

Harmony CDD

MEETING RECAP

Executive Litigation Session	Actual Start Time
July 29, 2021	6:00 pm

Regular Board Meeting	Actual Start Time
July 29, 2021	6:30 pm

Board Members Present:

Name		Position
Teresa Kramer	Yes	Chairman
Daniel Leet	Yes	Vice Chairman
Kerul Kassel	Yes	Assistant Secretary
Steve Berube	Yes	Assistant Secretary
Mike Scarborough	No	Assistant Secretary

Staff Members Present:

Name	Position
Angel Montagna	District Manager, InfraMark®
Tim Qualls	District Counsel, Young Qualls, PA
David Hamstra	District Engineer, Pegasus®, LLC
Gerhard van der Snel	Field Manager, InfraMark®

Audience Comments by:

Name	Subject
Mr. Maldonado Resident	RV Lot (needs more security)
Mr. Farnsworth Resident	Minutes and Website postings

Executive Litigation Session (Closed To Public)

Open Regular Meeting with First Order of Business – Roll Call (See Above):

Approval to Close Regular Meeting and Open Executive Litigation Session:

Motion by Supervisor Kassel and Second by Supervisor Kramer;

Approved 4-0

Approval to Close Executive Litigation Session and Reopen Regular Meeting:

Motion by Supervisor Kassel and Second by Supervisor Leet;

Approved 4-0

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Regular Board Meeting

Resolution 2021-06 – Adopting Fiscal Year 2022 Budget:

Motion by Supervisor Berube and Second by Supervisor Kramer;

Approved 4-0

Resolution 2021-07 – Levying Fiscal Year 2022 Assessments:

Motion by Supervisor Kassel and Second by Supervisor Berube;

Approved 4-0

Consent Agenda – Minutes for February 18, 2021 Workshop and June 24, 2021 Regular Meetings, Financial Statements for June 30, 2021, and Expenses Report #255:

Motion by Supervisor Kramer and Second by Supervisor Kassel;

Approved 4-0

Reserves Study – Accept *Florida Reserve Study & Appraisals* Proposal (Level-1) at \$7,200:

Motion by Supervisor Kassel and Second by Supervisor Leet;

Approved 4-0

Verizon Contract – Accept Phone Buyout at \$1,522.35 and Direct Staff to Sell The 6 Phones:

Motion by Supervisor Berube and Second by Supervisor Kassel;

Approved 4-0

Resolution 2021-09 – Designating Angel Montagna as Secretary and Trumaine Easy as Treasurer:

Motion by Supervisor Leet and Second by Supervisor Berube;

Approved 4-0

Servello – Proposal to Treat All Sycamores With Insecticide for \$5820.00:

Motion by Supervisor Kramer and Second by Supervisor Leet;

Approved 4-0

Servello – Cupseed & Town Center Portion of Tree Removal Proposal at \$2580.00, plus \$400.00:

Motion by Supervisor Kassel and Second by Supervisor Kramer;

Approved 4-0

**District Manager – Fiscal Year 2022 Regular Monthly Meeting Schedule
(Location is TBD – Will Review Options Next Month):**

Motion by Supervisor Kramer and Second by Supervisor Kassel;

Approved 4-0

Discussion of Parcel VC-1 Pre-Payment:

Board requested delay until December/January during Budget discussions;

{ *No Motion* }

Discussion of District Engineering Activities Throughout Community:

David Hamstra provided detailed report on his agenda items;

{ *No Motion* }

Discussion of Change Order for \$2500.00 Submitted by Arrow Pavement:

Board declined to pay change order at this time;

{ *No Motion* }

Resolution 2021-08 – Ratification of Servello Contract Extension:

Mistaken inclusion of Irrigation Maintenance precludes consideration;

{ *No Motion* }

Vehicle Insurance – Angel Montagna Relayed the Information:

InfraMark employees are covered to drive District vehicles;

{ *No Motion* }

Adjournment:

Motion by Supervisor Berube and Second by Supervisor Kassel;

Approved 4-0

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Action Items / Follow Up

Item	Due Date	Assigned to
Trimming of Harmony Trees by Servello - need draft of Consent Form for Residents	08/15/2021	- Tim Qualls
New Homeowner Forms are needed - for Future Construction Work	08/15/2021	- Tim Qualls - David Hamstra
Provide Mr. Berube with List of Homes - affected by the Rear Swale.	08/15/2021	- David Hamstra
Identify Pooling Areas in Harmony - provide pictures to Osceola County	08/15/2021	- David Hamstra
Neighborhoods C1 & C2 Alleyway Resurfacing - establish Schedule with Osceola County	08/15/2021	- David Hamstra
Resolve Issue with Arrow Pavement - re: \$2,500.00 change order.	08/15/2021	- David Hamstra - Angel Montagna
Cat Brier Demand Letter - send to Board for Review	08/15/2021	- Tim Qualls
Re-Draft Contract Extension for Servello. - re-submit Resolution 2021-08 next month.	08/15/2021	- Tim Qualls
Expedite Harmony Rescue Boat Selection - bring options to Board for Review	08/15/2021	- Teresa Kramer
Fiscal year 2022 Meetings Location - Bring back options for Board review	08/15/2021	- Teresa Kramer - Angel Montagna
John Warner Reimbursement - Issue Handled and Resolved	Complete	- Angel Montagna - Tim Qualls
Community Garden and RV Lot - Management to be taken over by InfraMark	ASAP	- Gerhard van der Snel