINESS** **New Business**

669

670 **A. Presentation of FY 24 Budget**

671 Ms. Kramer We are now at the New Business section of our meeting. The next item is the
672 presentation of the Fiscal Year 2024 budget.

673 Ms. Montagna All right. So, as we kind of touched on it before, back in May the Board went
674 through, we went line for line, and there were contract increases, there were insurance increases,
675 all of that. Essentially, most of it was exactly that, contracts, and just normal increases. The only

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676 thing that the Board decided to do, with the maintenance facility in mind, was to put \$450,000.00
677 into what is on the budget called Reserve/Other. And what was going to end up happening was
678 they were going to determine about the Community Maintenance Facility, and then the
679 remainder of that was going to be put towards reserves. Or they were going to cut it out of the
680 budget, however they decided. That scenario has changed a little bit today. As I just stated, we
681 have to come up with the \$38,393.34. So, what I did is I took it out of that \$450,000.00 which
682 leaves it at \$412,000.00, and that brings us back to where we originally were. Which is a 15.3%
683 increase. So now it is up to you all to determine how you want to move forward from here.

684 Ms. Kramer And let me give a little description, I think the \$38,000.00, because nobody was
685 really, I was not expecting it, but at least we were not expecting it back in May and June, the
686 \$38,000.00 came to us by virtue of North Lakes. North Lakes has continually been paying
687 assessments. The developer, although it is undeveloped, has been paying both the debt service
688 assessments, and the operation and maintenance assessments, based on 80 lots. He chose,
689 instead of using the 80-lot plan, to reduce the number of lots in that parcel to 61. To make up for
690 the debt service portion, he will stroke us a check for the difference so that we will have that
691 money to pay down that debt service on the 19 lots, he is not building. However, the operation
692 and maintenance amount, he does not pay every year going forward, so that would have to be
693 made up, and that is where this \$38,000.00 is coming from. So, it is either we make it up by
694 basically spreading it through all of Harmony. Which is what we are looking at. Or the other
695 option would be to put that huge chunk of money annually on 61 lots. So, I think if we spread it
696 over everybody, including myself, and everybody sitting up here. It would be \$20 a month, a
697 year difference, if we dropped it on the 61 lots, it would be \$700 something.
698

699 Ms. Montagna Yes, it is a substantial amount for them, and we are not comfortable doing that,
700 for a few different reasons. They will be a gated community, everything behind the gate, the
701 District, we will not have any maintenance back there. Even though they are going to have
702 access to the facilities that you guys do offer.
703

704 Ms. Kramer They use our roads, they use our storm water, and everything. But again, this
705 would significantly up their annual assessment.
706

707 Mr. Leet OK. So, I am aware of neighborhood M, how many neighborhoods are left to be
708 built out?
709

710 Ms. Montagna That I do not know?
711

712 Mr. Leet OK. I am asking, because this is not the first time it has happened.
713

714 Ms. Montagna We talked about that.

715 Mr. Leet And in that case, it was rather than being spread on everyone, it was spread
716 around now and future. So, it was. It happened in my neighborhood. It was, I think we also
717 pulled, at that time, Neighborhood M, Neighborhood O. They were and they were, some still
718 have not been built and some were, at the time, not built but have been now and that.

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719 Ms. Montagna Were they all the same developer? Because, that is going to make a difference,
720 and I do not think this developer is building any further than this. So, we cannot really spread it
721 out on other developers' property versus this one, if it was the same developer, we possibly could
722 work something out.

723 Mr. Leet Yes, that was the second iteration of Starwood, but it had not been.

724 Ms. Kramer So that is the position that it is in. So, we,

725 Mr. Chokanis What about the check that he owes us? How much is that?

726 Ms. Montagna That is going to pay the debt. That will not affect your budget. That is just truly
727 for debt. He is still responsible. We call it a true up. So, even though he is getting rid of those 19
728 lots, that is still because essentially the original site plan was that. So, he is still going to have to
729 pay that debt. But even though he writes you a check, that is what it is used for is for that debt. It
730 can not be used to fill in this missing revenue.

731 Mr. Chokanis What about the \$38,000.00. Why do not we just take it out of reserves.

732 Ms. Kramer Well, that is essentially what she did.

733 Ms. Montagna You are going to be doing that.

734 Ms. Phillips Reducing the \$450,000.00 to \$412,000.00.

735 Ms. Kramer it has to be that, that \$38,000.00 has to now be accounted for every year going
736 forward. Not just this year.

737 Ms. Montagna So that is what I did. Essentially the \$450,000.00 that you put in, I took it from
738 there, because there was really nowhere else to take it from, and whatever is left now, which is
739 the \$412,000.00 you will determine, obviously your facility maintenance will come out of that
740 too next year, or whenever we pay it, and then the remainder would go into your reserves. And
741 you could earmark as you thought, or another project may come up however you see fit.

742 Mr. Leet So, is there any, I mean, I do not know if this goes to say for who can answer the
743 question? Do we have even any kind of recourse? It is arbitrarily we are doing some fewer lots.

744 Ms. Montagna Site plans change all the time. Developers change site plans all the time, they do
745 not have to let you know, they typically do not let you know.

746 Mr. Leet Well, and I understand that and with, so I guess the question is we have the
747 assessment schedule for each neighborhood, I guess he answered my question. I mean, if, if they,
748 now it is 38,000.00, roughly it is.

749 Ms. Montagna \$38,393.34

750 Mr. Leet Into what are the 61 lots? So that,

751 Ms. Phillips So they cut out, we pay,

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752 Mr. Chokanis I did not think we paid per lot, I thought we pay per foot.

753 Mr. Leet Area. Well, \$38,000.00 is the shortage.

754 Ms. Montagna That is your loss of revenue, by them cutting their site plan down.

755 Mr. Leet Right. So that \$38,000.00 would have to be made up if it stayed in that
756 neighborhood, would be \$600 something per year, every year. And that is, if you look at the
757 assessment schedule, that is a pretty good chunk. And that was the same thing, and they were
758 still able to do that increase, and I guess they tempered it by, at the time, they had other
759 developments, right?

760 Ms. Montagna And they could spread it, and we talked about that. That was the first initial
761 conversation that we had to be able to see what is the best route here? Can we spread it amongst
762 that or absorb it? And it is just, it is not feasible to spread it amongst the remaining lots.

763 Mr. Leet because then the developer would have a harder time selling these fewer number
764 of houses. I mean, let us,

765 Ms. Montagna Well, we cannot levy that area, because number one, it was not noticed to levy
766 that additional money onto those lots.

767 Mr. Leet Ok. So, we put out the schedule in May not knowing this. It was on the old
768 assessment schedule.

769 Ms. Montagna That is right.

770 Mr. Chokanis This is the North,

771 Ms. Kramer North the very end next to East Lakes.

772 Ms. Montagna So, essentially what you need to do now is determine if you are going to leave the
773 budget as it is what we just discussed. Nothing has changed in this budget, then when we last
774 approved it. Except for I have reduced that reserve contribution from \$450,000.00 to
775 \$412,000.00. That brings your assessments to 15.3%. And essentially the only
776 recommendation/option that you could possibly cut this budget anymore, if you so choose,
777 would be that number that \$412,000.00 and that is it.

778 Ms. Kramer So now we need to open the public hearing.

779 Ms. Montagna I would see where you guys are first, what you feel is if you are wanting to cut,
780 because you may answer some of their questions before you even get to public comments, and
781 then you open it for public comments. They have it and then it comes back to the Board, for you
782 to make your final decision.

783 Mr. Chokanis So, what does he do with those extra lots he is not building on?

784 Ms. Montagna Just green spaces typically.

CARBON

785 Mr. Leet Or maybe they could do bigger lots.

786 Ms. Montagna And which, I will say that is why we got it down to \$38,000.00, because some of
787 those lots were smaller and then now some of the ones that are left are bigger. So, we were able
788 to, you see what I am saying, cut it down because we were looking more towards \$49,000.00 to
789 \$50,000.00 of lost revenue. But because of the lot sizes, we were able to get it down to that
790 \$38,000.00.

791 Ms. Phillips Did he say why he did that?

792 Ms. Montagna No.

793 Ms. Phillips I just was asking the reason?

794 Mr. Chokanis If we take it out of our reserves, are we good for Fiscal Year 2024 for this issue.

795 Ms. Kramer Yes. For fiscal year 2024. The next year, it would just be,

796 Ms. Montagna You are baking it in right now. It will just stay continual now, because this will be
797 your budget, because you are obviously not going to lower.

798 Mr. Chokanis I think we should just keep the extra money. We are already increasing at 15.3%.
799 So, I say we just take the bullet and move on.

800 Ms. Kramer And I believe the reserve number at the \$412,000.00, because that would be the
801 \$100,000.00 for the Community Maintenance and the \$300,000.00 that the professionals say we
802 need to put away every year for our reserves.

803 Mr. Leet Yes, I mean coming into it, I was of the mindset that our choice was the budget
804 ceiling. That we went forward with was to hopefully give us enough over the next year or two to
805 use the other site, and just try to be responsible with everyone's money, and everything. It does
806 not sound like there is much room to claw back any of that. And we are doing this irrigation
807 stuff, which should give us return as better water bills. Stuff that needed to be done. And for
808 context replacing some of the irrigation stuff that we are talking about was estimated to be much
809 higher than what we ended up doing with our distributed sprinkler boxes. and everything. But it
810 was work that needed done.

811 Ms. Phillips We will know that sooner or later. Right.

812 Ms. Kramer Pay me now or pay me a lot more later.

813 Ms. Phillips So, well, I still want to make sure I have this straight. So, we are going to talk
814 about the pool furniture and remodeling the bathrooms or renovating them to standards, et cetera.
815 Does all that come out of reserves?

