

CARBON

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, April 25, 2024, at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

Mark LeMenager	Chairman
Daniel Leet	Vice Chairman
Lucas Chokanis	Assistant Secretary
Kerul Kassel	Assistant Secretary
Joellyn Phillips (<i>via Zoom</i>)	Assistant Secretary

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

Howard Neal	District Manager, Inframark
Jennifer Goldyn	District Manager, Inframark
Kate John (<i>via Zoom</i>)	District Legal Counsel, Kutak Rock
David Hamstra	District Engineer, Pegasus Engineering
Jorge Baez	Field Services Supervisor, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents a recap of the discussions and actions taken at 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**

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

Mr. LeMenager called the roll and indicated a quorum was present for the meeting.

Ms. Phillips was not present at roll call.

SECOND ORDER OF BUSINESS **Audience Comments**

Mr. LeMenager indicated a three-minute time limit for comments. It is not a question-and-answer period. Residents may email Board members with questions.

Mr. Joe Janeczek thanked the Board members for their responses to him.

Mr. Kevin Shea asked about the next steps for the Blazing Star Lane alley. Mr. LeMenager replied a better price is trying to be obtained. Proposals will be reviewed at tonight’s meeting to perhaps address the problem and alley resurfacing.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscaping: Benchmark Landscaping/United Land Services (“Benchmark”)

Mr. Lomasney reviewed work efforts, and discussed items with the Board, including two parks with bahia, with the suggestion to install bahia now and every three to five years due to

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45 foot traffic, or install winter rye in November as well as Argentine bahia, which takes six months
46 to germinate and is more cost effective that can be done in all areas with bahia. Those areas have
47 irrigation and might yield better results, which can be done every two or three years. Foot traffic
48 is really heavy in those areas. The root base helps germinate bahia.

49 Mr. Lomasney reviewed the issue of vandalism at Buck Lake with podocarpus around the
50 well and electrical, and the plants were later found in the playground. Benchmark re-installed
51 them. The following day, the sprinkler heads were kicked off, some down to the bottom pipe
52 assembly, and the plants are really stressed. The ones that were not touched are fine, and
53 Benchmark will be monitoring that area. The incidents were not reported to the sheriff's office
54 because nothing was stolen, and staff feels the sheriff's office will not do anything. It is a
55 continuing problem, as well as dumping and nails in trees trying to build treehouses.

56 Sod was not ordered for Cat Brier Trail due to the drought because the irrigation has to be
57 repaired first. South Lake is getting beat up because it has the least amount of shade. Fertilizer
58 and shade in other areas have helped. Irrigation system has been iMC (irrigation moisture
59 control) checked and is running properly. Staff is monitoring and has a plan to correct South
60 Lake. Nothing needs to be replaced currently. Flowers have been chosen, putting salvia probably
61 at the entrance with the rest in the islands. Ms. Kassel requested two colors of salvia for the
62 entrance. Tree trimming is nearly complete, with completion date anticipated for next week, and
63 all streets will have clearance of 15 feet. Mulch will be cleaned up, along with leaf debris.
64 Maintenance has been performed on Cat Brier Trail, Schoolhouse Road, and Five Oaks Drive.
65 Benchmark will make sure water is running well to keep grass around 4.25 inches. Regarding
66 verge maintenance, a crew will remove leaves from the dog park to the roundabout, and iMC
67 will be reviewed by a crew separate from the team working in the rest of the community. Once
68 repairs are made and checked, sod will be ordered, probably next month. Ms. Kassel asked about
69 the status of maintaining verges on District property, which leaf removal will be done on
70 Schoolhouse Road and a portion of Cat Brier Trail in May. Fire ant treatment is ongoing.
71 Priorities are leaf removal, sod, and irrigation. Regular mowing program can begin when the turf
72 is not so dry.

73 Mr. Leet commented the tree work looks good. In some places on Dark Sky Drive at Five
74 Oaks Drive, a few branches are dead and dangling down. Mr. Lomasney will perform a final
75 inspection, but some branches were too high without a lift to be trimmed, so those will be
76 addressed.

77 Mr. Leet asked if Toho Water Authority (“Toho”) limited watering activities, which is
78 limited but also due to construction. During the past iMC report, at about 30% complete, all
79 power was lost, which happened a few times this month. Mr. Leet described a similar situation
80 discussed at the Harmony West CDD meeting, where it was mentioned Toho was intentionally
81 limiting water availability during certain times. Providing iMC reports requires water access, but
82 the timers will indicate if water is not available, and they are not registering as such. Mr.
83 Chokanis changed the time of his irrigation system for that reason.

