

# 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, May 23, 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 ( <i>via Zoom</i> )	Chairman
Daniel Leet	Vice Chairman
Lucas Chokanis	Assistant Secretary
Kerul Kassel	Assistant Secretary
Joellyn Phillips	Assistant Secretary

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

Angel Montagna ( <i>via Zoom</i> )	District Manager, Inframark
Howard Neal	District Manager, Inframark
Jennifer Goldyn	District Manager, Inframark
Michael Eckert ( <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
Kerry Satterwhite	Area Field Manager, Inframark
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. Leet called the meeting to order at 6:00 p.m.

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

### **SECOND ORDER OF BUSINESS**                      **Audience Comments**

Mr. Leet indicated a three-minute time limit for comments. It is not a question-and-answer period.

There being no audience comments, the next order of business followed.

### **THIRD ORDER OF BUSINESS**                      **Staff Reports**

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

##### **i. Proposal #97871 for TopChoice**

Mr. Lomasney reviewed proposal #97871 for TopChoice fire ant treatment, in the amount of \$2,290.

##### **ii. Proposal #98556 for Summer Annuals**

Mr. Lomasney reviewed proposal #98556 for summer annuals in the amount of \$3,500.

46 **iii. Proposal #98919 for Bed Edging**

47 Mr. Lomasney reviewed proposal #98919 for about 500 feet of bed edging for all the beds at  
48 the roundabouts and Harmony Square at the corners, in the amount of \$2,215.24.

49 Ms. Kassel commented the Board does not know what the edging looks like and asked why  
50 the proposal was provided. Mr. Lomasney indicated it was discussed by the Board and is a black  
51 vinyl edging. Mr. Chokanis had previously requested a proposal for bed edging. Ms. Kassel  
52 requested future proposals show the number of feet under quantity, and the unit price should be  
53 the price per linear foot. Mr. Chokanis reviewed the benefits of bed edging, such as retaining  
54 mulch in the beds.

55  
56 Mr. LeMenager made a MOTION to approve the following  
57 proposals from Benchmark Landscaping: #97871 for TopChoice  
58 fire ant treatment, in the amount of \$2,290; #98556 for summer  
59 annuals in the amount of \$3,500; and #98919 for bed edging, in the  
60 amount of \$2,215.24.  
61 Mr. Leet seconded the motion.

62  
63 Ms. Kassel commented proposal #97871 for TopChoice would have been nice to list out the  
64 specific areas and generally more details on future proposals. Mr. Lomasney will include more  
65 details going forward, and confirmed the proposal includes all park areas.

66  
67 Upon VOICE VOTE, with all in favor, unanimous approval was  
68 given to the following proposals from Benchmark Landscaping:  
69 #97871 for TopChoice fire ant treatment, in the amount of \$2,290;  
70 #98556 for summer annuals in the amount of \$3,500; and #98919  
71 for bed edging, in the amount of \$2,215.24.

72  
73 **iv. Emergency Repairs for Mainline Breaks**

74 Mr. Lomasney indicated he provided two emergency proposals today for mainline breaks on  
75 Cat Brier Trail to use a stump grinder to get to them due to the roots. The breaks are unrelated to  
76 the other issue. One area has sod, and one does not. With the irrigation moisture control (“iMC”),  
77 one was discovered, and the other is being repaired. Mr. Neal indicated the proposals have been  
78 approved and signed today as emergency repairs, and will be ratified at the next Board meeting.

79 **v. Soccer Fields**

80 Mr. Neal discussed with Mr. Lomasney regarding the soccer field. Everything that can be  
81 done has been done, and it needs replacement. Renovations for the soccer field were proposed at  
82 the same time as the pocket parks, and Mr. Lomasney will review the proposals and look at all  
83 options for replacement. Ms. Kassel asked if the soccer field is getting irrigated. Mr. Lomasney

84 indicated the irrigation system has been tested, but the turf is worn out. Weeds grow faster than  
85 turf, and the field is used a lot, especially evening hours. Irrigation has been tested and is  
86 working, but the turf is at the end of its life. The condition was discussed last month, including  
87 options to lengthen the useful age by closing the field for a period of time. Mr. Chokanis  
88 suggested perhaps seeding it with bahia and closing it down for a month. He suggested other  
89 options are viable before considering total replacement of the turf. Mr. LeMenager made the  
90 comment regarding seeding the field with rye at the beginning of winter, which had been done in  
91 previous years and worked well. Ms. Kassel suggested seeding it with both rye and bahia since  
92 bahia takes six months to germinate and will start to grow at the same time the rye will start to  
93 die off. Mr. Lomasney will provide options for the next meeting. Ms. Kassel asked if a broadleaf  
94 herbicide is being used, but it is not because the turf has too many weeds. Mr. Leet asked how  
95 the field will be closed off and how to enforce not using it. Ms. Kassel indicated stakes were put  
96 down with caution tape, but it did not keep people off. Mr. Leet suggested thinking about how to  
97 limit use of the field or closing it off with the other options. Ms. Phillips suggested having a  
98 conversation with the soccer organization to help get the word out. Mr. Lomasney suggested  
99 planting rye in November, which takes 14 days to germinate and close the field during that time,  
100 which Mr. LeMenager indicated is what used to be done and worked quite well. Mr. Neal will  
101 add this to the project board. Soccer season starts in November, so we can shoot for late October.