816 Ms. Kramer Yes, there are our day-to-day costs. The cost for the chlorine for the pool, and the
817 chemicals, and the maintenance. Things that are the day-to-day cost. The reserves are for the big
818 projects that have to be done. Basically, once every 10, 15 years. Like our alleyways are 15

CARBON

819 years. Well, the alleyways this time are \$600,000.00, plus. In two more years, we are going to
820 have another project like that. We are not going to, for that one year, increase everybody's
821 assessment to make up for that \$600,000.00, plus. We need to take some money, then start
822 saving it for that. So, it rolls along, and that we have about five neighborhoods with alleyways.
823 So, every three years, we will continually be paving.

824 Mr. Leet Now this one that we did was both C-1 and C-2. That was the biggest single.

825 Ms. Kramer Yes, that was two neighborhoods together.

826 Mr. Leet So, it is not going to be that same, very large amount every time. And there were
827 other factors. I mean, inflation, labor costs, whatever else. Not that I am expecting it to be
828 cheaper in the future, but the future neighborhoods are not looking at another \$600,000.00, a
829 year.

830 Ms. Kramer But that is where we are to explain it, we have this huge list of things that the
831 deferred maintenance is coming due. We either do it or we shut it down, and a lot of them like
832 our storm water systems are things we cannot shut down. So, we have got to set this money
833 aside. So, we will be ready to pay for those when that day comes.

834 Ms. Montagna Well, if you are all in agreeance with kind of what it looks like, then you could do
835 a motion to open a public hearing for the budget.

836 Mr. Leet So moved.

837 Ms. Kramer I have a motion to open a public hearing. Do I have a second?

838 Ms. Phillips I will second.

839 Ms. Kramer I have a motion and a second. Any further discussion? Hearing none, I will call
840 the question. All in favor.

841 All Supervisors Aye

842 Upon VOICE VOTE, on a motion by Supervisor, Leet, seconded by
843 Supervisor, Chokanis, with all in favor, the Board unanimously
844 approved opening the Public Hearing on the Fiscal Year 2024
845 Budget.

846

847 **B. Public Hearing on FY 24 Budget**

848

849 Ms. Kramer None opposed. Motion passes. We now open the public hearing for the budget. Is
850 there anyone in the room today, that would like to address the Board on the issue of our Fiscal
851 Year 2024 Budget? Yes, Ma'am, if you will state your name and address for the record.

852 Ms. Sledz Mary Jane Sledz, 3181 Songbird Circle. I have been here the last few meetings,
853 but I do want to talk about the reserves, because, coming from a financial background, and the
854 gentleman that spoke last time, said we had a million dollars when he bought his home, and now

CARBON

855 we are down to \$40,000.00. And I understand that you want to have a better facility for our
856 guys, I get it, but when we get our tax bills, if they do not get our fund balance up, we are really
857 going to be in bad shape. So, again, I think that is the most pressing issue is that you need to
858 work on this fund balance before you start to do anything else.

859 Mr. Edwards William Edwards, 3311 Sagebrush. There was an increase in the CDD of \$200
860 and some change? I am not exactly sure that figure is accurate, but I did not look over the whole
861 increase yet. But, was that so?

862 Ms. Montagna Are you talking about last year or this year?

863 Mr. Edwards This year.

864 Ms. Montagna This year, if we were to leave the budget as is right now with a 15.3% increase,

865 Mr. Chokanis It is based on your property, your lot, so it varies from property to property, and
866 she can probably not give you an exact amount for your property, but

867 Ms. Phillips Well, it is on the chart.

868 Ms. Montagna In order to look at that chart you have to know where you fall, do you fall under
869 A-1 or B,

870 Mr. Leet Your neighborhood and your lot size. You have to have those.

871 Mr. Edwards Okay, so how would I know what my increase is?

872 Ms. Montagna You can email me, and I will give you my card. I promise I will answer, and we
873 can let you know exactly what your assessments are.

874 Ms. Spencer Beatrice Spencer, 7011 Beargrass Road. I just need to say that I totally I agree
875 with the lady there. We need to keep our reserves with the goal of lowering our budget.

876 Ms. Phillips That was always our goal, but the paving project.

877 Ms. Spencer It was a killer. It is a little worrisome right now.

878 Ms. Kramer Alright, any other comments?

879 Ms. Sledz Mary Jane Sledz, 3181 Songbird Circle. You see that there are a lot of homes for
880 sale here, and they are having difficulty selling them, because of all the fees associated with
881 living in our community, and it is a beautiful community. I am not saying I do not want to live
882 here, but I just want to make that point. Because if we keep raising, and raising, and raising, I
883 think for 3 years now, once we are good with our reserves, then we go back to doing those
884 special projects,

885 Mr. Wiles Wayne Wiles, 3184 Songbird Circle. It is saying here that the County Tax
886 Collector is going to collect the fees this year,

- 887 Ms. Kramer That is correct. Every year. That is the only way that we collect.
- 888 Mr. Wiles But this is not a property tax, so are they going to send a separate bill?
- 889 Ms. Montagna No, it is all in your property taxes and it will say Non-Ad Valorem.
- 890 Ms. Kramer And any special assessment, this category includes your fire special assessment,
891 the waste special assessment, and others.
- 892 Mr. Wiles Then I see on here, Cat Lake at \$6,452.00. How do we access this Cat Lake?
- 893 Ms. Kramer That is not a CDD issue. You would have to ask the HOA about that.
- 894 Mr. Wiles So, everything on this page is what you do?
- 895 Ms. Montagna I do not know what you are looking at.
- 896 Ms. Phillips It says Cat Lake up at the top.
- 897 Ms. Kramer Oh, that is what the developer pays, the person who owns the parcel, the Cat Lake
898 Access parcel, has to pay that much. That does not apply to you.
- 899 Ms. Montagna Your amount is highlighted in yellow.
- 900 Ms. Kramer Is there anyone on Zoom? Anyone else? Seeing no other comments, I would
901 entertain a motion to close the Budget Hearing.
- 902 Mr. Leet So moved.
- 903 Ms. Phillips I will second.
- 904 Ms. Kramer I have a motion and a second to close the Budget Hearing. Any discussion?
905 Hearing none, all in favor?
- 906 All Supervisors Aye.
- 907 Ms. Kramer All opposed? Hearing none, motion passes unanimously. Thank you all very
908 much for your input.

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Upon VOICE VOTE, on a motion by Supervisor, Leet, seconded by Supervisor, Phillips, with all in favor, the Board unanimously approved closing the Public Hearing on the Fiscal Year 2024 Budget.
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914 **1. Consideration of Resolution 2023-11, Adopting FY 24 Budget**

- 915 Ms. Kramer At this point in time, we move forward to adoption of Resolution 2023-11
916 adopting the Fiscal Year 2024 Budget. I would entertain a motion.

CARBON

917 Mr. Leet I will move.

918 Ms. Kramer Move to adopt as presented. Correct?

919 Mr. Leet Yes.

920 Ms. Kramer Do I hear a second?

921 Mr. Chokanis I will second.

922 Ms. Kramer I have a motion and a second. Any further discussion on this Budget? Hearing
923 none I will call the question. All in favor.

924 All Supervisors Aye

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Upon VOICE VOTE, on a motion by Supervisor, Leet, seconded by Supervisor, Chokanis, with all in favor, the Board unanimously approved Resolution 2023-11, Adopting Fiscal Year 2024 Budget with the amendment of reducing the Reserve Contribution by \$38,393.34 to \$411,606.66.

931 C. Public Hearing on Levying O&M Assessments

932 Ms. Kramer All opposed. Hearing none the motion passes unanimously. At this point in time,
933 we are going on to a Public Hearing for Levying the Operations and Maintenance Assessments.
934 Do I have a motion to open the public hearing?

935 Mr. Leet I will move.

936 Ms. Kramer Do I have a second?

937 Ms. Phillips I will second.

938 Ms. Kramer I have a motion and a second to open the Public Hearing on Levying the
939 Operations and Maintenance Assessments. All in favor.

940 All Supervisors Aye.

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Upon VOICE VOTE, on a motion by Supervisor, Leet, seconded by Supervisor, Phillips, with all in favor, the Board unanimously approved opening the Public Hearing on Levying O&M Assessments.

946 Ms. Kramer All of those opposed. None. Motion passes. At this time, we are opening a public
947 hearing on the actual levying of our operation and maintenance assessments. This is tied to the
948 budget. It is basically that we are going to limit the assessments and collect them using the tax

949 bill. So, it will show up as a non-ad valorem assessment on your tax bill. You will get the same
950 discount on your assessment as you would on your taxes. So, if you pay it early, you save some
951 money from it. Anything else you want to add as far as an introduction?

952 Ms. Montagna It is just exactly what she said, it just allows us to be able to, the County to be able
953 to collect those funds.

954 Ms. Kramer Is there any comment? Ok. Any on Zoom? Hearing no comments on the levying
955 of the Operations and Maintenance assessments during our public hearing, I would entertain a
956 motion to close.

957 Mr. Leet I will move to close.

958 Ms. Kramer I have a motion.

959 Mr. Chokanis I will second.

960 Ms. Kramer I have a second to close the public hearing. All in favor.

961 All Supervisors Aye.

962 Ms. Kramer All opposed. Hearing none, the motion passes unanimously.

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Upon VOICE VOTE, on a motion by Supervisor, Leet, seconded by Supervisor, Chokanis, with all in favor, the Board unanimously approved closing the Public Hearing on Levying O&M Assessments.

1. Consideration of Resolution 2023-12, Levying O&M Assessments

969 Ms. Kramer At this point in time, we would need to adopt Resolution 2023-12, Levying of
970 Operations and Maintenance Assessments. Do I hear a motion to adopt this resolution?

971 Ms. Phillips I so move.

972 Mr. Leet I will second.

973 Ms. Kramer I have a second. Any further discussion? Hearing none, then I will call the
974 question. All in favor.

975 All Supervisors Aye.

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Upon VOICE VOTE, on a motion by Supervisor, Phillips, seconded by Supervisor, Leet, with all in favor, the Board unanimously approved Resolution 2023-12, Levying O&M Assessments.