84 Ms. Phillips joined the meeting via Zoom during the landscape report.

85 **B. Field Manager: Inframark**

86 **i. Monthly Report**

87 **ii. Splash Pad and Swim Club**

88 Mr. Baez reported the computer is good but the monitor is not working, which is what
89 controls the water levels. The part is on backorder, so the pricing is not yet available. The
90 fountain can be turned on by hand, and the timer can be set for a certain number of hours to turn
91 off. The chlorine tank has to be emptied and replaced, which can be done by hand. The splash
92 pad is working, but the water is not safe right now. Pool Sure provides maintenance but does not
93 currently have a contract. Ms. Montagna asked the purpose of the agreement because the District
94 only purchases chemicals from Pool Sure. Mr. Baez clarified the maintenance is to replace the
95 automatic feeders to show chemical levels, replace hoses, and make sure feeders are working.
96 Mr. Neal will obtain a proposal for this work. Staff has been requesting clarification of the
97 agreement, but Pool Sure has not provided any answers, and the District has not had an
98 agreement with them before. With a maintenance services agreement, Pool Sure will monitor the
99 chemical levels and automatically bring whatever is needed instead of the District having to call
100 them. Pool Sure delivers the chemicals, and staff pours them in. Staff’s readings are not the same
101 numbers as what Pool Sure gets, so they need to check the controls. The feeders may be bad. Mr.
102 Leet asked what kind of monitor does not work, which is for the splash pad. Pool Sure changed
103 one feeder, but they want an agreement to replace additional ones. Discussion ensued regarding
104 keeping the splash pad turned off for a period of time to allow Pool Sure to calibrate the feeders.
105 The Swim Club had the same problem with feeders as the splash pad. The pool motors were not
106 replaced, and Mr. Baez distributed proposals for the Swim Club.

107 Discussion continued regarding the splash pad. The automatic feeders are not working
108 properly, so a proposal is needed from Pool Sure to replace them and have a contract to maintain
109 the feeders and replace chemicals.

110 Discussion ensued regarding the Swim Club pool pump that has been making a lot of noise
111 because the bearings are bad. Cleaning filters takes about 90 minutes because it drains so slowly.
112 The pump is about five years old. Ms. Kassel asked if the pump needed replacement at Ashley
113 Park pool, and Mr. Baez indicated it does not. Two estimates were received, and Mr. Baez is
114 waiting on a third proposal.

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116 Ms. Kassel made a MOTION to approve the proposal from Spies
117 Pool to replace the vertical metal recirculation pump at the Swim
118 Club pool, in the amount of \$9,825.
119 Mr. Chokanis seconded the motion.

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121 Mr. Leet pointed out the proposal is valid for 30 days and is dated March 28.

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123 Upon VOICE VOTE, with all in favor, unanimous approval was
124 given to the proposal from Spies Pool to replace the vertical metal
125 recirculation pump at the Swim Club pool, in the amount of
126 \$9,825.

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128 Mr. Leet asked what the District can do proactively on the splash pad, rather than waiting for
129 a proposal for the May meeting. Mr. LeMenager agreed the chlorine needs to be fixed as soon as
130 possible, and suggested the splash pad be turned on for six hours a day. Mr. Baez is waiting for
131 them to calibrate it to make sure it is sending the right amount of chlorine. Mr. LeMenager
132 requested as soon as the water tests safe for children that it should be turned on. Discussion
133 ensued regarding hours for the splash pad, which was decided 8:00 a.m. to 7:00 p.m. or 8:00 p.m.
134 daily. Staff arrives at 7:00 a.m., and they can just set the timer for when turns off.

135 **iii. Boats**

136 Mr. Baez indicated J&M Upholstery is scheduled to come next Tuesday, and will bring the
137 two small ones. They do not want to work on all three at the same time so the boats can still be
138 available to the residents.

139 **iv. Tower Painting**

140 Mr. Baez indicated painting at the east entrance tower is complete.

141 Ms. Phillips commented it looks really nice.

142 **v. Garden Road**

143 Mr. Baez indicated the rocks were installed on the Garden Road yesterday.

144 Ms. Kassel asked Ms. Marilyn Ash-Mower about the results, but Ms. Ash-Mower has not
145 seen it yet. The road was closed off and the rock installed. Bark mulch was also dropped off

146 along the back of the fence, and the garden club is grateful for that. They will spread it from
147 there.