#### 102 **vi. Miscellaneous**

103 Ms. Kassel indicated the verge at the entrance to Buck Lake Park at Cat Brier Trail and Pond  
104 Pine does not seem to be getting any water for many months. That area is irrigated.

#### 105 **vii. U.S. Hwy 192 Trees**

106 Mr. Lomasney provided pictures of the trees proposed at a previous meeting to be lifted at  
107 the entrance near the fence. Ms. Kassel indicated the concern was damage to the fence and  
108 foliage underneath the trees that might get shaded out because of the trees. Ms. Kassel prefers to  
109 spend that amount of money refurbishing other areas that residents see. Mr. Chokanis suggested  
110 providing the proposal and pictures for the next meeting. Mr. Lomasney's concern is the  
111 viburnum and magnolias, but this could be revisited in the fall. Pictures #31 and #32 in the  
112 Inframark field report show these trees. Ms. Phillips pointed out picture #30 shows tree branches  
113 stuck in the wires, and Mr. Neal will reach out to OUC to trim those trees.

#### 114 **viii. Sod Installation**

115 Mr. Lomasney commented the sod has been installed and they are waiting 30 days before  
116 applying any chemicals, which will close out the last phase for Schoolhouse Road, Five Oaks  
117 Drive, and Cat Brier Trail. Ms. Kassel suggested the irrigation was not working at 3344 Cat

118 Brier Trail and sod was lost, and Benchmark should be responsible for those areas because they  
119 had several months of no irrigation and are struggling; irrigation needs to be repaired, and  
120 Benchmark should refurbish those areas since irrigation has not been working for several months  
121 but the Board was told irrigation in that area was working. Mr. Lomasney will investigate the  
122 whole block.

123 Ms. Kassel also raised the small dog park at Brackenfern Drive and Primrose Willow Drive  
124 where the verge in front of the park on Cat Brier Trail has not been getting water, either. It is not  
125 as bad as the area in front of houses, but Mr. Lomasney will investigate.

126 **B. Field Manager: Inframark**

127 **i. Monthly Report**

128 Mr. Baez reviewed field activities. Sidewalk grinding continues. The splash pad chemicals  
129 are on hold pending the contract with EcoLab, but staff will continue to use Pool Sure until the  
130 contract is executed. The health department will perform an inspection prior to being able to use  
131 the splash pad. They inspected the other pools, which passed the inspection. Staff will clean the  
132 drains before rainy season.

133 Mr. Leet asked if items in the report need Board input to proceed. Mr. Baez indicated they  
134 are still working on last month's report. Staff is down by one person, which Mr. Baez is covering  
135 Saturdays. Mr. Satterwhite indicated other staff from the Celebration office are covering the  
136 other days until the position gets filled.

137 Ms. Kassel asked if the monthly items in the field report are also on the task list for the  
138 project board. Mr. Neal indicated only major items are on the project boards, but they can be  
139 added. Ms. Kassel requested field items requiring action be included. Mr. Chokanis asked if they  
140 are recommendations for things to be taken care of, or if they are things to be fixed and brought  
141 to the Board's attention. Mr. Baez indicated they will begin fixing things and catching up. Mr.  
142 Chokanis agreed with Ms. Kassel to include them on the project board, or an action item list with  
143 a location since many are repeat items. Some items need Board input but not necessarily Board  
144 action. Before proposals are obtained, staff should ask if the Board wants to proceed, as in the  
145 example of proposals for a surveillance system that was never discussed. Security systems have  
146 different rules for what should be disclosed in a public forum. Mr. Leet reached out to a security  
147 camera vendor, Flock Safety, which only deals with incoming traffic license plates. Mr. Eckert  
148 requested conversations of this nature—including locations for cameras—be handled in a closed  
149 security session. Mr. Neal asked if the Board would like to proceed with getting more proposals  
150 or not. Ms. Kassel noted a closed session has not been included on an agenda. Mr. Satterwhite  
151 confirmed for any field items that need approval from the Board, it will be noted as needing

152 action. Mr. Leet gave the example of fences. A recommendation was made but no proposals  
153 provided. Ms. Kassel indicated water coming out possibly from telecommunication equipment or  
154 drainage, behind houses on Dark Sky.