981 Ms. Kramer All opposed. Hearing none, motion passages unanimously.

982 Ms. Montagna Ms. Burgess.

983 Ms. Burgess Yes.

984 Ms. Montagna Thank you very much. I know you are going to get this over and get it done and
985 get it over to the County. So just thank you and we will talk tomorrow.

986 Ms. Burgess All right. Thanks so much everybody. Thank you.

987 **D. Consideration of FY 2024 Meeting Schedule**

988 Ms. Kramer The next item on our agenda is a consideration of our Fiscal Year 2024 Meeting
989 Schedule. The meeting schedule that was proposed in the agenda has all of our meetings on the
990 last Thursday of each month, 6 p.m. at this location, with the exception of November and
991 December. Now, this year, it is a little different from past years where we typically put the
992 meeting on the third Thursday. This year, we could actually have it on the last Thursday that will
993 put it on November 30th, the last day of November, instead of the earlier date, November 16th
994 and in December, it would put it on December 28th instead of December 21st.

995 Ms. Kramer So the question would be, do we want to make any changes in this as presented in
996 the agenda meeting schedule? Now, I would caution that December 28th, although it is after
997 Christmas, a few days after Christmas would be okay. It is in the middle of the Christmas break
998 for the kids at school. So, if the families are looking to go for a vacation during that time period,
999 they would not be able to attend.

1000 Mr. Leet Being that that is the case, I do not think the juice is worth the squeeze.

1001 Ms. Kramer Okay, so you are comfortable with the last Thursday of every month with the
1002 exception of November and December, which would be on the third Thursday?

1003 Mr. Leet As it always has been.

1004 Ms. Kramer Is there any problem with staff?

1005 Ms. Montagna No, but I want to make a recommendation as well. I am good with those third
1006 Thursday. I think works. I think you run into less time with travel and all that. But you have on
1007 here, April 25th, a workshop at 4:300 p.m. We have to approve our budget per Osceola County,
1008 our proposed in May. Remember, so I am actually proposing, and if you want to have two
1009 workshops, that is fine. But, I would like to start a workshop in March to start talking about your
1010 budget. If we want to do March and April, I am fine with both. But, I really, I think April puts us.
1011 Yes, you work through it one time, and then all of a sudden, we are going into May to get it
1012 approved. Or, exactly, we have a hiccup with the County or something. So, I am just asking if
1013 the Board is amenable to it that you add a March workshop as well. And that way you have got
1014 two workshops to really go through this budget with a fine-tooth comb.

1015 Ms. Phillips I am very much in favor of that, because when I do the meeting, things sink in
1016 more afterwards, and then it is like, Oh, maybe this or maybe that. And so, that gives us another
1017 chance to consider, so if that makes sense.

CARBON

- 1018 Ms. Kramer I am also in favor of that. Previously, we have held our workshops right before
1019 the meeting. The meeting on April 1 gives us a little extra cush. But, the two workshops would
1020 be very beneficial, since we have a much more involved Board.
- 1021 Ms. Phillips Also, if we have residents come, it gives them a chance to let it all mull around.
- 1022 Ms. Kramer So, do I hear a motion?
- 1023 Ms. Montagna Well, let us book a date.
- 1024 Ms. Kramer Would not it be the same day as our meeting?
- 1025 Ms. Montagna That gives you an hour? And I just, I do not think that is enough.
- 1026 Ms. Kramer We typically start at 4:30 p.m., Gives us an hour and a half.
- 1027 Ms. Montagna That is fine if you want to start it earlier.
- 1028 Mr. Chokanis Said it on another day.
- 1029 Ms. Montagna Well, you have your April 25th, and that is purely a workshop. Nope, that is before
1030 a meeting.
- 1031 Mr. Leet My thought would be, just to do it the same way. And that is, I mean, how we
1032 officially just have you, you are shaking your head.
- 1033 Ms. Montagna I just want you to be prepared with a good budget. We have gone through it. If
1034 you feel that an hour and a half is enough time two times, I am fine with that.
- 1035 Mr. Leet Yes, it is like it can definitely feel like, okay, well, here is the proposal, and now
1036 we are going to adopt it. That meeting, a lot of it, seems like it is a foregone conclusion. But
1037 having the second, the month ahead, to start working on it,
- 1038 Ms. Phillips If we get it ahead of time, so we had a chance to go over it.
- 1039 Ms. Montagna So, we will do March 28th. It will be the same as your April. We will go from the
1040 workshop at 4:30 p.m. straight into your regular meeting at 6:00 p.m., and if that is good then
1041 that is what you would adopt as amended.
- 1042 Mr. Leet So moved.
- 1043 Ms. Kramer I have a motion to adopt the Fiscal Year 2024 meeting schedule.
- 1044 Ms. John This is Kate John. Can I speak just for one second? I just wanted to give the
1045 Board a heads-up that we can cover all meetings. It is just with the November and December
1046 dates on a different day, we may need other attorneys within the firm to come to those two.
- 1047 Ms. Kramer Thank you so much, Ms. John. Yes. Does that affect your motion?

CARBON

1048 Mr. Leet If that would be the case, are you suggesting that if we had, if we were doing the
1049 last Thursday after Thanksgiving, and after Christmas, the last Thursday of each month, that
1050 would be different?

1051 Ms. John I think that if it works well for everybody to keep it as is that it is completely fine,
1052 and we still may be able to attend. So, I, I do not think you should base it on us. I just wanted to
1053 give you all a heads up but if you are on our regularly scheduled day, we would definitely be
1054 there. But someone from our firm is going to be at all of your meetings regardless of the date.

1055 Ms. Kramer Thank you so much, Ms. John. I appreciate that. Does that change any motion?

1056 Mr. Leet Nope.

1057 Ms. Kramer So, I have a motion. Do I have a second?

1058 Ms. Phillips I will second.

1059 Ms. Kramer I have a motion and a second for the schedule as presented in the agenda plus an
1060 additional March 28th at 4:30 p.m. workshop. Any further discussion? Hearing none, I will call
1061 the question. All in favor.

1062 All Supervisors Aye

1063 Ms. Kramer All opposed. Hearing none, motion pass unanimously.

1064

1065 Upon VOICE VOTE, on a motion by Supervisor, Leet, second by
1066 Supervisor, Phillips with all in favor, the Board unanimously
1067 approved the FY 2024 Meeting schedule as included in the agenda
1068 and presented to the Board, with the addition of a second Budget
1069 workshop to be held on March 28, 2024, starting at 4:30 p.m.

1070

1071

1072 **E. Consideration of Reserve Study Proposal**

1073 Ms. Kramer The next item on the agenda is the Consideration of a Reserve Study Proposal. I
1074 assume Community Advisors did not go for it at the lesser price.

1075 Ms. Montagna No, they will not take anyone else's work. So, they would have to essentially
1076 recreate the wheel.

1077 Ms. Kramer So, the prices we have: Independent Works is offering to do the reserve study for
1078 \$4,995.00. Community Advisors would be \$10,400.00, and Reserve Advisors would be
1079 \$12,700.00. Any recommendations from staff or discussion on the three that we have available?

1080 Ms. Montagna There was made mention at the last meeting. I think Mr. Hamstra had not worked
1081 with Independent Works, but we did do a little research and they have done a bunch in Tampa,

CARBON

1082 they have done CDDs. Yes, I do not know how many they have done over here, which is
1083 probably why I think it.

1084 Mr. Hamstra It was \$4,900.00. That is only 32 hours. It does not seem like a lot.

1085 Ms. Montagna But I just want to make sure that you know that they have done CDD work.

1086 Ms. Kramer And we would be providing them with a full list of our facilities and equipment,
1087 everything right from the other study that we can provide to them. So, that would help out in that
1088 respect. So, do I have,

1089 Ms. Phillips Well, I will come right out and say that I am not convinced that this is necessary.
1090 We have a list of what needs to be done.

1091 Ms. Kramer We have a list of what needs to be done and we did have the reserve study done.
1092 The problem is, is the reserve study that they did do, that recommended us putting \$300,000.00 a
1093 year into reserves was based on these pre-inflationary prices. So, the area we really need help
1094 with is for them to assign new dollar amounts to all this stuff that needs to be done.

1095 Ms. Phillips But, if we are putting \$400,000.00 into reserves in the next fiscal year, we have
1096 increased our contribution by 25%.

1097 Ms. Kramer But we are really not because we are going to use \$100,000.00 of that to build the
1098 Community Maintenance Facility, which is not in that study at all.

1099 Ms. Phillips Right. And that was an oversight somewhere along the line. But I will go along,
1100 but I am not convinced that it is a necessary expense. Because unless we reduce the fees next
1101 year, I think just putting \$400,000.00 a year in should cover it. But that is just my, and we can
1102 always revisit it later on.

1103 Mr. Chokanis I think we just need to focus on our expenses and having someone come out here
1104 and tell us we need to save more money and pay them \$10,400.00 is a catch-22.

1105 Mr. Leet And for additional context again, we had this done a couple of years ago and the
1106 extenuating circumstances were one, like some of these, they had a provision to come back and
1107 update the numbers and they just walked away, there are no bidding, they ghosted us. What are
1108 they not still in business?

1109 Mr. Hayes No, there is, if I may, they are still in business. They just decided they did not
1110 want to sign the contractual agreement the way it was written by Counsel. That was the out. And
1111 then, as far as the other vendors again, it is your call. But none of them will do this without, they
1112 are not going to take someone else's measurements. They are going to come out and do their
1113 own inspection. Sure, they will reference the old, but they are going to make sure that what is
1114 there is accurate because their name is on it.

1115 Mr. Chokanis My question is, what did we learn from our last reserve study, because it sounds
1116 like we did not learn anything.

CARBON

1117 Ms. Kramer We learned a lot from our last reserve study, yes. And if you have not, I presume
1118 you all have not looked at it.