148 **vi. Middlebrook Place Pond**

149 Mr. Chokanis expressed thanks for addressing the edge of the pond.

150 **C. District Engineer: Pegasus**

151 **i. Lakefront Park Community Maintenance Facility Update**

152 Mr. Hamstra provided an update on the maintenance facility. Complete responses are not yet
153 received. Osceola County (“County”) replied this morning that engineering is understaffed, the
154 reviews are running behind, and she will provide what she had, which included 9-1-1, fire
155 department, and the coordinator and planning of the 18 comments that pertain to the dumpster.
156 Once engineering reviews it, then it will be a resubmittal back to them. Items include buffering,
157 the fence, the dumpster screening, and things of that nature.

158 **ii. Blazing Star Lane**

159 Mr. Hamstra reviewed an alternative discussed with the Board last month to reduce costs to
160 consider a solution sooner rather than later. Mr. Greg Teague had conversations with contractors
161 and geotechnical engineers regarding asphalt, millings, and a base that can still withstand the
162 garbage trucks. Original estimate was \$135,000 for 100% of the proposed work, and the revised
163 number came in at \$80,000. This was not put out for a bid or proposals but simply looking at full
164 pavement restoration versus asphalt millings. The low bid last time was \$70,000 for full
165 restoration, and the new proposal might be \$30,000 to \$40,000. This is a planning number for the
166 budget discussion.

167 Mr. LeMenager clarified the work is just at the corner. The cost to do everything is about
168 \$100 per foot, which would include this corner. Mr. Hamstra indicated that is purely milling and
169 resurfacing. This is one of the areas that needs pavement repairs, which would be wrapped in the
170 \$100-per-foot price. Mr. Hamstra described the details of the repair, including compacted base
171 and asphalt millings, more than just scraping the asphalt. Proposals can be obtained for the next
172 meeting if the Board wants to see pricing, which should be around \$30,000 or \$35,000.

173 Discussion ensued regarding status of a response from Waste Management or their insurance
174 company, and Mr. Neal continually follows up with them. They have the claim, and staff has
175 provided all the requested information, but no responses have been received. Mr. Hamstra will
176 solicit proposals from three or four vendors for the next meeting. The Board agreed something
177 needs to be done since it has been several months already, even cement fines which may or may
178 not work. Redoing the full alley was estimated about \$350,000 or \$400,000, which would be a
179 larger project and bigger staging area with equipment.

180 Mr. Leet asked if this smaller project would have less overhead or mobilization compared to
181 the full alley in a year or two, and Mr. Hamstra indicated the percentage is much higher for a
182 small project. Another option might be to repair some small runs plus the corner instead of the
183 full alley, if the majority is in good shape, which he will review. Mr. Chokanis asked if the
184 companies own the equipment or rent it, which varies by company. Bigger companies own their
185 equipment, and the smaller ones usually rent it.

186 **iii. Development Percentage for Bond Issuance**

187 Mr. Hamstra discussed the percentage of development that needs to be built out in order to
188 issue new bonds. Out of the 1,469 parcels, 141 are still vacant, which is 90.4%. Vacant parcels
189 are in three areas: North Lake, empty lots in the Estates, and construction by Rosewood. Houses
190 will be under construction soon in North Lake.

191 **iv. Invoices**

192 Mr. Hamstra discussed invoicing. Invoices received from Ms. Catherine Bowman are
193 captured separately. The spreadsheet shows engineering fees are projected to be \$30,000 over
194 budget, and her invoices need to be separated out. Ms. Montagna explained the projections are
195 based on actuals, if spending continues in the same manner. She likes to project legal and
196 engineering based on the budget rather than actuals because spending is based on projects and
197 what the Board needs to have done. Mr. Hamstra is willing to break out the subconsultants they
198 use, if needed, which includes Ms. Bowman and a surveyor and others. Staff can code all those
199 to engineering fees, but also keep a spreadsheet to show the projects.

200 **D. District Counsel: Kutak Rock**

201 Mr. Leet reviewed the conservation area between Harmony CDD and Harmony West CDD
202 (“Harmony West”), on which Kutak Rock will not opine. Mr. Leet indicated the District lost
203 access to some trails that were in that area between the two districts. Some parcels are owned by
204 the District that had trails to them going out to Buck Lake, but are in the conservation areas. Mr.
205 Leet asked if any restrictions or regulations exist, either with South Florida Water Management
206 District (“SFWMD”) or Army Corps of Engineers (“ACOE”) on land the District owns that had
207 trails in that portion. Mr. Hamstra indicated if the trails have been there for a while and are
208 overgrown and need some cleaning and cutting back, that is fine. Blazing a new path is a
209 different issue.