155 Ms. Phillips asked about item #36, parking on District property with recommendations, and  
156 suggested putting down gravel for a parking area. Construction is occurring in that area. Ms.  
157 Kassel asked if the vehicles are construction workers or residents, who may be displaced by  
158 construction. Ms. Kassel asked if the small trees that are not doing well could be flush cut, as  
159 suggested by Benchmark. Ms. Phillips questioned if the tree canopy had to be maintained, but  
160 Ms. Kassel indicated they are not a street tree and are very small.

161 Ms. Kassel asked about item #7 for grass at a playground at Middlebrook, and replacing  
162 grass would be foolhardy. The proposal was for bahia, but anything will be destroyed.

163 Ms. Kassel asked if the boat upholstery has been replaced on the seats. Two are complete and  
164 the seats for the third are with the vendor to be complete.

## 165 **C. District Engineer: Pegasus**

### 166 **i. Lakefront Park Community Maintenance Facility Update**

167 Mr. Hamstra provided an update on the maintenance facility. Osceola County (“County”) is  
168 lacking an engineer and is lacking complete comments for the original concept of the  
169 maintenance facility at the lakefront.

### 170 **ii. Blazing Star Lane Alley**

171 Mr. Hamstra reviewed a second bid for asphalt milling option to compare to the first one at  
172 \$60,000. A second contractor that will do this small of a project will provide a proposal that will  
173 be provided at the next meeting. The other contractors contacted would not provide a price for a  
174 project this small.

175 Ms. Kassel asked if anything had been received from Waste Management. Mr. Neal received  
176 a response to set a call, which he will continue to work on a time to set.

### 177 **iii. Golf Course Maintenance Facility**

178 Mr. Hamstra discussed a meeting with Mr. Satterwhite, Mr. Vincent Morrell, and Mr. Baez  
179 with the general manager for the golf club on May 10, had a tour inside and outside, and made  
180 some notes about what can be done to expand or quarantine different sections for a site plan to  
181 discuss if the Board moves forward to acquire the facility.

### 182 **iv. Alley Inspections**

183 Mr. Hamstra reviewed an inspection performed in 2020 by the previous engineer for six of  
184 the alleys, two of which have since been milled and resurfaced. Two are coming up that should  
185 be revisited: A-1 Ashley Park and G Green. Mr. Hamstra will review those the first week in June  
186 and report to the Board if they can wait another year in lieu of being milled and resurfaced.

187 **v. Permits for Harmony West CDD (“Harmony West”) with South Florida Water**  
188 **Management District (“SFWMD”)**

189 Mr. Hamstra reviewed the permit criteria from SFWMD for Harmony West to control the  
190 Old World climbing fern to see if the same criteria apply to the District. Ms. Catherine Bowman  
191 is back from vacation and will provide a report to Mr. Hamstra if both districts have to maintain  
192 the same standards in keeping it under control.

193 **vi. Miscellaneous**

194 Ms. Kassel asked about the bathometric survey for Long Pond at the bridges, which Mr.  
195 Hamstra has not yet done but will look into.

196 Ms. Kassel asked if Ms. Bowman will report if the District has met its invasives management  
197 goals, and she will provide a maintenance report that will outline if the District is close to  
198 achieving or has met the percent removal of nuisance species.

199 Mr. Chokanis commented on Clay Brick Road and the tunnel that runs under U.S. Hwy 192  
200 where middle school kids are running fast and fall into the road, and asked if a rail could be  
201 added to the sidewalk along the verge. Some kids have crashed and fall off the curb, and some  
202 parents have asked what the cost would be to install a rail at that curb. Discussion ensued  
203 regarding ownership of the road and the sidewalk, location of the rail, a ramp going from the  
204 sidewalk to the roadway, which includes a pull-off, with a ramp coming off the sidewalk by  
205 excavating part of the sidewalk to install a ramp. Ms. Kassel asked if field staff could perform  
206 that work. Mr. Hamstra will meet with Mr. Satterwhite and Mr. Baez to see if staff can do it and  
207 meet ADA requirements.

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

209 **i. District Requirement to Identify Goals and Objectives**

210 Mr. Eckert provided information to Mr. Neal regarding identifying goals and objectives as  
211 well as performance measures to determine if the District has met its goals and objectives. A  
212 report is due every December that is posted on the website, noting if you have met the goals and  
213 objectives. The manager will look at it and provide to the Board. This report is required for all  
214 districts, and the reports should have some uniformity.

215 **ii. Golf Course Maintenance Facility**

216 Mr. Eckert reviewed conversations with bond counsel regarding the golf course maintenance  
217 facility, which will be discussed further under that agenda item.

218 **iii. Agreement with Ecolab Pool and Spa (“Ecolab”)**

219 Mr. Eckert reviewed conversations with staff and Ecolab regarding the agreement and six  
220 items related to insurance, termination, early termination fees, and so forth. Progress continues.