1119 Ms. Kramer It is huge, I mean, it will boggle your mind what the CDD is responsible for.

1120 Mr. Leet You can look at it and there are numbers for example, this splash pad, there is
1121 recurring maintenance for filters, whatever else, ongoing stuff. And yes, the thinking was they
1122 would update based on, now we know the reserve study was done two years ago. We know what
1123 this really ended up costing. We know that maybe these other things were closer to the end of
1124 life. Maybe these can be deferred, that would be the thinking. So, my thoughts are again, we had
1125 this done two years ago. Yes, that some of the numbers were scaled wrong; we had a bad
1126 inflationary year, with labor costs, whatever else. I know my thoughts to maybe do this next
1127 year. We already have this; we do not quite have an apples-to-apples comparison we can make
1128 because the unexpected. The trailer is no good. We have to build a maintenance facility. The
1129 assessment changed. So, there is a budget to hit there. There are many moving parts that we can
1130 point to and say, well, here is why we are putting away enough. We have increased our reserve
1131 contribution two years in a row now, and we have this very prolific, the output from that reserve
1132 study two years ago. Yes, it might not be perfect, but it still at least clears maybe some of the
1133 fog of how old our facilities are. What we could reasonably expect to need maintenance in the
1134 next one to two years. And as you get further out, obviously, it is going to be less precise and
1135 less accurate.

1136 Ms. Kramer What I would do and what I think we should do is to table this for now because
1137 neither of you have seen it. You need to look at it and see what it is all about.

1138 Mr. Chokanis I would say I have to review it. But from this fiscal year standpoint, we are trying
1139 to save money, and we are starting over with this reserve study. Is that correct? We cannot use
1140 the previous years. No one is going to pick that up. So, we have to pay a full price of the reserve
1141 study and we can continue with that. Why are we going to pick up a big chunk of the reserve
1142 study now, this year when we are trying to save money?

1143 Ms. Kramer Well, the only thing I will say, and again, you need to look at it. What you do not
1144 want to end up with is what I think the Townhomes ended up with, which is because you are
1145 working off pre-inflationary numbers, you are not putting enough money away each year and
1146 then three years down the road, you have got to do a 50% assessment increase. But again, I think
1147 right now we should table it until you guys spend some time reviewing the existing reserve
1148 study.

1149 Ms. Phillips I was going to say, let us check out and finish paying off the paving and see how
1150 much the new facility is going to actually cost. And then we can talk about that.

1151 Mr. Leet It is definitely a smart, we did it a couple of years ago, it is a smart thing to do,
1152 but it is the long-term planning, and I think there are enough moving pieces in the short term that
1153 we need to get closure on and get more accurate numbers, especially with the maintenance
1154 facility, that this probably makes more sense to do six to 12 months from now.

1155 Ms. Kramer So, at this point, we will move that.

CARBON

1156 Ms. Phillips Because we cannot change our numbers now anyway.

1157 Ms. Kramer To the October agenda.

1158 **F. Discussion regarding Swim Team**

1159 Ms. Kramer And the next item on the agenda is a Discussion Regarding the Swim Team. Is
1160 Emma Archibald here.

1161 Ms. Kramer So, I guess she did not come to the meeting. Briefly, I will just give you
1162 information, got an inquiry from a resident from Harmony West, interested in putting together a
1163 swim team for the Harmony area as a whole, asked possibility of using our pool because it has
1164 swim lanes. I think my opinion would be to reach out back to her and ask her to please contact
1165 the school. The schools are usually, either the school or the municipality, the entity that puts the
1166 swim team together and if she could go through the school, then their insurance and everything
1167 would cover it. So maybe if you can do that.

1168 Ms. Montagna We will reach back out to her and ask her to go through the school.

1169 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

1170 Ms. Kramer The next item on the agenda is the Consent Agenda. It contains the minutes, the
1171 financial statements and #297 Invoices.

1172 Ms. Montagna Also, you all now have the full red-line minutes. I sent them while we were sitting
1173 here, those I thought had been sent out to everyone. Apparently, they were not, which
1174 incorporated really only Ms. Kramer's changes. No one else sent them back to me with any
1175 response other than Ms. Phillips who said how terrible they were.

1176 Ms. Kramer And I must say it was a real challenge listening to the cross-talk and stuff. So, I
1177 did get through it, but I am more than comfortable if you want to wait until next meeting. If you
1178 are comfortable and feel confident that I got it right, then we can adopt them tonight. But if you
1179 want to wait until the next meeting to really go over the red-line version. But please do not adopt
1180 what was in the agenda package.

1181 Ms. Montagna No. And I sent all of you the same exact stuff because, the total, if you want to
1182 look at it a total, she spent 10 hours, your Chairman spent 10 hours, Inframark spent 23 hours
1183 and then Go Script spent 24 hours and that is what we got.

1184 Ms. Kramer Do I have a feeling from the Board whether you want to include this in the
1185 consent or pull it from the consent for next month?

1186 Mr. Chokanis I do not need the minutes.

1187 Ms. Phillips If I need to find out something, I will just listen to them.

1188 Ms. Kramer This is last month's minutes.

CARBON

1189 Ms. Phillips They were not clear on that.

1190 Mr. Chokanis I, mean, does anybody actually read this this whole minutes?

1191 Ms. Kramer I do.

1192 Mr. Chokanis Well, you have got a lot of time on your hands.

1193 Ms. Kramer Not really.

1194 Ms. Kramer From a legal standpoint, once the minutes are adopted, they are the gospel about
1195 what happened at the meeting.

1196 Ms. Montagna Actually, the audio is the gospel of what happened at the meeting because that is
1197 why we have to keep the audio. We have to keep minutes; we have to do minutes. I am not
1198 saying that, but if somebody wants the nitty gritty of what happened at a meeting, even now your
1199 minutes are very long, but I still have people now that I request the audio. But your minutes are
1200 searchable.

1201 Mr. Chokanis I guess, legally, can you use minutes to get somebody in trouble?

1202 Ms. Kramer We will ask Ms. John.

1203 Mr. Chokanis Ms. John.

1204 Ms. Montagna I think Mr. Eckert has already opined on that.

1205 Mr. Chokanis If they prove that your minutes are not accurate, then how does that work?

1206 Ms. Montagna No. So typically, in any district, and Ms. John can definitely opine on it. I think
1207 Mike Eckert has as well already. We typically recommend all districts do summary minutes, and
1208 that way it is not, if somebody wants the details of your meeting, they request the audio. We do
1209 not ever recommend, at least we do not, Ms. John may have a different opinion, to do verbatim
1210 minutes. We have talked about this in this Board meeting before.

1211 Ms. Kramer I am not talking about that. We will be, that is later on the agenda as to whether
1212 we change to summary minutes.

1213 Ms. Montagna Oh, well, that is what I thought you were asking.

1214 Ms. Kramer The question is, if we adopt even the near verbatim minutes and there is an error
1215 in them. Does that take precedence over the audio?

1216 Ms. Montagna No. Ms. John.

1217 Ms. John I will double-check with you and follow up to advise the Board in an email
1218 because honestly, I am not sure. I know we and typically our recommendation is the summary
1219 minutes, not the verbatim minutes.

CARBON

- 1220 Ms. Montagna If there is a discrepancy in the minutes, we would always go to the audio to get
1221 the full concept of what happened at the meeting.
- 1222 Ms. Kramer All right. So, the question is, are you comfortable adopting the minutes that were
1223 just emailed out?
- 1224 Mr. Chokanis Yes, I am ready.
- 1225 Mr. Leet With the additional change that Lucas and I are not related? Present and constituting a
1226 quorum: Daniel Leet, Kerul Kassel, Joellyn Phillips, and Lucas Leet.
- 1227 Ms. Kramer I missed that one, my apologies. So, you would want to adopt that with the change
1228 of Lucas Leet to Lucas Chokanis?
- 1229 Mr. Leet Yes, I mean, there is, I mean, again, I just since she sent out a few minutes ago.
1230 Well, I mean, but if you.
- 1231 Ms. Phillips I make a motion that we wait until next month.
- 1232 Ms. Kramer You do not have to make a motion. We are going to remove the minutes from the
1233 Consent Agent and consider them at the next meeting.
- 1234 Ms. Phillips I was driving over here. Microsoft did an update, and I cannot get online.
- 1235 Ms. Kramer So, the remainder of the Consent Agenda, does anybody have any comments on
1236 the invoices, check registers or financial statements?
- 1237 Ms. Phillips No, I did go through those before.
- 1238 Ms. Kramer I just have a couple that I want to put on the record. Benchmark said today that
1239 they were 90% into the not to exceed of \$20,000.00, but they did bill us for the full amount and
1240 their bill was just blank, it did not give us any detail which we had asked for in the past. I have
1241 already spoken with Ms. Montagna on this, and we have asked that they provide the details that
1242 we had asked for two meetings ago.
- 1243 Ms. Montagna And I sent that out to Mr. Perez. He will be getting it over to me which at that
1244 point, I will forward it out to the Board.
- 1245 Ms. Kramer The FedEx bill. We were billed to FedEx refund checks out for the RV lot. Ms.
1246 Montagna is correcting that and reversing those charges because there was no need to FedEx
1247 them if they had gone out in a timely fashion. The Inframark bill, I have asked for details on, we
1248 get details when our credit card is used by Mr. Castillo, but if one of the other employees like
1249 Freddie Blanco or,
- 1250 Ms. Montagna or me or Lynn or anyone

CARBON

1251 Ms. Kramer actually charges; we just see a flat like \$2,400.00 to Home Depot. I have asked
1252 Ms. Montagna to provide the details of what that money was going for so we can continue
1253 monitoring and making sure of what, how, our money is being spent.

1254 Ms. Kramer And the last item is the storage of records bill. The May bill, it was there we had
1255 them stored, but there is a charge for July, but at the June meeting, we asked that those be
1256 digitized and not kept in storage. \$780 a month to store, what was it, 52 boxes, that is just
1257 freaking painful.

1258 Ms. Montagna Yes, I do not have it in front of me, but apparently this, it was signed a long time
1259 ago, which I was not even aware of, and I was trying, I was getting stuff reversed.