210 Ms. Kassel mentioned between the Estates and the Enclave used to have a water main and
211 perhaps a trail. Mr. Mark Catanese wants to know if it can have a walking trail or a boardwalk in
212 the wetlands. Ms. Kassel conveyed to Mr. Catanese boardwalks are very expensive. Mr.
213 LeMenager indicated when closing the loop for the water mains, the developer looked at putting

214 in a wooden raised trail, which 12 years ago cost about \$200,000. Their homeowners association
215 (“HOA”) is welcome to install a boardwalk, with the District’s permission.

216 Ms. Montagna discussed trails and bridges in Harmony West on their property that Harmony
217 residents used and built when it was privately owned. Harmony West has torn down three of
218 them and has no desire and will not be maintaining those trails in the future. If the District wants
219 to entertain this issue, outside counsel will need to be hired because Kutak Rock represents both
220 districts. That determination was made by Harmony West right after the Buck Lake committee
221 meeting, which committee meeting is attended by Ms. Montagna and Mr. LeMenager.

222 Ms. Kassel provided some background information where the HOA was spending HOA
223 funds to mow the area and maintain the bridges. When Harmony West acquired the property, the
224 HOA asked Mr. Mark Hills to reach out to Harmony West for an agreement where the District
225 could assist in maintaining those trails. Harmony West provided an agreement that pushed all
226 liability and responsibility and expense to the HOA without taking on any themselves. The HOA
227 asked Mr. Hills to renegotiate sharing costs, liability, and responsibility. No response was
228 received from Harmony West or Mr. Hills. Without consulting the HOA or providing any
229 information, Harmony West spent \$16,000 to tear down the bridges. Ms. Kassel does not
230 recommend negotiating with Harmony West. Her sense is they do not want any expense or
231 liability or responsibility for those bridges. Mr. LeMenager commented they do not share the
232 original vision of Harmony.

233 Ms. Kassel asked if Harmony West is required to monitor and manage the invasives. Mr.
234 Hamstra surmised they probably have the same permit conditions as the District. If Old World
235 climbing fern is taking off, it will spread from Harmony West to the District, and they need to be
236 as equally involved in managing it; otherwise, the District may be spending hundreds of
237 thousands of dollars without them doing their fair share. Mr. Hamstra will have Bill take a look.
238 If it is out of control, Mr. Hamstra will call Harmony West. Ms. Kassel indicated an area that had
239 Old World climbing fern is not accessible because the bridge was removed, and all you can see is
240 Butterfly Trail. The Old World climbing fern was noted around Lily Pond Loop, which was
241 accessible by the bridge. Mr. Leet indicated a driveway off U.S. Hwy 192 allows access.
242 Conditions of the trail from U.S. Hwy 192 are unknown into Lily Pond Loop because it has not
243 been maintained, but he could probably drive through it.

244 Mr. Leet attended the Harmony West meeting last week as a concerned resident. Verbally
245 they said they would consider sharing costs in the future. No action need be taken, just asking a
246 question regarding what the District does control.

247 **E. District Manager: Inframark**

248 **i. Project Boards**

249 Mr. Neal reviewed information provided on project boards, including the splash pad pressure
250 causing the water to dance.

251 **ii. Toho Water Authority (“Toho”) Invoice**

252 Ms. Kassel asked for an update on the huge water bill from Toho. Mr. Neal reached out to
253 Benchmark but no response yet. Ms. Montagna has been in contact with Ms. Barbara Arrant,
254 who is looking into it. A credit was issued last time because the issue was on their end; staff
255 believes that is the also case this time. Staff will work with Benchmark to get it resolved.

256 **iii. Waste Management Insurance Claim**

257 Mr. Neal and Ms. Montagna confirmed no response has been received from Waste
258 Management’s insurance regarding the claim for damage at Blazing Star Lane alley, but they are
259 continuing to follow up.

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261 **FOURTH ORDER OF BUSINESS Business Items**

262 **A. Golf Course Maintenance Facility**

263 Mr. LeMenager reviewed the email chain forwarded to the Board. Ms. Montagna reviewed
264 the assessment assumptions by product types for 1,561 total units for a bond issuance at varying
265 dollar amounts—\$3 million, \$4 million, and \$4 million—term of 30 years, capitalized interest
266 period, costs of issuance, 6% interest rate, par amount, debt service fund reserve, and net bond
267 proceeds. The assessments shown are based on the current methodology but could be equalized
268 among all properties. Mr. LeMenager asked why the assessment schedule did not include the
269 other assessment categories, such as office, golf course, and commercial, since they will benefit
270 from the project.

271 Ms. Kassel believes the Board is getting ahead of itself by looking at a bond issuance, noting
272 a deficit anticipated of \$30,000 with no guaranteed income from the facility, and suggested
273 rethinking the facility on Five Oaks Drive across from the dog park, even though it is more
274 expensive than the Buck Lake facility but is a public-friendly location, at an estimate of
275 \$350,000. Mr. Leet discussed the phone easement that may not have a resolution, and asked if
276 parking can be provided. Mr. LeMenager asked why not consider the area near the garden, and
277 Ms. Kassel explained the road would have to be improved to be able to handle a fire truck and
278 emergency vehicles.