221 For the benefit of the audience, Mr. Leet reviewed the presentation from Ecolab at the last  
222 meeting for pool chemicals and automated equipment for all pools, including the splash pad.  
223 Pool Sure will continue to provide chemicals in the interim. Mr. Neal pointed out counsel has  
224 been diligent in protecting the District's interests with the Ecolab agreement. Mr. Chokanis  
225 indicated the Ecolab representative is a resident of Harmony and believes this will be more  
226 efficient and cost effective. Ms. Kassel asked if the monitor for the splash pad was working yet,  
227 which is still on backorder to be delivered. Ecolab will only be responsible for chemical delivery  
228 and balancing to make sure the water meets health department standards. The splash pad runs but  
229 is not safe now. Mr. Leet asked if anything needs to be done in the interim until the agreement  
230 with Ecolab is executed, and Mr. Neal indicated field staff has done everything possible until the  
231 monitor arrives. Then the health department will test the water so the splash pad can be opened.  
232 Mr. Leet clarified the Ecolab contract is a separate issue from receiving the monitor. Regardless  
233 the status of the Ecolab agreement, the District can still get chemicals from Pool Sure, have field  
234 staff test the levels, and get the health department to perform an inspection. Mr. Neal confirmed  
235 the Ecolab agreement does not including monitoring. Ms. Kassel asked Mr. Neal to contact the  
236 supplier for the monitor to request an estimated time of arrival. Mr. Chokanis indicated school is  
237 letting out and summer is coming, so the splash pad is one of the highest priorities, which Mr.  
238 Neal confirmed is a priority for staff. Mr. Leet asked if a cost is associated with delivery,  
239 installation, monitoring, or testing that would require Board action. Mr. Baez indicated  
240 installation was not included. Ms. Kassel pointed out the dollar amount would be within the  
241 manager's or Chairman's purview to approve.

#### 242 **iv. Potential New Meeting Location**

243 Ms. Kassel discussed potentially needing a new meeting location. Previous counsel advised  
244 against meeting at a facility Ms. Kassel's owns, even at no cost, and asked if Mr. Eckert is of the  
245 same opinion. Mr. Eckert indicated if it is no cost to the District, there is no concern because the  
246 conflict of interest laws and enrichment laws apply when receiving a financial gain, and he does  
247 not have the same concern.

248 Board members expressed agreement and willingness to meet at Ms. Kassel's ranch, if the  
249 Jones model home becomes unavailable. Ms. Montagna suggested the Board schedule a start  
250 date to begin meeting there since no one knows how much time the Jones model home will be  
251 available. Ms. Kassel indicated the change in meeting location needs to be advertised. Mr. Leet  
252 asked if Mr. Neal would reach out to Jones Homes, noting the number of residents at tonight's  
253 meeting, which is within walking distance for some people. Ms. Montagna indicated the Board

254 will be considering its annual meeting schedule at the July meeting, and it will be cheaper to  
255 advertise all the meetings at one time, so the Board could begin meeting at the new location  
256 October 1; otherwise, the District will have to advertise multiple times and incur fees each time.  
257 Ms. Goldyn suggested advertising the budget hearing for that location. Mr. Chokanis asked why  
258 the District should advertise for a new location until this one becomes unavailable, and asked if  
259 the ranch could be a backup location. Mr. Leet asked if the Jones model home is expected to be  
260 unavailable in fiscal year 2025. Mr. LeMenager shared comments from residents that the current  
261 setup is not very professional, and the ranch has a very large meeting room that could be well set  
262 up for a meeting and look more professional. Ms. Kassel suggested tabling this item to the next  
263 meeting while Mr. Neal finds out what options and timing are available. Mr. Eckert asked if the  
264 ranch is within Osceola County, which Ms. Kassel confirmed it is. The ranch used to be in the  
265 Harmony development of regional impact (“DRI”), which the legislature did away with and is  
266 now the planned development (“PD”). Mr. Leet pointed out the ranch is not as far away as some  
267 past meeting locations have been.

268 **E. District Manager: Inframark**

269 **i. Number of Registered Voters—2,349**

270 Mr. Neal entered the number of registered voters into the record, as of April 15, 2024.

271 Ms. Kassel asked if anyone is planning to qualify for seats 1, 3, or 5. Mr. LeMenager  
272 indicated he is.

273 **ii. Watercraft in Retention Ponds**

274 Mr. Neal discussed a resident on Buttonbush Loop who saw someone in the retention pond in  
275 a watercraft, looked like kayaks, and asked direction regarding signs or means to notify residents  
276 of what is and is not allowed on the water. Ms. Kassel commented signs were installed  
277 previously but people removed them.

278 **iii. Ashley Park Pool**

279 Mr. Neal indicated he met with Toho Water Authority (“Toho”) at the Ashley Park pool, and  
280 they require a backflow installed at the meter, which is now a requirement for commercial pools.  
281 Ms. Montagna commented the report will be at the Celebration office probably on Tuesday.