1260 Ms. Kramer Let me explain that because I went back to my notes on discussions of that
1261 contract. How far back was it? It was in 2021 in May of 2021. And at that time, I specifically
1262 asked Chris Tarase, I said, "This is outrageous, \$15 bucks a month to store one Banker box. That
1263 is crazy." He said, Do not worry, you do not have anything in storage. So, it would not apply to
1264 you." So, we agreed to it on that basis. Now we find out we have 52 boxes. Ok? And it is in the
1265 agreement. We have 52 boxes. Back in June, we directed you that we do not want to pay that fee,
1266 we need it all digitized or we will take the records. I do not care what, I will go U-haul it over. I
1267 mean, you are talking about 70 cubic feet of space for \$780 a month. I cannot do that. That
1268 money is, that is ridiculous. So, you tell me, is it digitized, and we do not have to pay this in July
1269 or,

1270 Ms. Montagna I am waiting for them to tell me what that is going to be, and what that looks like.
1271 And how much of those records can just be discarded, because some of them you do not have to
1272 keep after X amount of time.

1273 Ms. Kramer But we are paying \$780 a month. Tell me, do I need to just bring a U-haul over
1274 and pick them up?

1275 Ms. Montagna I would not think so.

1276 Ms. Kramer Well, tell them we are not going to pay it anymore. Thank you because that is just
1277 unconscionable for that amount of space.

1278 Mr. Leet The issue I had brought up in an email before. I do not know how much this
1279 relates to Inframark preparation of versus Campus Suites posting, but whatever we have in the
1280 minutes here is not searchable. So, I am not sure that it is would be ADA-compliant. As far as
1281 the portion of the check register and everything like we have been talking about this, there is an
1282 issue of documentation.

1283 Ms. Montagna ADA does not require your minutes to be searchable.

1284 Mr. Leet Screen readable, whatever.

1285 Ms. Montagna Yes, they are ADA compliant but as far as searchable, that has nothing to do with
1286 ADA. That is a matter of whether they want to be searchable or not.

CARBON

- 1287 Mr. Leet I might have been mistaken. I thought I was equating screen readable as, if that
1288 text can become speech, then that text could be searched. I am not sure what that difference is.
- 1289 Ms. Montagna I am not either, I am not an ADA expert, but the bottom line is, they are
1290 responsible for keeping your website, ADA compliant. The onus is on them, and they provide
1291 quarterly reports.
- 1292 Ms. Kramer Are the invoices and things, they were not in the agenda. Are they on the website?
- 1293 Ms. Montagna They have one, I think because she revised the agenda and swapped it out once
1294 we got the financials and stuff.
- 1295 Mr. Leet Well, regardless, when I was posting them, I would before, it is an editing step
1296 that you, it is not a manual process, you just tell the PDF editor make this all searchable and
1297 readable, OCR it is called and then that gets, it does not make the file much bigger it and it was
1298 not being done the way it was before, and I am concerned that that is not,
- 1299 Ms. Montagna Yes, they are paid to do that. The onus is on them. This is what they do. So, if at
1300 any time you are not ADA compliant and, let us just say something happens, the onus is on them
1301 and they will be providing quarterly reports. Obviously, you have not gotten your first one yet.
1302 You will be getting that. So, they will provide all of that, but I will bring that up to them again
1303 and just let them know if that was a concern.
- 1304 Ms. Kramer Anything else about the Consent Agenda? I did notice that we had another
1305 duplicate of a Willscot bill that we have gotten before in the previous package I mentioned Ms.
1306 Montagna, which she is making sure that it is not getting double paid.
- 1307 Ms. Montagna Yes, I do not think it was paid but there is a duplicate.
- 1308 Ms. Kramer So all in favor of the consent ...Oh
- 1309 Mr. Leet I will move to accept the Consent Agenda, with the exception of the minutes.
- 1310 Ms. Phillips I will second,
- 1311 Ms. Kramer I have a motion and a second to accept the Consent Agenda with the minutes
1312 removed and tabled until next month, all in favor.
- 1313 All Supervisors Aye.
- 1314

Upon VOICE VOTE, on a motion by Supervisor, Leet, second by 1315 Supervisor, Phillips with all in favor, the Board unanimously 1316 approved the Consent Agenda, with the exception of the minutes.

- 1317
- 1318 Ms. Kramer All opposed. Hearing none, the motion passes unanimously. We are now at Staff
1319 Reports, field manager, Mr. Castillo, how is field doing?

1320 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

1321 **A. Field Manager**

1322 **1. Field Report and Responses**

1323 Mr. Castillo Good, do you have any questions?

1324 Mr. Chokanis I just went through a little bit. Were the signs removed from last time we spoke?

1325 Mr. Castillo Which ones?

1326 Mr. Chokanis All of them?

1327 Mr. Castillo No, not yet. We are working on the fence.

1328 Mr. Chokanis Yes, and all the pictures that you posted on the report, those are getting worked or
1329 are being completed.

1330 Mr. Hayes The list

1331 Mr. Castillo Those are still in there right now. Everything is on hold until we get that fence
1332 done.

1333 Mr. Chokanis So, you just keeping a log of what is important?

1334 Mr. Castillo Yes

1335 Ms. Kramer The hydrilla treatment in the lake right up here in the Waterside. Did that get
1336 done?

1337 Mr. Castillo Yes.

1338 Ms. Kramer Was it effective?

1339 Mr. Castillo Yes, and he is working on the other one now too. So, he got the Polaris back and
1340 that is helping him.

1341 Ms. Kramer So, we got the engine replaced and it is back here? I saw it on the road the other
1342 day.

1343 Ms. Kramer Splash pad?

1344 Mr. Castillo It is up and running.

1345 Ms. Kramer Ok. It is putting water out. It is not going through its dancing water routine and
1346 well, it was for maybe a day or so and then it went back down. Then they had to come back and
1347 do more work on it.

CARBON

- 1348 Mr. Castillo I mean, we could put it but the really low ones, you will not be able to see it.
- 1349 Mr. Leet It is not being able to see it if you have your little two-year-old kid there, it is, it is
1350 getting
- 1351 Ms. Kramer surprised by the next pattern or water jets.
- 1352 Mr. Castillo I mean, we can always change it but it is do not come up even a foot and they go
1353 to, I know
- 1354 Ms. Kramer Why?
- 1355 Mr. Castillo According to Mo, it is because of the pump.
- 1356 Ms. Kramer Well, I am not amused because SPIES put a pump in. We waited forever. It had to
1357 be the right size but then Mo (PFS) flooded the pump, and that would have been the time to tell
1358 us it was not the right pump. Now that we paid for a new motor for the pump, he is saying it is
1359 not the right size.
- 1360 Mr. Leet Well, the center part is working great.
- 1361 Ms. Kramer It has more power. It is like it is not going to the right place. It is like the VFD
1362 panel is not programmed right. So,
- 1363 Mr. Castillo So, right now the VFD is full blast and that is why you see all the other ones
1364 around higher. And what we did prior to that when we took the cover out, we sealed them, put
1365 those in it and it actually shot up more.
- 1366 Ms. Kramer If they program the center one down more, will we not get,
- 1367 Mr. Castillo We shut the center one off completely and the other ones stayed the same.
- 1368 Ms. Kramer And he just says, the pump motor?
- 1369 Mr. Castillo Not just the motor, but the pump that pushes the water through the pipes.
- 1370 Mr. Leet How many manifolds are there in the thing? If the pump can put through some
1371 amount of water flow and you shut off part of it, it should be.
- 1372 Ms. Kramer bigger in the other parts and it does not,
- 1373 Mr. Castillo He just keeps saying it is a pump. Every other vendor we called out, just keeps
1374 saying they do not work on splash pads.
- 1375 Unknown Speaker Is he the only person?
- 1376 Ms. Kramer That will come down here, and he comes from the West Coast.
- 1377 Ms. Montagna There are not many of them out.

CARBON

1378 Ms. Kramer Again, maybe Mr. Hayes can help you with this. Please do me a favor. Saint
1379 Cloud seems to be able to keep their splash pad going, Kissimmee keeps their splash pad going.
1380 Please contact those two and ask them who keeps their splash pads going.

1381 Ms. Kramer There is no reason we have to recreate the wheel. We need to go to the other
1382 municipalities or counties that do it and doing it right and find out how they are doing it right,
1383 please. Any other questions

1384 Mr. Leet Now, Ms. Montagna, did you tell us earlier, is not Celebration in the process of
1385 building one, or they are fixing one, or what?

1386 Ms. Montagna They use Church Hill and they,

1387 Mr. Leet Are they happy with them or are they, are they still building it or?

1388 Ms. Montagna Yes, but I will tell you they have the same issues. Ok. It flooded the whole vault
1389 at one point. It blew up. It did this. So, they have experienced the same issues and they use a
1390 totally different vendor than what you guys use. We do have other splash pads in different
1391 communities, all the same issues. You can clean out those little nozzles, you do this, you do that.
1392 So, I can send you Churchill's information. If you want to try Church Hill and see if they can
1393 give you a different evaluation. I can also send Russ from Celebration. He has been out there 28
1394 years. He knows that thing, like the back of his hand. I can send him out here to see if he can
1395 maybe look at it and go. Oh that, nope, that is your problem. I can do that too. We can do that too
1396 to have Russ just kind of look at it and see what he thinks too.

1397 Ms. Kramer That would be a great start.

1398 Mr. Leet All of the above, I would say.

1399 Ms. Kramer I am happy it is on, the residents are happy it is on, but I think we paid a lot of
1400 money to get the VFD programmed to make it dance and it is not. Anything else for Mr.
1401 Castillo?

1402 Mr. Leet Do you have a, with the deadline we had on the fence was September for
1403 enforcement. Are we still on track with the work? Do we think we will have the signs before this
1404 next meeting as well with the fence job wrapping up?