279 Mr. LeMenager pointed out those issues would be resolved with the golf maintenance
280 facility, but Ms. Kassel does not want to spend that money for reasons including, such a large
281 space that will have to be managed, rentals and collections, maintenance, vehicle storage facility,

282 and the District should not be in that business. Ms. Kassel prefers the Five Oaks Drive location,
283 for which reserves have been put aside, which avoids putting it at the Buck Lake location.

284 Mr. Leet discussed the need for a new entry, which Mr. Hamstra indicated the County
285 wanted to come off the golf maintenance facility road, not Five Oaks Drive. The road is currently
286 owned by the golf course. The Five Oaks Drive location was described and shown on a map. Mr.
287 Leet described the phone easement, on which a structure could not be built but parking may be a
288 possibility.

289 Ms. Montagna indicated the assessment schedule was applied to residential properties. If
290 benefits and access are available to non-residential properties, assessments can be levied on all
291 properties, further reducing the assessment rates substantially than what was provided. This
292 would be determined based on the capital improvement plan and the assessment methodology.
293 Ms. Kassel asked Ms. John if non-residential properties would receive a benefit, which opinion
294 could not be provided based on how preliminary everything is. Counsel suggests consulting with
295 bond counsel as well as Mr. Michael Eckert. The District has to ensure that a purchase with
296 bonds is in compliance with the trust indenture and bond documents. Staff consulted with Mr.
297 Jon Kessler as a preliminary step, but not enough information is available currently to make any
298 definitive decisions.

299 Ms. Kassel asked where the other Board members stand on considering the Five Oaks Drive
300 location for the maintenance facility.

301 Mr. Chokanis does not like the Buck Lake option and has not liked it from the beginning. He
302 likes the Five Oaks Drive location as less costly and more beneficial than the golf maintenance
303 facility, which seems too much to take on financially at the current time.

304 Mr. Leet preferred the Five Oaks Drive location in the beginning, and monies were spent on
305 engineering to determine what could fit on that location. The question remains about the phone
306 easement, and the space might not be large enough for the number of vehicles the District has.
307 Due to the size of the property, the District was limited in what can go on it. If an easement can
308 be obtained, access will not be an issue. Mr. Leet sees a lot of upside going with the golf
309 maintenance facility. It addresses a meeting space issue. It includes speculative income sources,
310 including the landscaping company utilizing it and reopening a storage facility that was
311 beneficial to the residents. Mr. Leet is in favor of the golf maintenance facility.

312 Ms. Phillips is in favor of the golf maintenance facility. Ms. Phillips clarified terms of the
313 bond, which Ms. Montagna and Mr. LeMenager confirmed would be over 30 years for all
314 benefitted properties. Ms. Kassel reviewed the assessment schedule, ranging from \$80 to \$250

315 annually or equalized to all properties for about \$180 annually. Ms. Phillips preferred Buck Lake
316 over Five Oaks Drive due to issues with lay of the land and access for Five Oaks Drive and
317 phone easement, but prefers to pursue the golf maintenance facility. In the long run, \$10 or \$15 a
318 month is not much, and the RV lot could be opened again. If possible, some of the space inside
319 could be used for community events, even if no income is received from some activities.

320 Ms. Kassel reviewed the email regarding an annual \$30,000 negative cash flow on the
321 property. Mr. LeMenager explained that depends if the District borrows the full amount. The
322 District set aside \$350,000 in fiscal year 2024 for a facility it will not build, which could be used
323 toward the golf maintenance facility. The purchase price could be negotiated, and using that
324 \$350,000 equates to putting 17.5% down toward the golf maintenance facility. He believes the
325 District can make this work and figure it out.

326 Ms. Phillips suggested offering \$1.75 million for the golf maintenance facility. Mr.
327 LeMenager requested approval to approach and hire a commercial real estate agent to work on
328 the District's behalf. As a former real estate professional, Mr. LeMenager suggested the
329 comparable properties were in far superior locations with no adjustment made for being in
330 Harmony, and the appraisal for \$2.2 million was too high.

331 Ms. Phillips asked the zoning of the property, if it can be used only for this purpose or if
332 residential homes could be built. Mr. Leet indicated the classification is golf course or perhaps
333 commercial, on 5.21 acres. Mr. LeMenager indicated a large portion is a retention pond. Ms.
334 Phillips pointed out that zoning makes it less appealing for some people if they cannot build
335 houses on it. Discussion ensued on possibility of an automobile repair shop or other examples.