282 Mr. Leet asked if the Swim Club was also impacted, and Mr. Baez confirmed it already had a  
283 backflow. Mr. Leet asked if the splash pad had a backflow, but Mr. Neal commented Toho only  
284 mentioned the Ashley Park pool. Ms. Montagna clarified they did the backflow report which will  
285 be sent to the Celebration office by Tuesday, and no other facility at Harmony was mentioned.  
286 Mr. Satterwhite stated the water at the splash pad is self contained and is not exchanging water  
287 with Toho’s water.



288 **iv. Toho Water Authority Invoices**

289 Mr. Neal reviewed the large bill from Toho that he has been discussing with Toho. They  
290 were seeing spikes and dips in the bills. Mr. Neal will research further to determine if they are  
291 the District's or not. Some are substantial, going from \$2,000 down to \$85. Consumption was  
292 dropping at those times. This is listed on the project board, and Benchmark has searched for  
293 leaks but has not found anything.

294 Ms. Kassel suggested it might be a meter reading error since the consumption goes down.  
295 Mr. Neal thought the same thing, but the use is based on meter readings, not estimates. Ms.  
296 Phillips suggested Toho is having issues, noting her personal water bills, mostly for reclaimed  
297 water but her system was turned off during that time. A lot of residents are having issues with  
298 Toho bills. There seems to be no rhyme or reason.

299 The Board directed Mr. Neal to continue to try to resolve this with Toho.

300 Mr. Leet asked if it was a leak or broken head, and Mr. Neal explained the bill in question  
301 was for a specific meter. They investigated around that meter but could not find anything. Mr.  
302 Neal will continue to discuss with Toho and also try to find out why these spikes are happening.

303 **v. Event Use Application from Soccer Shots for Use of the Soccer Field**

304 Mr. Neal reviewed the event use application from Soccer Shots for use of the soccer field for  
305 their summer program. Mr. Neal reviewed the user fees associated with use of the District's  
306 facilities pursuant to the rules adopted in 2019, which is \$5 per hour. Ms. Montagna indicated  
307 former boards have waived that fee, but not the deposit.

308 Ms. Kassel noted trash again after use last night, and every time it is used. The cost is  
309 minimal, but it may help.

310 Mr. Neal reviewed the application, noting the soccer camp is eight weeks June 6 through  
311 August 8, once a week on Thursdays from 4:25 - 4:55 p.m., 5:00 - 5:30 p.m., and 5:35 - 6:15  
312 p.m. Total fees would be less than \$100. They submitted the \$250 deposit. Ms. Phillips pointed  
313 out Soccer Shots is a for-profit company, charging for participation, and the camp is for  
314 Harmony kids who can afford to attend. Ms. Montagna suggested if the Board will waive user  
315 fees, then consider withholding part of the deposit due to trash and debris left behind that staff  
316 cleans up afterward. Mr. Leet advised field services needs to document their cleanup activities to  
317 justify withholding part of the deposit.

318 Mr. Leet suggested documents on the website be updated to reflect the current rules and  
319 policies, and asked if the Board could implement fees if they were not listed on the application.  
320 Mr. Leet is in favor of approving the application and letting the applicant know monies might  
321 potentially be withheld from the deposit if the field is left in a worse condition than they found it.

322 Ms. Kassel pointed out Mr. LeMenager lives across the street from the soccer field and can note  
323 any trash and debris left behind afterward. Ms. Phillips indicated the Board can say it will start  
324 charging user fees after August, and Mr. Leet suggested updating the applications to include the  
325 fees. Mr. LeMenager suggested letting them know the District will deduct \$5 per hour from the  
326 deposit at the end of camp. Mr. Leet feels not listing the fees on the application was an oversight  
327 on the District's part, so they should be updated to list the fees.

328 This application does not require Board approval but was brought to the Board's attention.

329 Mr. Neal will update the applications to include the list of fees.

#### 330 **vi. Security Cameras**

331 Mr. Neal discussed security cameras, which proposals have been provided previously, and  
332 asked if the Board would like to discuss further in a closed security session. Mr. Eckert indicated  
333 the process is to have a private session on the agenda, where the public is asked to leave, and  
334 then afterward would open the public meeting back up. Any votes would be taken in the public  
335 portion of the meeting. Locations for cameras can only be discussed in the private session, as  
336 required by law.

#### 337 **vii. Parking Signs for No Commercial Vehicles**

338 Ms. Kassel discussed previous conversations regarding signs indicating no parking on  
339 residential roads for commercial vehicles within Harmony, citing the County Statute for deputies  
340 to enforce, and requested an update. Mr. Neal indicated the Chairman requested no signs because  
341 it does not make sense for the District to install them because the roads are owned and  
342 maintained by the County. Mr. Eckert confirmed the District has no authority to regulate parking  
343 on County roads, but only in a couple parking areas that are not in rights-of-way. The District  
344 can petition the County to establish No Parking zones, which sounds like based on Ms. Kassel's  
345 question that the County already has an ordinance for no commercial parking. The District  
346 should not be expending funds for regulation of parking on a County right-of-way. Mr. Leet  
347 indicated the County installed signs in the District's right-of-way to regulate golf cart usage on  
348 County roads and asked if the District could petition the County to install signage to enforce  
349 commercial parking. Mr. Eckert confirmed the District can do so, and Ms. Kassel asked Mr. Neal  
350 to request those signs from the County.