1405 Mr. Castillo Yes.

1406 Mr. Chokanis What are you doing with all the fencing? Are you guys just tossing it or dumping
1407 it?

1408 Mr. Castillo I am going to order a dumpster.

1409 Mr. Leet You were trying to give it away, but no one wants it. Well, and there are some
1410 spots like maybe on like the western side, the fence is not being torn down.

1411 Mr. Castillo That is where we are right now.

CARBON

1412 Ms. Kramer Yes, this, I was, I was going to make a proposal after looking at that west side and
1413 some of the new damage that is happened, that we take the rest of it down. But Mr. Castillo said
1414 they are putting the new pieces up and that one.

1415 Mr. Castillo The right side or the west side, west side?

1416 Ms. Kramer Should be in pretty good shape. I was worried about getting us in trouble again,

1417 Mr. Leet Yes, it is not as old and it is, in that case, we are right up against people's houses.
1418 So, I think, well, I,

1419 Ms. Kramer That is at least 40 feet away from the closest lot line and there is lots of
1420 vegetation, but I would not push that issue until Mr. Castillo says they cannot take care of it
1421 anymore.

1422 Mr. Leet And we have a reasonable path for patching it up that, so we will.

1423 Mr. Chokanis So, I will say the fence does look good when it is in good repair. I think we are
1424 going to at some point put something there.

1425 Ms. Kramer \$140,000.00 is all it will take to.

1426 Ms. Phillips I came in here, like in 2008, 2009. I came in from the south from where I used to
1427 live, and when I saw the white fence it was always so. And then I would take the grandkids to the
1428 splash pad, and because they were real little then. So those are two of my favorite things about
1429 Harmony. They both grew up with my grandkids.

1430 Ms. Kramer Well, thank you, sir. We appreciate your attendance and your information. The
1431 next item on the agenda is Consideration of the Garden Shed. Mr. Hayes, did you want to give a
1432 summary of the roundabout you went on?

1433 **2. Consideration of Garden Shed Proposal**

1434 Mr. Hayes So, we are talking about consideration of the garden shed proposals. Board
1435 members. As you recall from the last meeting, you approved Allen's Fence Outlet for the shed
1436 12' by 20' and going back to that vendor, they are again unwilling to sign any work authorization
1437 or a contract. As a CDD, you have certain clauses that you have to follow per statutory law that I
1438 will not go down that rabbit hole of items to be in compliance. Some vendors are not willing to
1439 sign, so that vendor is no longer on the table. From there I went and checked out with Mr.
1440 Castillo, and we found another outfit that has sheds, was going to be originally almost \$4,200.00
1441 which would have been less than approved. They had a flash sale but, with that being said, I
1442 spoke with your Chair. I brought it to her attention that it might be an option but, but with, in her
1443 consideration and what her statements were, we would have to build it. It is a kit. So, we have to
1444 come here. We have the slab, and your on-site staff will build it, and so she said we have to get a
1445 building permit.

1446 Ms. Kramer The County will not let us pull the building permit unless we have a licensed
1447 contractor.

CARBON

1448 Mr. Hayes Correct. So, with that being said, and wanting engineering drawings, and sealed,
1449 and stuff delivered, and getting the building permit, and the site mapping that got thrown out the
1450 door. So, I went and looked at several others. Ms. Kramer had mentioned checking the outfits
1451 that Mr. Perez had used for the Community Maintenance Facility to go through the build or
1452 commercial Eversafe buildings. They came in with a cost for a 12' by 20'. They will not only
1453 manufacture it, they will install it, they will do all the things engineering drawings, this that to
1454 get your permitting. And they came back with a price of \$6,207.50. You have to add in the cost
1455 of the slab and then the permit cost. So, if this is one of these options or something you want to
1456 go with maybe through a motion with a not to exceed cost. So, think about that.

1457 Ms. Kramer And they do the permitting, and all that?

1458 Mr. Hayes No, they, they, they

1459 Ms. Kramer They provide the engineered drawing, and we submit them to the County, but
1460 they put it up. And they are willing to sign an agreement?

1461 Mr. Hayes Yes. What they say what they say now has the wind certification, with 150 mile
1462 an hour wind speed. So, these are commercial-grade buildings. That was another company I had
1463 checked into, it was just an online cost but, and I asked for the quote and they failed to get back
1464 to me. They were close in cost to what I just said from Eversafe. Titan Steel is another vendor
1465 that you guys were considering for a community maintenance building. They will not do
1466 community building that size. Smallest they will do is a 25' by 25' by 10', costing about
1467 \$37,000.00 to \$44,000.00.

1468 Ms. Kramer Well, that is with the big I-beam steel and that is why we crossed them off the list.

1469 Mr. Hayes So, those are your options. So, at the end of the day, you can either wait to hear
1470 back from Billy's direct or go with a vendor that has been recommended that would have done
1471 your commercial maintenance building. And would cost, like I said, \$6,207.50. But again, you
1472 have to add in the cost of the slab. I do not know that off the top of my head.

1473 Mr. Chokanis How are we going to do that? We are going to do that ourselves, right?

1474 Ms. Kramer Yes, we are going to do that. So, it would not have to be in the not to exceed.

1475 Mr. Hayes So, who is going to do that?

1476 Ms. Montagna Staff. I mean, we have materials but that is going to be in our budget.

1477 Mr. Hayes And then permit cost. I am not sure exactly what it would cost. Any idea, Mr.
1478 Hamstra?

1479 Mr. Hamstra have, I could guess. They have a whole litany of prices, and applications. So, I
1480 would have to look it up.

1481 Mr. Chokanis So you say everything would cost less than \$10,000.00 for the whole garden
1482 shed?

CARBON

- 1483 Mr. Hamstra For the whole.
- 1484 Mr. Chokanis Yes, \$6,000.00, and change plus whatever.
- 1485 Mr. Leet Well, the cost we need to consider now would be the cost of the building, not for
1486 the permit.
- 1487 Ms. Kramer Well, this is all we are considering right now is, is the building with the engineer
1488 drawings and the installation.
- 1489 Mr. Leet So, we were saying the slab is, it would be in our budget. The permit does need
1490 to be?
- 1491 Ms. Kramer That would be engineered. Actually, we can just submit it.
- 1492 Mr. Leet Well, that is what I am saying. When, when we are considering approving this,
1493 does that need to, I guess, have it not to exceed for the,
- 1494 Mr. Hayes that is one of the recommendations
- 1495 Mr. Leet And that not to exceed.
- 1496 Mr. Chokanis I also like, what is the garden lady's name?
- 1497 Mr. Leet Marilyn Ash-Mower
- 1498 Mr. Chokanis I would like her to look at it and make sure she is,
- 1499 Ms. Kramer It is basically the same thing, as she asked for.
- 1500 Mr. Hayes It is in your agenda package. There is a picture of it, and we are saying the only
1501 difference between that exact model and what this is would be a door window. There was just
1502 like a single pane of glass.
- 1503 Ms. Kramer I make a motion to accept the proposal from Eversafe, with a not to exceed for the
1504 building itself without the pad, with the pad being supplied by staff from our budget of
1505 \$6,500.00.
- 1506 Mr. Leet I will second.
- 1507 Ms. Kramer I have a motion and a second. Any further discussion,
- 1508 Mr. Leet Did we pick the color.
- 1509 Ms. Kramer Ms. Ash-Mower had picked the Barn red so he should have the colors.
- 1510 Mr. Hayes I have all the colors, but if you could drop the colors to Ms. Ash-Mower, via
1511 email I can,

1512 Ms. Kramer She is out of town, but she had said Barn Red, and I think it was the lighter sand
1513 color for the trim.

1514 Mr. Hayes Same color or you know, for sure, for the trim? So, sand color on the trim and
1515 then the actual building materials itself will be Barn Red, got it.

1516 Ms. Kramer Ok. All in favor.

1517 All Supervisors Aye.

1518 Ms. Kramer All opposed. Hearing none, the motion passes unanimously.

1519

1520 Upon VOICE VOTE, on a motion by Supervisor, Kramer and a
1521 second by Supervisor, Leet, with all in favor, the Board
1522 unanimously approved the purchase and installation of a garden
1523 shed from Eversafe, with an NTE of \$6,500.00.

1524

1525 **3. Discussion regarding Frontage Fence**

1526 Ms. Kramer Discussion for the frontage fence, I added that. But since Mr. Castillo is
1527 comfortable that he can get it in really good shape by the 19th, we are good to go there. District
1528 Engineer's report.

1529 **B. District Engineer**

1530 Mr. Hamstra I have got three things for tonight. One is a quick update on Five Oaks localized
1531 flooding that occurred last weekend. We will talk about the C-1 and C-2 retainage. So, Ms.
1532 Kramer shared with me last weekend, I guess it was a nice little storm you guys got. And Five
1533 Oaks by the future, future, future maintenance facility. So, we looked into it, and it turns out
1534 there, are nothing but 15-inch pipes. Which is not really the biggest pipes in the world, but that is
1535 what is out there based on the plans. We have not had it surveyed. And I understand that there
1536 has been some dialogue with you all regarding the County coming back out to do maybe one
1537 more vac truck cleaning out. I guess I would like to talk to them, before they do that, to see if
1538 they find something. It is one thing just to do it, but if we are not aware that there was something
1539 in there. Then we need to know if it is a hydraulic issue or if the pipe was compromised.

1540 Ms. Kramer The information from the residents that actually saw them physically out here on
1541 the day of our last meeting. So, it was vacuumed. Thoroughly vacuumed is my understanding.
1542 So, maybe if you call Corey Godlewski, who was on that email. And talk to him about what his
1543 folks found in that drain. But if you and he can coordinate to find out what is causing this. Is it
1544 undersized pipes? Do we have a blockage at the pond where it empties into the pond? Or is the
1545 elevation of the pond too high and it is not emptying through the outflow to the wetland? So,
1546 those are all the points that I thought of that could be the problem.