336 Mr. Chokanis asked about reopening the RV lot. Mr. Leet indicated the District would own
337 the land contiguous to it with paved parking and roadway nearly to the edge. A little engineering
338 work would need to be done to connect it and a PD amendment to confirm the County accepts
339 the restored use of the property, but no more quarter-mile pipeline easement to address. Mr.
340 Chokanis indicated a fire truck would not be able to access that area, but Mr. Leet confirmed
341 they can get to the building now. Mr. LeMenager suggested an issue might be the difference in
342 elevation. Some surveying and a PD amendment would probably need to be done. Mr. Leet
343 thought it might need to wait until neighborhood M (The Lakes of Harmony) was built for
344 access, but the District's trailer used to be on this property. It is centrally located, as is the Five
345 Oaks Drive location. The golf maintenance facility might be more space than is needed currently,
346 but it can be shared or subleased with the landscaper or other commercial uses. The District

347 might not recoup every penny of the bond financing costs, but much can be through the storage
348 facility and subleasing the facility, as well as ongoing operation and maintenance costs.

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Mr. Leet made a MOTION to authorize the Chairman to engage a commercial real estate professional regarding potential purchase of the golf maintenance facility, and to direct staff to finalize a bond financing and assessment schedule in consultation with bond counsel.

Ms. Phillips seconded the motion.

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Ms. Montagna summarized banking information received for a potential purchase, which costs are going to be higher and the term will be shorter. Mr. Chokanis asked the difference between a bond and a loan, which includes more than the term, uses for funds, and others. Mr. LeMenager indicated one problem with a loan is having a lien on the property, and the District cannot be liened as a government. The collateral is the District's ability to collect assessments. Mr. Eckert described collateral being pledged revenues, which are special assessments that are levied. Mr. Eckert suggested keeping both options open depending on the business plan that is being contemplated. A bond is probably the better route, which will allow the District to deal with private activity issues that are being discussed.

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Upon VOICE VOTE, with all in favor except Ms. Kassel, approval was given (by a margin of 4-1) to authorize the Chairman to engage a commercial real estate professional regarding potential purchase of the golf maintenance facility, and to direct staff to finalize a bond financing and assessment schedule in consultation with bond counsel.

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Mr. LeMenager indicated he will be on vacation May 8 to 17 without access to phone or email.

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B. Garden Shed Proposals

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Mr. Hamstra indicated submitting this to the County will require permits for the structure.

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Mr. Neal reviewed the three proposals and his conversations with the vendors. Mr. Neal feels Cook Portable Warehouses provided a better product, covered more, had a better warranty, and offered better support. Color choices are available. Permits are probably included in the proposal, but Mr. Neal will confirm. Lead time for all vendors was two to three weeks, perhaps four weeks.

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Ms. Kassel shared Cook Portable Warehouses offers a more durable floor, which was upgraded in the one she purchased ten years ago and has held up well. She indicated Ms. Ash-

385 Mower previously expressed concerns 10-feet by 12-feet might be a little small and requested a
386 12-foot by 12-foot shed. Mr. Neal indicated they should be able to provide a specific size, which
387 will be more expensive. Ms. Kassel suggested consultation with Ms. Ash-Mower to make sure it
388 will work before purchasing, and requested to inquire about upgrading the flooring. Discussion
389 ensued regarding the construction and flooring.

390 Ms. Ash-Mower confirmed the garden club will make the 10-foot by 12-foot shed work.

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Ms. Kassel made a MOTION to approve the proposal from Cook Portable Warehouses for a 10-foot by 12-foot shed for the garden club, with an upgraded floor, and Mr. Neal to work with Ms. Marylin Ash-Mower on color choices, in an amount not to exceed \$4,500.

Mr. Chokanis seconded the motion.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Cook Portable Warehouses for a 10-foot by 12-foot shed for the garden club, with an upgraded floor, and Mr. Neal to work with Ms. Marylin Ash-Mower on color choices, in an amount not to exceed \$4,500.

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C. Second Amendment to Environmental Monitoring and Maintenance Services Agreement with Bio-Tech Consulting (*Harmony West CDD*)

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Mr. LeMenager reviewed the discussion at the Harmony West meeting, costing about \$100

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more, which is for chemicals.

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Ms. Kassel made a MOTION to approve the second amendment to the environmental monitoring and maintenance services agreement with Bio-Tech Consulting and Harmony West CDD, in the annual amount of \$15,600 for regular maintenance, and an amount not to exceed \$1,750 for project coordination.