351

### 352 **FOURTH ORDER OF BUSINESS** **Business Items**

#### 353 **A. Golf Course Maintenance Facility**

354 Mr. LeMenager indicated an offer was made significantly less than the appraisal price.

355 Discussion ensued regarding the direction of the Board at the last meeting, which was to  
356 engage a real estate expert to look at the issue but not to make an offer. Ms. Kassel and Mr.

357 Chokanis pointed out the Board did not approve making an offer for the facility. Ms. Montagna  
358 indicated we are waiting for some answers from bond counsel on outstanding questions to see  
359 what direction the Board can take, if and when the Board decides to acquire the facility.  
360 Hopefully those answers will be available by the next meeting to be able to advise the Board.

361 Ms. Kassel requested some realistic financial data, as well. It is her understanding the facility  
362 is a corrugated metal shell with no insulation. The financials need to include interior  
363 improvements. Ms. Kassel has not seen the facility, and Mr. LeMenager encouraged her to do so.  
364 Ms. Kassel is also aware the air conditioning units need replacement, as well as other equipment  
365 that needs to be incorporated into an estimate of costs.

366 Mr. Chokanis asked how the Chairman makes an offer without the Board agreeing in  
367 advance. The Board agreed to engage a commercial real estate agent and start discussions, but  
368 not to make an offer. The Board did not discuss the amount of the offer.

369 Mr. Eckert indicated a valid offer has to be authorized by the Board in advance or ratified at  
370 a later date. Neither has happened at the current time. It seems negotiations are occurring, but if  
371 the Board wants to be more involved, it should be an agenda item. Mr. Eckert understands the  
372 concerns about negotiating from a position of strength, but the Board has to comply with Florida  
373 law. Ms. Montagna shared management was not aware a formal offer had been made, either. Mr.  
374 Leet pointed out financing is not settled. Mr. Eckert indicated answers will be provided by bond  
375 counsel in a couple weeks, which is taking longer because he is not original bond counsel, but he  
376 understands the issues. His advice will determine if the Board can issue bonds or a bank loan in  
377 lieu of bonds. If neither of those options work, the Board will need to pursue other alternatives.  
378 Mr. Eckert has not been involved in any negotiations thus far.

379 Ms. Phillips asked if Mr. LeMenager was going to share details of the offer with the Board,  
380 which he is hesitant to do because it is a public meeting. Mr. LeMenager cannot share the details  
381 with other Supervisors directly, but it can be provided to the manager as a public record, which  
382 can be shared with the other Supervisors. Mr. LeMenager will provide the details to Ms.  
383 Montagna.

## 384 **B. Discussion of Sidewalks**

385 Mr. Neal reviewed a request from a resident regarding the sidewalk on Buttonbush Loop.  
386 Where the apron is to the driveway is directly the sidewalk that continues the driveway. Staff has  
387 researched this sidewalk, which shows the responsibility is that of the homeowner. Outside of  
388 that is the responsibility of the District. When the issue came up, staff consulted with Mr. Leet  
389 who had concerns after looking on the property appraiser's website that it was the responsibility

390 of the District. Staff is asking for direction from Mr. Eckert or Mr. Hamstra. Ms. Montagna  
391 discussed the issue, which has been brought to the Board several times. Mr. Jason Weber raised  
392 the issue when trees were lifting the sidewalks in front of his home, which was part of the  
393 District repairs that were made. The sidewalk goes into the middle of his driveway that had some  
394 cracks in it, which was brought to the Board previously and it was determined even though the  
395 District owns the sidewalk, it is through his driveway. The District was not going to make any  
396 repairs because it would be on private property. Staff has not engaged with Mr. Eckert on this  
397 issue previously. Mr. Eckert indicated in most communities, declarations provide the driveway is  
398 the responsibility of the homeowner.

399 Mr. Leet asked if any documentation could be provided to close this issue with the resident.  
400 Ms. Phillips asked if the tree causing the damage is in his yard or in the verge. Mr. Eckert  
401 indicated generally if roots grow into his property, he has a duty under Florida law to cut the  
402 roots at his property line to prevent damage to his property. Roots are handled the same as limbs,  
403 where the owner can cut them at the property line. Ms. Kassel asked Mr. Eckert to share the  
404 Statute to Ms. Montagna to be able provide to the resident. Mr. Eckert will forward a memo his  
405 office has prepared on this subject.