CARBON

1547 Mr. Hamstra We could not find the plans on South Florida Water Management's website. But
1548 when Steve Boyd left, and gave us all his files, we happened to find the plans there. So, it was
1549 really helpful.

1550 Ms. Kramer So are the pipes undersized?

1551 Mr. Hamstra Well, you do not see 15-inch pipes too often in a roadway that size.

1552 Mr. Leet So, for my edification, where do they, would they go to the nearest pond, I guess?

1553 Mr. Hamstra So, the maintenance facility would be here. It is a small system, maybe four inlets
1554 and that is it.

1555 Ms. Kramer So, if we do end up needing to change out the pipes, at least we do not have a
1556 huge distance to go to the pond.

1557 Mr. Hamstra Maybe, if the pipes are too small, but the one between the right of way and the
1558 pond, we can maybe upsize that to offset for the other ones. So, I dealt with them, in the Estates,
1559 when they did that work last year. So, they are very helpful. So, there is no direction yet on you
1560 all. Well, I will talk to him first and report back.

1561 Mr. Hamstra Second thing is, Ms. Kramer and I did a final inspection, I think last Sunday or
1562 two Sundays ago.

1563 Mr. Hamstra It was about 110 degrees that day, so the golf cart really helped. So, we drove up
1564 and down, and Ms. Kramer pointed out things that she had seen that I need to report to CCI, the
1565 contractor. And so, Mr. Teague had prepared a nice little summary exhibit with photographs, that
1566 we took and itemized the items for their consideration. They reported back, and they did all the
1567 cleaning of the asphalt that spilled on to driveways and inlets. They chipped it all off. They did
1568 fix the edges of two inlets that were kind of busted up. One was existing, what they did is they
1569 put in some grout, and leveled it off. The other one, they shaved off the asphalt, but so the water
1570 can get to it. So, they did everything we asked them to do except for two ponding areas. And
1571 their point is we did resurface, not reprofiling, which is the correct terminology we use for
1572 roadway work. But they did go out there fairly quickly after Mr. Teague developed the map
1573 which I for the sake of trying to get together, appreciate their willingness to do. They did not
1574 blow us off. So, they went out there, and did some of the work. I also had a conversation today
1575 with the consulting firm, who did the construction inspection, voiced my concern. I was a little
1576 disappointed with the lack of detail in the inspection reports. Which made my job a little more
1577 challenging to dispute things that were brought up by Ms. Phillips, and Ms. Kramer, and Ms.
1578 Kassel during construction. But, after driving it again, I obviously think it is still a great leap
1579 forward to what was out there. But these are also lessons learned when we do the future ones, if
1580 you want to go thicker. I have been told that the cracking, and the soil cement, if you go an inch
1581 and a half, the cracking does not become as prevalent so quickly, but then there is a cost to it. So,
1582 all that said, we got the final invoice quite a while ago. We have been sitting on it since July
1583 10th.

1584 Ms. Kramer Well, they still had the punch list. So, they invoiced us before they,

CARBON

1585 Mr. Hamstra They thought they were done. But they agreed, I should go out there, and do it
1586 again. So, with the credit, because they did not put all the total stripping in some places, at the
1587 end of the day, there is a balance, a retainer of \$31,007.27. I did tell the contractor today, we
1588 would hopefully seek approval of the Board to pay that, and we basically close this out.

1589 Ms. Kramer And so, the ponding area that you had called out, on the construction plan, when
1590 you sent it out to them?

1591 Mr. Hamstra They said, they could not profile from the edge of the pavements. To kind of get
1592 the way that place is bellied. Or whatever will require chasing up for their back, to literally rep-
1593 profile the whole roadway, to move it.

1594 Ms. Kramer Yes, I know they cannot fix it now, but they knew about it from the original plan
1595 you sent them, and it was specifically called out as an area to be addressed.

1596 Mr. Hamstra I think they did what they could. Then I went out there with you, and it was dry.
1597 But, I have also been out there when it has been a little bit wet.

1598 Ms. Kramer I have expressed my concerns at this point, I think we need to close it out. I do not
1599 know that I want to say I am happy with it. Especially with the huge number of cracks. I am
1600 really concerned about that. But, unless we want to actually sample down and see if they did
1601 what they were supposed to do, we will just have to wait. We have what, a year or two.

1602 Mr. Hamstra On the warranty, on the warranty bond.

1603 Ms. Kramer So, we have that bond.

1604 Ms. Montagna It is a year.

1605 Mr. Hamstra And I also talked to the inspectors who do roadway jobs, and they said the same
1606 thing on soil cement which cracks. It is concrete that cracks, you will see these cracks on the
1607 pavements. They also said it is not structural, it is aesthetic, but we just laid it down, and of
1608 course there was the illusion that maybe it was too thin or not a good mix. Middlesex does
1609 almost everybody's asphalt work, including the County. We will monitor it. And if we do
1610 another alleyway, and the Board decides to go thicker with the asphalt, or if you got soil cement,
1611 and you want to remove this soil cement, then you are talking maybe a million dollars, or a
1612 million plus to do a roadway reconstruction. Versus a milling and repaving. Is it like putting
1613 lipstick on a pig. You are trying to make it drive smoother, look better, but it is not a permanent
1614 fix.

1615 Mr. Leet So maybe I missed something, but what was your takeaway from speaking with
1616 the consultant that was doing the monitoring?

1617 Mr. Hamstra He said he walked behind the milling machine, and I take him at his word. He
1618 walked as they did each day, and walked behind it, and he said he saw on average an inch of the
1619 asphalt being removed. It did vary in some areas, maybe as it gets closer to the driveway, but the
1620 width of that was his opinion. So, he is not the contractor. He is somebody we, we the Board

CARBON

1621 hired and see CDM Smith, the national firm we hired. Not some guy working out of his garage at
1622 home.

1623 Ms. Kramer But we have no photos or anything as far as the condition of the soil cement, or
1624 the actual depth they milled to or the asphalt depth.

1625 Mr. Hamstra No. I mean, he said he walked behind the machines and that. That is why I told
1626 her, the company, today. Lessons are, if we do this again, you all have got to do better,
1627 throughout 48 hours. I need more than one sentence and two pictures.

1628 Ms. Kramer I mean, they need to truly monitor and provide us with documentation of the
1629 critical steps.

1630 Mr. Hamstra The CDM-Smith NTE was \$25,000,00. I think it came in \$7,000.00 below. Since
1631 they started late. Yes, they did not, it was not full payment. So, with that said, I request the
1632 Board's consideration to pay the retainer of 31,007, 27. Close it out, and then whether we do this
1633 a year from now or whenever the budget allows, we have enough paper trail, emails, and things
1634 to tell the next contractor and inspectors to be mindful of that, and it will go a little bit more
1635 smoothly, pleasurable.

1636 Mr. Chokanis I make a motion to pay retainer to CCI, for \$31,727.00.

1637 Mr. Leet I will second.

1638 Ms. Kramer I have a motion and a second. Any further discussion? Hearing none, I will call
1639 the question. All in favor.

1640 Mr. Chokanis and Leet, Ms. Phillips Aye

1641 Ms. Kramer All opposed. Nay.a

1642 Ms.Montagna Three to one.

1643 Upon VOICE VOTE, on a motion by Supervisor, Chokanis and a
1644 second by Supervisor, Leet and with Supervisor Leet, Phillips and
1645 Chokanis in favor and Supervisor Kramer against, the Board
1646 approved paying CCI the retainage of \$31,727.00.

1647

1648 Mr. Hamstra And lastly, I have been holding off on my inspection of the ponds, not because we
1649 got a scare last week with seven storms in the ocean. I am just trying, with the money I have left
1650 over, get through some more important things, and then I will get out there before the fiscal year
1651 is over. And Mr. Castillo. Yes. Well, I was nervous. It was last week I had a bunch of them
1652 brewing, but now the high pressure keeps pushing away.

1653 Mr. Chokanis How are you running with your balance with us?

CARBON

1654 Mr. Hamstra I think we are good. I mean, yes. I will know after this closes out, and Mr. Teague
1655 is doing the cleanup work on the application for the Lakefront, for the Community Maintenance
1656 Facility. I would like to get his time spent on taking the site plan to the next step. So, we can
1657 actually submit something with the DRC, and then depending on what I have left, Mr. Castillo
1658 and I can move on to the storm water inspections. If something unexpected comes up, I will
1659 obviously come back.

1660 Ms. Kramer The only other thing is the cattails in the golf course ponds. The golf course
1661 manager brought that up to me again. So, I wanted to find out. They are pretty heavy. Do we
1662 need to do anything as far as water flow or storage?

1663 Mr. Hamstra I need to talk to the guy, Dr. Harper as far as water quality. I just want to go to,
1664 instead of other people who just spray, I need to know, truly Dr. Harper's opinion on.

1665 Ms. Kramer Yes, the situation we are in is the golf course, the General Manager for the golf
1666 course said that they are getting ready to just spray it or cut it in, and leave it laying in the pond.

1667 Mr. Hamstra Then you get that organic mass that keeps rotting in the water, and then
1668 introducing the nutrients into the water.

1669 Ms. Kramer But that is why, yes, we need to head this off. I told him, please do not do that.
1670 You are not going to make friends or get us to work well with you.

1671 Mr. Chokanis Is that, Mike?

1672 Ms. Kramer Yes. So, just understand that that is looming.

1673 Mr. Hamstra I will try to call him tomorrow.

1674 Ms. Kramer and then we are going to have to clean up the mess if that happens. Ok. Anything
1675 else, Mr. Hamstra?

1676 Mr. Hamstra The pool thing. The pool contractor, that blocked the ditch. You wanted me to
1677 work with Lynn on that. So, which is something you dealt with two or three times already a
1678 couple of years ago.

1679 Ms. Kramer Yes. Somebody just needs to, whether it is you or Mr. Castillo, whoever, it was
1680 probably Mr. Morrell, maybe even, who spoke with Regatta Pools, and they assured us that they
1681 would correct that, and make it right. And now it is not right. And so, somebody needs to reach
1682 out to them and say, hey, this needs to be fixed. This is behind Dark Sky where they put in a
1683 pool.