Mr. Leet seconded the motion.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to the second amendment to the environmental monitoring and maintenance services agreement with Bio-Tech Consulting and Harmony West CDD, in the annual amount of \$15,600 for regular maintenance, and an amount not to exceed \$1,750 for project coordination.

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D. Resolution 2024-08, General Election

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Mr. LeMenager read Resolution 2024-08 into the record by title.

426 Ms. Montagna reviewed the purpose of Resolution 2024-08, which identifies Seats 1, 3, and
427 5 expiring November 2024 and will be elected in the general election. The qualifying period is
428 noon June 10 to noon June 14.

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430 Ms. Kassel made a MOTION to approve Resolution 2024-08,
431 general election for Seats 1, 3, and 5.
432 Mr. Leet seconded the motion.

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434 Upon VOICE VOTE, with all in favor, unanimous approval was
435 given to Resolution 2024-08, general election for Seats 1, 3, and 5.

436 **E. Soccer Field Garbage and Usage Discussion**

437 Ms. Kassel reported a lot of trash is frequently left on the soccer field and it has heavy use.
438 While the basketball court also has frequent use, it does not wear out, where the soccer field is
439 wearing out because it is used every day without any time to recuperate. Ms. Kassel asked what
440 other districts are doing and if the District should be taking any similar action. Ms. Montagna
441 indicated some districts charge a fee to cover some of the maintenance. Ms. Kassel thought the
442 soccer clubs were paying fees, but Ms. Montagna indicated the use was approved with no
443 mention of fees. Mr. Eckert indicated the District can charge a fee for use of the soccer field. Mr.
444 Eckert the District can enter into an agreement with the soccer club noting a fee for use. The club
445 uses the field three days a week but the Board decided not to charge a fee. Ms. Kassel suggested
446 a regular period of time when no one can use the soccer field to let it rest. Ms. Montagna will
447 contact Benchmark for advice. Some districts shut down their sports fields for 30 days or some
448 other period of time. Mr. LeMenager asked if rye grass was planted in the winter, which has not
449 been done in the past few years. Ms. Montagna will contact Benchmark about that possibility.
450 The District can charge for use of the field, limit usage of the field, and shut it down to rest.

451
452 Mr. Chokanis indicated every Sunday morning, about 28 grown men play soccer for a couple
453 hours, and the field was very dusty with no grass.

454 Ms. Montagna will talk with Benchmark regarding options for this recreational amenity, and
455 requested all users of the soccer field pick up their trash and debris when leaving the field.

456 **FIFTH ORDER OF BUSINESS**

457 **Consent Agenda**

458 **A. Minutes for the March 28, 2024, Budget Workshop and Regular Meeting**

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

461

462

463 **B. Financial Statements** (*March 2024*)

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

466 Ms. Kassel noted a negative \$642 of User Facility Revenue, which Ms. Montagna will check.

467 Ms. Kassel noted mulch expense and asked if the full amount had been paid. Ms. Montagna
468 confirmed mulch has been performed for the year.

469 Ms. Kassel asked why R&M-Other Landscape has a zero budget amount for fiscal year 2024
470 but shows actuals of \$17,495. Mr. LeMenager suggested perhaps the actuals were coded to the
471 wrong line item.

472 Ms. Kassel asked how R&M-Other Landscape is different from Miscellaneous Services. Ms.
473 Montagna requested a report for those line items to see what is coded there.

474 Ms. Kassel suggested R&M-Ponds includes the pipe cleanouts and should have been taken
475 out of reserves. Mr. LeMenager views the cleanouts as maintenance. Mr. Hamstra agrees it is
476 maintenance and the cleanouts were needed due to lack of maintenance. Mr. Chokanis suggested
477 it be coded to reserves since the cleanouts were not budgeted. Ms. Montagna suggested adding a
478 budget line for stormwater maintenance. Ms. Kassel suggested stormwater is the same as ponds
479 and the line item could be renamed Ponds/Stormwater.

480 Ms. Kassel asked about the \$442,000 in uncollected assessments, and how much has come in
481 since March 31, which Ms. Montagna will find out.

482 Mr. Eckert indicated delays are being seen in Orange County and Osceola County
483 collections, and provided the example that one assessment payer paid a substantial amount in
484 January that will not be received until June. Ms. Montagna will confirm with the finance
485 department. Ms. Kassel asked how Mr. Eckert knows about the delay, which is a client he serves
486 in Orange County and he knows the date it was paid and the check cashed. In talking with the tax
487 collector, they indicated their schedule is to remit the money in June. The issue is, bond
488 payments are due May 1. Ms. Kassel asked if counties are allowed to hold funds for that long,
489 and Mr. Eckert suggested that may be tested fairly soon. Mr. Chokanis asked if anything else
490 was the reason for not having tax collections remitted until June. Mr. Eckert has concerns that
491 they are addressing.

492 **C. Check Register #287** (*March 2024*)

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

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Ms. Kassel made a MOTION to approve the consent agenda, as presented.
Mr. Leet seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, as presented.

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Phillips indicated the website for Cook Portable Warehouses has a different style shed that comes in a larger size, called the garden shed. Mr. LeMenager indicated the garden club is fine with what was approved.

Ms. Kassel discussed Mr. Hamstra’s previous suggestion regarding bathymetric surveys for the ponds to see how full they are and when they may need attention, at a cost of about \$2,000 per pond. Mr. Hamstra indicated the survey for Buck Lake will cost more, and he can obtain a proposal. The Board indicated consensus for Mr. Hamstra to obtain a proposal.

Ms. Montagna indicated a representative from Ecolab attended the meeting to discuss chemicals. Mr. Stan Blakely manages the pools in central Florida for Ecolab with automated controls that manage the chemicals. Being a resident of Harmony for 11 years, he is aware of the ongoing issue with the splash pad and pools. Mr. Baez requested Mr. Blakely provide a proposal to present his program of automated controllers to manage the pH and chlorine. It is a flat-fee program, not per trip or per gallon, and includes everything: their controllers, chemicals, service. The monthly fee is \$3,866 and \$250 to setup each controller. Four controllers will be needed (Swim Club pool, Ashley Park pool, splash pad, and kiddie pool), and the system is wireless. Using Ecolab would mean the District would not need to use Pool Sure anymore. Chemicals and service from Pool Sure cost more than \$3,866 that Ecolab is proposing.

Since this item was not listed on the agenda or the material provided in advance, the Board opened public comments on this proposal. There being no comments, the discussion continued.

Mr. LeMenager asked if staff thought the proposal was a good idea. Ms. Montagna indicated chemicals and feeders and other supplies will no longer need to be purchased from Pool Sure. Mr. Blakely noted the system is automated. The technician will receive an alert from the automated system to address accordingly. Ecolab does not perform repairs on others’ equipment, only pool chemistry and their own equipment. Ecolab can also replace pool motors or filtration.

Mr. Leet asked if the monitor discussed previously would be replaced with this system, which Mr. Baez confirmed. Pending other repairs to the splash pad, this system should allow the splash pad to be operational. Mr. Leet believes this is a good system for all the pools. Mr.

531 Chokanis agreed. Mr. Blakely indicated alerts would go to the onsite technician and the area
532 representative. Alerts go out before it gets near the parameters. Legal counsel will draft a
533 contract. Ecolab usually provides a property level agreement (“PLA”) which requires 30-day
534 notice to terminate.

535 Mr. Eckert asked about the Pool Sure contract, which he has not seen. Ms. Montagna
536 indicated the District does not have a contract with Pool Sure. They simply provide chemicals, so
537 there is no termination provision.

538 Ms. Montagna indicated the District pays an average of \$414 to \$1,100 per month to Pool
539 Sure. One month was \$2,100 which does not include the other added services Ecolab offers. The
540 District overall would spend less with Ecolab.

541
542 Mr. Leet made a MOTION to approve the proposal from Ecolab
543 double-wall containment, liquid CHL program with wireless
544 technology, in the amount of \$3,866 per month plus initial setup of
545 \$250 for each of four controllers.
546 Mr. Chokanis seconded the motion.

547
548 Mr. Blakeley indicated upon execution of a contract, controllers will be ordered and can be
549 installed in about ten days.

550
551 Upon VOICE VOTE, with all in favor, unanimous approval was
552 given to the proposal from Ecolab double-wall containment, liquid
553 CHL program with wireless technology, in the amount of \$3,866
554 per month plus initial setup of \$250 for each of four controllers.

555
556 Mr. Leet discussed Billy’s Trail, which needs to be discussed with that developer. Mr. Leet
557 suggested the Board think about potentially entering an agreement with Harmony West for trails
558 within their boundary that have not been torn down. The property is still owned by the developer
559 and has not been conveyed to Harmony West. Mr. LeMenager indicated Harmony Central CDD
560 also has nice walking trails. Ms. Ash-Mower indicated a lot of it is flooded, perhaps due to
561 pushing the water into the wetlands.

562 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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565 On MOTION by Mr. Chokanis, seconded by Ms. Kassel, with all
566 in favor, the meeting adjourned at 8:01 p.m.

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569 _____
Secretary/Assistant Secretary

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569 _____
Chairman/Vice Chairman