406  
407 **FIFTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2025 Budget**

408 **A. Fiscal Year 2025 Budget**

409 Ms. Montagna reviewed the change made this afternoon to the budget. Counsel, Ecolab, and  
410 Mr. Neal are trying to resolve the agreement, which cost needed to be included in the budget.  
411 Changes from the last version included only R&M-Pools from \$35,000 to \$60,000, to cover  
412 Ecolab's costs and additional monies for repairs for any of the pools. Vehicles could be reduced  
413 by \$15,000 if the Board has no plan to purchase a vehicle in fiscal year 2025, but staff does not  
414 recommend removing those monies because the District will need to purchase a vehicle in the  
415 future. Contribution to reserves is still \$412,000 and is a point of discussion. The resulting  
416 increase to assessments is 8.6% compared to 7.6% from the last version. Ms. Kassel reviewed  
417 notes from the last budget workshop minutes. Without an executed contract with Ecolab, Ms.  
418 Kassel suggested approving the budget as presented at the last meeting, since Ecolab might not  
419 be able to meet the requirements legal counsel is requesting. Any additional cost for the pool  
420 service could be taken from fund balance to apply to that line item. Ms. Montagna reminded the  
421 Board only \$60,000 remains available in reserves. Ms. Kassel pointed out the current budget  
422 contemplates contributing \$412,000 to reserves. Mr. LeMenager disagreed with the larger  
423 contribution to reserves, which was discussed at the budget workshop.

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Ms. Kassel made a MOTION to approve the budget provided at the April workshop, with a 7.6% assessment increase.  
Mr. Chokanis seconded the motion.

Mr. Leet discussed the Ecolab contract awarded at the last meeting, and the budget numbers should reflect that agreement even though it is not executed. Mr. LeMenager suggested reducing the contribution to reserves, which was suggested at the workshop. Ms. Phillips reviewed the workshop discussions regarding reserves, resulting in 7.6%. Ms. Montagna indicated upon award of the contract for Ecolab, the numbers would need to change. Ms. Kassel commented previous boards have always figured out how to handle unanticipated expenditures. Mr. Leet indicated the contract with Ecolab is not unanticipated unless it falls through, which the line item will then be more than needed. Mr. Chokanis asked if the contract amount with Pool Sure would be eliminated, which was only for chemicals. Ecolab’s contract for maintenance includes chemicals and is higher than the chemicals from Pool Sure.

Ms. Kassel AMENDED the motion to approve the current budget provided at the meeting, including \$60,000 in R&M-Pools and reducing contribution to reserves from \$412,000 to \$387,000, with a 7.6% assessment increase.  
Mr. Chokanis seconded the amendment.

Mr. LeMenager indicated the District has \$1,150,000 fund balance anticipated for the end of next year. Increases have been significant the past two years, and he wants to increase only the rate of inflation. Ms. Kassel indicated previous conversations were to try to do that this year but will end up being for next year. Ms. Phillips suggested the rate of inflation is not even across the board. Tying assessments to the rate of inflation is not wise, but she suggested budgeting the dollars needed and anticipated to be needed. Mr. LeMenager pointed out not all residents in Harmony are well to do, and he does not want this to be a burden on them but would like to keep it at 3.5%. Ms. Kassel discussed Mr. LeMenager’s desire to purchase the golf maintenance facility for over \$1 million that will increase everyone’s debt considerably, so that statement is confusing in wanting to keep O&M assessments low while looking at issuing bonds for the facility. Mr. Leet believes all line items have been discussed and agreed upon except for contribution to reserves. Mr. Leet reviewed the contribution suggestions at the workshop by Board members. Lowering contribution to reserves to \$387,000 and increasing R&M-Pools to \$60,000 results in a 7.6% O&M assessment increase, or 4% overall including debt service. Mr.

460 Leet discussed previous conversations for a healthy, functioning District not being built out but  
461 maintaining existing facility to have the goal of an increase that matches consumer price index or  
462 inflation, which the Board is slowing going in that direction. Ms. Phillips indicated the budget  
463 does not have a lot of discretionary monies. Another paving project next year would consume  
464 most of the reserve if it needs to be done versus another year or two. The C-1 C-2 alley paving  
465 project last year was about \$760,000 which depleted the reserves.

466  
467 Upon VOICE VOTE, with all in favor and Mr. LeMenager  
468 opposed, approval was given (by a margin of 4-1) to the current  
469 budget provided at the meeting, including \$60,000 in R&M-Pools  
470 and reducing contribution to reserves from \$412,000 to \$387,000,  
471 with a 7.6% assessment increase.

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473 **B. Resolution 2024-09, Approving the Budget and Setting a Public Hearing Thereon**  
474 Mr. Leet read Resolution 2024-09 into the record by title.

475  
476 Ms. Kassel made a MOTION to approve Resolution 2024-09,  
477 approving the proposed budget for fiscal year 2025 and setting a  
478 public hearing for Thursday, July 25, 2024, at 6:00 p.m. at the  
479 Jones model home.  
480 Mr. Leet seconded the motion.