1684 Mr. Hamstra and we have all the documents of what is going on.

1685 Ms. Kramer Any other questions from any of the Board members?

1686 Mr. Leet Yes, my memory might be failing me but, I thought there was going to be some
1687 field service action taken for grading that out.

1688 Mr. Hamstra They were supposed to.

1689 Ms. Kramer Oh, that is a different pool. The one closer to you has been handled. This is one
1690 that is about five houses in, from the community school down the back area.

1691 Mr. Hamstra Thank you.

1692 Mr. Chokanis Thank you.

1693 Ms. Kramer Thank you so much, Mr. Hamstra.

1694 **C. District Counsel**

1695 Ms. Kramer It is District Counsel's time. Do you have anything for us?

1696 Ms. John Well, I do have one thing. I was able to reach out to the venerable Mike Eckert
1697 about the minutes and what controls. So, once the minutes are adopted, they do control over
1698 audio. So, I just want to, I think that help aid in the discussion that Ms. Montagna is going to
1699 facilitate in a moment. And any minutes adopted may be amended by a motion if that is needed.
1700 So, but other than that, I have no report, but I will be happy to answer any questions or any that I
1701 cannot, I can bring back the questions to Mr. Eckert.

1702 Ms. Kramer Wonderful, Ms. John. Thank you. I think there will be more on the next meeting's
1703 agenda, on some of the legal issues with ponds being dedicated to us, and various other issues.
1704 So, thank you so much, Ms. John, I appreciate it. Ms. District Manager.

1705 **D. District Manager**
1706

1707 **1. Discussion regarding verbatim minutes**

1708 Ms. Montagna I do not have anything other than you guys really need to figure out what you
1709 going to do with your minutes

1710 Ms. Kramer I think we do not want to go back to the people we just used. Of course, the last
1711 meeting was a more difficult meeting to do.

1712 Ms. Montagna To be honest with you, Ms. Kramer, we have used, I have used three different
1713 services since I started here, because when I first started Mona was doing them, and she was
1714 doing about 16 hours.

1715 Ms. Kramer And she was doing a great job, and she did it right out of the shoot. She did not
1716 have another company going over it first.

1717 Ms. Montagna She did it, and then it was reevaluated. It is just taking a lot of staff time. You
1718 guys are actually the only District that does verbatim minutes. Which is not a good or bad thing.
1719 But it is literally, if you think about it between staff, your Chair, and the company, you are
1720 looking at a full time. That was a 40-hour job to get these minutes done. Which is ridiculous. So,

CARBON

1721 if you want to continue down the path of doing verbatim minutes, I do not really know another
1722 option other than if you have a court reporter here. Because, I have used like three different
1723 services now.

1724 Ms. Kramer Definitely put it on the agenda. Next month's agenda, to address it, and take a
1725 vote to see where we are going to go. We are just preliminary, and again, last month's meeting
1726 was not a good meeting, because there was so much audience participation, and crosstalk. It was
1727 not a good meeting to try this on, but we did run it through Amazon transcribe. That costs about
1728 \$10 for a meeting, a four-hour meeting. It came out not horrible. So, it would take a lot less time.
1729 And if you, if we do a global find-and-replace on a lot of these chronic things, but it does give
1730 you the opportunity to set it up for 10 different speakers, it will pull the speakers out. You can
1731 then just plug in the names. And, if we have a lot more than 10 speakers, we can separate the
1732 meeting into sections, and these 10 speakers for this one. So, I will attempt to do that with my
1733 tech support early on after this meeting. And then let you know; is in case you need to pull
1734 something together to get next meeting's minutes.

1735 Ms. Montagna So just a question. And I think Ms. John touched on it earlier, is this Board dead
1736 set on keeping verbatim minutes?

1737 Mr. Leet We have had summary minutes in the past. I would be, obviously, with Ms.
1738 Kassel not being here tonight, she has long been a proponent of that. I have looked at another
1739 tool called Descript, but it sounds like maybe similar to the, I want to spend a little more time
1740 seeing if there is something between the tools that are out there, versus just the transcribing
1741 services that we have looked at. Ms. Kramer has found something, and I started to look at this,
1742 the free trial is about one hour. I do not have time to take even a one-hour slice of the meeting
1743 and see what kind of job it would do.

1744 Ms. Montagna So, I did a thing, like we record all of our Teams meetings. And with Teams, you
1745 can set a thing in there, and it will basically transcribe as you are talking. But again, it does not
1746 even get the speakers. Right. It just simply says exactly what you are doing.

1747 Mr. Leet Like Zoom, it does a decent enough job. But again, we are just one speaker in that
1748 meeting. But this tool, and it sounds like the other tool has the ability to even from one
1749 microphone source pick out that this voice sounds different. So, this is created speaker B, and
1750 then it does not take a 20-hour task. It is more, this was Ms. Kassel, and this was, and maybe it is
1751 not perfect, but it is not taking people dozens of hours to do it either. That is where I tend to land.

1752 Ms. Montagna Your meetings are. I mean, like, I have never seen it before. They are like 100 and
1753 something pages plus. It is a lot.

1754 Ms. Kramer I think we can get there. We will see how it is. I do like the verbatim minutes, or
1755 the near verbatim minutes. Because that is how I got ready to jump into this job, and I was able
1756 to garner so much history, and background on so many different things happening in Harmony
1757 from that itself. And still today, if I need to go back and look, there is no way I'd find it in the
1758 audio tapes when I can find it in those minutes quickly. So, we will deal with this at the next
1759 meeting.

1760 Ms. Montagna So you want that on the next agenda?

CARBON

- 1761 Ms. Kramer Yes, please. Supervisors' Requests.
- 1762 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests**
- 1763 Mr. Chokanis I have a couple. A firefighter reached out to me like a couple of weeks ago. I
1764 forgot to mention it, but there is no rescue squad on the Osceola County fire team in 54 across
1765 from the high school. He recommends we get one. I guess it has to come from one of the elected
1766 officials from Osceola County. I forget his name. But,
- 1767 Ms. Montagna One of the commissioners?
- 1768 Mr. Chokanis The commissioner for the area? I am not sure who that is.
- 1769 Ms. Phillips Could you say that again?
- 1770 Mr. Chokanis The fire rescue team? We do have one in St. Cloud, and I think there is one in
1771 Holopaw. But with us having more elderly in the community and stuff,
- 1772 Ms. Montagna There is not one close.
- 1773 Ms. Phillips There is an ambulance that comes from,
- 1774 Mr. Chokanis It is a rescue team, they have certain staff.
- 1775 Ms. Kramer In other words, if you had a heart attack, the people who came to help, you would
1776 have to come a long way.
- 1777 Ms. Phillips I do not want to say names or anything, but I was at someone's house, and they
1778 came three times in two weeks.
- 1779 Ms. Kramer How quickly did they get there?
- 1780 Ms. Phillips Real fast because they were by the high school.
- 1781 Ms. Montagna They were probably in the area.
- 1782 Mr. Chokanis They were driving there. And had they been either in Holopaw or,
- 1783 Ms. Kramer They are not stationed at the one across from the high school.
- 1784 Ms. Phillips Oh, there is no one stationed there?
- 1785 Mr. Chokanis There is a fire rescue team that has capabilities of CPR, but there is not an actual
1786 rescue team there.
- 1787 Ms. Kramer Not an ambulance. And along those same lines, I was also approached by the fire
1788 department again expressing serious concerns, as did mosquito control in one email in the past,
1789 about the parking on both sides of the street. They said that if we really had an emergency, they
1790 just cannot get through a lot of our streets. Please think about that for the next meeting.

CARBON

- 1791 Mr. Leet What authority do we have?
- 1792 Ms. Phillips Can we change things? I do not think we have any authority over the streets.
- 1793 Ms. Kramer I think we can ask the County to make it.
- 1794 Mr. Hamstra To adjust it for the public safety.
- 1795 Ms. Montagna The County may already have an ordinance, most of them do after 9 pm.
- 1796 Ms. Phillips I think it would be great because my daughter lives on Dark Sky, and we can
1797 hardly get to her house.
- 1798 Ms. Kramer It is really a problem.
- 1799 Mr. Chokanis Come down Middlebrook.
- 1800 Ms. Kramer Yes.
- 1801 Mr. Leet Harmony West, they are doing that from the start.
- 1802 Ms. Phillips And I know one couple, and they have got two car garage, and one of them parks
1803 in the street.
- 1804 Ms. Kramer For the most part, it could be handled, but we have to talk about it next meeting.
- 1805 Mr. Leet Talk about it next month. Is there any action for us to do for the fire rescue thing
1806 or is that a County Commission thing?
- 1807 Ms. Kramer We bring it back next month, and take a vote on it to approach the County
1808 commissioner, and request that.
- 1809 Mr. Chokanis I do not really think we need to vote, but we can, I think it would be,
- 1810 Mr. Leet The vote would be to take action as the Board officially, but any of us can.
- 1811 Ms. Kramer Any resident can call.
- 1812 Ms. Montagna Actually the more residents that call, the better response you are going to get.
- 1813 Mr. Leet Ricky Booth, right.
- 1814 Ms. Kramer Any other Supervisors' Requests?
- 1815 **NINTH ORDER OF BUSINESS Adjournment**
- 1816 Ms. Kramer Hearing none. I would entertain a motion for adjournment.
- 1817 Mr. Leet You have got it.

CARBON

1818 Mr. Chokanis I will second.

1819 Ms. Kramer So we have a motion and a second to adjourn, all in favor.

1820 All Supervisors Aye.

1821 Ms. Kramer All those opposed. We are out of here.

1822
1823
1824

Upon VOICE VOTE, on a motion by Supervisor, Leet and a second by Supervisor, Chokanis and with all in favor, the Board voted to adjourn the meeting at 8:40 p.m.
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1825

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1828 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

1829