481  
482 Upon VOICE VOTE, with all in favor and Mr. LeMenager  
483 opposed, approval was given (by a margin of 4-1) to Resolution  
484 2024-09, approving the proposed budget for fiscal year 2025 and  
485 setting a public hearing for Thursday, July 25, 2024, at 6:00 p.m. at  
486 the Jones model home.

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488 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

489 **A. Minutes for the April 25, 2024, Budget Workshop and Regular Meeting**

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

492 Ms. Kassel noted line 256 in the budget workshop minutes, the overall percent is incorrectly  
493 shown as 1.6% and should be 4%.

494 Ms. Kassel provided changes to both sets of minutes to Ms. Montagna.

495 **B. Financial Statements (April 2024)**

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



498 Ms. Kassel asked if Ms. Montagna received the report indicated in the regular meeting  
499 minutes related to costs coded to Miscellaneous Services. The accountant did some  
500 reclassifications and will be providing the report in the next day or so.

501 Ms. Kassel asked about -\$642 user facility revenue and why it is a negative number. Ms.  
502 Montagna will provide the answer and is not sure why anything is coded to that line item.

503 **C. Check Register #288** (*April 2024*)

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

506

507 Ms. Kassel made a MOTION to approve the consent agenda,  
508 minutes as amended.  
509 Mr. Leet seconded the motion.

510

511 Upon VOICE VOTE, with all in favor, unanimous approval was  
512 given to the consent agenda, minutes as amended.

513

514 **SEVENTH ORDER OF BUSINESS**                      **Supervisor Requests**

515 Ms. Kassel introduced Mr. Terry Henley who attended the last homeowners association  
516 (“HROA”) meeting and submitted his name for a position on the board. For his doctorate, he did  
517 research on financial stability for CDDs, and he teaches public administration at the University  
518 of Central Florida (“UCF”). Ms. Kassel suggested he run for her seat, which he declined but  
519 offered to provide consultation for financial matters as well as goals and evaluations. Ms. Kassel  
520 asked Mr. Henley to share his thoughts and comments with the Board.

521 Mr. Henley discussed courses he teaches, including financial management, land use  
522 planning, project management, with more than ten years of experience with state and local  
523 government, and training graduates for advanced degrees to improve their agencies. Mr. Henley  
524 considered qualifying for Ms. Kassel’s seat but he is an administrator, not a politician. UCF  
525 offers a service learning program to engage with students to do projects such as strategic  
526 planning or performance measurement. He infuses special district information in his course work  
527 with the great number of special districts compared to cities in Florida. He will be attending the  
528 Florida Association of Special Districts conference in June and will be offering their programs at  
529 the conference. There is no cost for the students working with the District for things like strategic  
530 planning, applying for grants, internships, and special projects. A workshop could be held on  
531 performance measurement or financial condition analysis.

532 Ms. Kassel asked if these options are viable, which Mr. Eckert indicated they are. Powers of  
533 the District include recreational, cultural, and educational, and this would fall into those

534 categories. It might be a good opportunity for both parties. Ms. Kassel requested a written  
535 proposal for the District working with students to have a clearer understanding of obligations and  
536 expectations. Mr. Henley indicated the student signs a service learning contract as to what they  
537 will do, and he can put Harmony CDD on the list for the students to select. Mr. Henley will  
538 provide what the service contract looks like.

539 Mr. LeMenager suggested Mr. Henley reconsider qualifying for a seat on the Board. Current  
540 members are not politicians but are residents who love Harmony, and he feels Mr. Henley would  
541 be an asset to the Board. Mr. Henley would like students to be exposed to special districts, and if  
542 he were to qualify for a seat, he does not think any student should work with the District, so  
543 Harmony would be taken off the list for student projects. Ms. Kassel reviewed the qualification  
544 dates June 10 through June 14 with the County supervisor of elections.

545 Mr. LeMenager asked if his financial disclosure upon being appointed to his seat in October  
546 will suffice or if he has to fill out a new one to qualify for his seat in June. Mr. Eckert suggested  
547 the supervisor of elections will probably need a new disclosure, so Mr. LeMenager will make a  
548 phone call to find out.

549 Mr. Leet agreed Mr. Henley would be an asset to the District and the HROA. Mr. Henley  
550 expressed gratitude for the Board members serving.

551 Ms. Phillips asked if the garden shed was ordered. Mr. Neal explained none of the vendors  
552 would get the permit. The engineer is looking into what permits are required. Mr. Neal looked  
553 into stronger floors. The motion was \$4,500, and currently the shed is \$4,000, leaving \$500 for a  
554 permit. Mr. Neal did much of the preliminary work, and Mr. Hamstra will complete procuring  
555 the permit.

556 Mr. LeMenager asked Mr. Neal to get the splash pad working as soon as possible.

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**EIGHTH ORDER OF BUSINESS**

**Adjournment**

560 On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in  
561 favor, the meeting adjourned at 8:13 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman