

**CARBON**

Agenda 2022-03-31

# **Subsection 4A**

## **Minutes**

February 24, 2022

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## MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

6 A regular meeting of the Board of Supervisors of the Harmony Community  
7 Development District was held on Thursday, February 24, 2022 at 6:00 p.m. at the Jones  
8 Model Home, 3285 Songbird Circle, St. Cloud Florida 34773

9 Present and constituting a quorum were:

10  
11 Teresa Kramer Chairperson  
12 Daniel Leet Vice Chairperson  
13 Steve Berube Assistant Secretary  
14 Kerul Kassel Assistant Secretary  
15 Mike Scarborough Assistant Secretary  
16

17 Also present were:

18  
19 Angel Montagna District Manager  
20 Brett Perez Area Field Director  
21 Tim Qualls District Counsel  
22 David Hamstra District Engineer  
23 Scottie Feliciano Servello  
24 Pete Betancourt Servello  
25 Vincent Morello Field Supervisor  
26  
27  
28

29 **FIRST ORDER OF BUSINESS**

30 **Call to Order/Roll Call**

31 Spv. Kramer:

32 Everybody check your phones.

33 Spv. Kramer:

34 Good evening, everyone. It's, now, 6:00 PM on February 24th, 2022. I want to welcome everybody to the  
35 February meeting of the Harmony Community Development District Board. Our first item of business is our roll  
36 call. Supervisor Leet?

37 Spv. Leet:

38 Here.

39 Spv. Kramer:

40 Supervisor Kassel?

41 Supervisor Kassel:

42 Present.

43 Spv. Kramer:

44 Supervisor Berube?

45 Supervisor Berube:

46 Here.

47 Spv. Kramer:

48 Supervisor Scarborough is not in attendance at this time. Supervisor Kramer is also here.

49

50

51

52 **SECOND ORDER OF BUSINESS**

**Audience Comments**

53 Spv. Kramer:

54 We'll move on to our second item on the agenda, which is audience comments. This is the time that if anyone  
55 would like to address the Board, and bring a concern of theirs to our attention, you have three minutes to  
56 present your item. And, we would invite you to come forward now and announce your name and address for the  
57 record, and whatever information that you have to bring to us. Is there anybody who'd like to make a comment?  
58 Come forward.

59 Spv. Berube:

60 Dan, are you noticing that the recording thing is going on and off? Should it be doing that?

61 Spv. Leet:

62 Yeah, it's recording it online. So, it should be fine.

63 Spv. Berube:

64 Okay.

65 Spv. Leet:

66 And then, we have another recording.

67 District Manager Montagna:

68 And I'm recording it.

69 Spv. Berube:

70 I'm just watching that screen, and it's on and off.

71 Spv. Kramer:

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72 Okay.

73 Spv. Berube:

74 Sorry to interrupt you, sir, but recording it is important.

75 Jason Webber:

76 That's perfectly fine. So, my name's Jason Webber, I live at 7048 Buttonbush Loop. I moved here, I've been a  
77 resident of Harmony for about five years, but we moved into this residence in April. During that time, we  
78 identified a tree in the front of the home, that's actually between the curb and the sidewalk, that's actually raised  
79 the pavement beyond what's acceptable. Having formerly lived on Brackenfern, the sidewalk at that time had  
80 been elevated slightly, that was completely replaced. The sidewalk over here is ridiculously raised. So, I'm  
81 advocating that we replace that. Two, I'm also asking the Board if you can assess my front porch. I believe roots  
82 are actually pushing up the base of my front porch. And I think they've reached the perimeter of the porch, and  
83 they're pushing up, where my actual tiles are actually starting to break. And so, I'd like to have this reviewed or  
84 assessed. I received an email from a gentleman, forgive me, the name escapes me. But I was told that Aramark  
85 or...

86 Spv. Berube:

87 Inframark.

88 Jason Webber

89 Inframark does not replace patios. But I have a situation that needs to be looked at. And so, that's what I'm  
90 advocating for.

91 Spv. Kramer:

92 Okay.

93 Spv. Berube:

94 Can you go over your address again?

95 Jason Webber

96 7048 Button Bush Loop.

97 Spv. Berube:

98 Okay.

99 Jason Webber:

100 I've sent a few emails, and I've had quite a few dialogs with some people. Which I was invited to come out tonight  
101 to talk to you about it.

102 District Manager Montagna:

103 Absolutely. Brett, do you want to go over it, or do you want me to?

104 Area Field Director Perez

- 105 Yeah, I can.
- 106 District Manager Montagna:  
107 Okay.
- 108 Area Field Director Perez  
109 I can.
- 110 District Manager Montagna:  
111 Address it now?
- 112 Spv. Kramer:  
113 Well, this is typically-
- 114 District Manager Montagna:  
115 If not, we can address it later.
- 116 Spv. Kramer:  
117 Audience comments.
- 118 District Manager Montagna:  
119 Okay.
- 120 Spv. Kramer:  
121 As our attorney can explain to you, as roots go past, once they've passed the property line, they're no longer our  
122 responsibility.
- 123 Jason Webber  
124 Interesting.
- 125 Spv. Kramer:  
126 As with tree limbs. We're trying to deal with that. We will take it under advisement and take the proper steps, as  
127 necessary.
- 128 Jason Webber  
129 Please. It's at a point where the pavement is raised.
- 130 Spv. Kramer:  
131 Yes, the sidewalk grinding, we're-
- 132 Jason Webber  
133 It's literally raised-

- 134 Spv. Kramer:  
135 ...going to get right on it.
- 136 Jason Webber  
137 ...to which the actual walkway's pushed down and things are off key.
- 138 Spv. Berube:  
139 Yeah. We have hundreds of panels that elect that we're... That's coming up, I don't see it on the agenda tonight,  
140 but in a short period of time here, sidewalks will be addressed, town wide.
- 141 Jason Webber  
142 Okay. Closing comment, my sprinkler systems have also been destroyed, as a result of root systems. And so,  
143 yeah, what, can you give me at least a timeline, in which this will be addressed, because I remember-
- 144 District Manager Montagna:  
145 I'd love to.
- 146 Jason Webber  
147 I remember speaking to Gerhard back in April/May. He did a site survey. And we're, now, in February, so we're  
148 almost a year...  
149
- 150 Spv. Berube:  
151 Yes.
- 152 Jason Webber  
153 Do you have a, a reasonable timeframe, that I can expect the response? I'm at a point where I can't really do  
154 anything with my front yard, until I remove all the root systems.
- 155 Spv. Berube:  
156 Sidewalk management.
- 157 District Manager Montagna:  
158 The sidewalk in front of his home.
- 159 Spv. Berube:  
160 Yeah. Timeframe?
- 161 Area Field Director Perez:  
162 I've got two proposals coming. But we'll send Vincent out there, to make any grinds that we need to make. The  
163 panel replacements, we have proposals coming.
- 164 Spv. Berube

- 165 Okay.
- 166 Area Field Director Perez:  
167 They should've been here for this meeting, but both vendors didn't provide them in time.
- 168 Spv. Berube:  
169 More than likely, it will be on next month's agenda. Someone will be out, fairly soon, potentially to grind up any  
170 high points. And then, potentially, we'll be replacing panels down the road.
- 171 Jason Webber  
172 Well, I appreciate your time and assistance.
- 173 Spv. Kassel:  
174 It's a long process, because, first, we have to, we have to contract with the engineer to do a sidewalk inventory,  
175 that inventory, then, has to be prepared, presented to the Board, and then we have to find vendors, after that.  
176 It's...
- 177 Jason Webber  
178 Well, so cutting to the chase, if I was to remove the tree, out of pocket, as well as replace the panels of  
179 pavement-
- 180 Spv. Kassel:  
181 You'd have to-
- 182 Jason Webber  
183 ...would the Board -
- 184 Spv. Kramer:  
185 We'd be very upset.
- 186 Jason Webber  
187 ...reimburse me?
- 188 Spv. Berube:  
189 No.
- 190 Jason Webber  
191 Would the board reimburse me?
- 192 Spv. Kramer:  
193 And the county would be... I mean-
- 194 Spv. Berube:

195 No.

196 Spv. Kassel:

197 No.

198 Jason Webber

199 No?

200 Spv. Kramer:

201 No.

202 Spv. Kassel:

203 Yeah, those are CDD trees, right?

204 Spv. Kramer:

205 They're protected.

206 Spv. Kassel:

207 You know, Harmony is trees. So, they belong to the CDD, and we have a contract to keep them off the houses,  
208 and we have contracts to trim them up. But-

209 Jason Webber

210 Right.

211 Spv. Kassel:

212 Unfortunately, this is a developer generated issue, where planting large trees between a curb and a sidewalk is  
213 inevitably going to cause this kind of problem. And the CDD cannot be responsible for every single house where  
214 that's happening.

215 Jason Webber

216 I respect that completely. Again, so I'm advocating for the removal of the tree, and the repair of the pavement.

217 And the assessment of-

218 Spv. Berube:

219 The removal of the tree won't fix the problem, the roots will remain.

220 Jason Webber

221 Of course, I understand that.

222 Spv. Berube:

223 But what will happen, when the panel gets replaced, the panel will get lifted, any protruding roots will get cut.

224 That should stop further growth of those roots onto your property.



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- 225 Jason Webber  
226 Right.
- 227 Spv. Berube:  
228 Now, the panel will grow down, and the tree will probably zig-zag it's roots to somewhere else. But at least, the  
229 immediate ongoing growth, on your end, should stop, because the roots will be cut.
- 230 Jason Webber  
231 Right, so-
- 232 Spv. Berube:  
233 Doesn't solve the entire problem, but-
- 234 Jason Webber  
235 Well, the-
- 236 Spv. Kramer:  
237 Okay, I'm sorry, I...
- 238 Jason Webber  
239 I've exceeded my three minutes.
- 240 Spv. Kramer:  
241 Yeah, the three minutes was for you to state your problem, and-
- 242 Jason Webber  
243 Okay.
- 244 Spv. Kramer:  
245 ...we're not supposed to go back and forth-
- 246 Spv. Berube:  
247 We got it.
- 248 Jason Webber  
249 All right. So-
- 250 Spv. Kramer:  
251 ...in this session, so.
- 252 Jason Webber  
253 ...like, but I want the tree removed.

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- 254 Spv. Kramer:  
255 It's not happening.
- 256 Spv. Kassel:  
257 Yeah, sorry.
- 258 Spv. Berube:  
259 Tree's not coming out. Sorry, okay.
- 260 Spv. Kassel:  
261 Now, if you want to take everything out and replace it with a like-size, that doesn't have roots growing, it's going  
262 to be \$20,000.
- 263 Jason Webber  
264 Excuse me? How much is it going to be?
- 265 Spv. Kassel:  
266 Well, to remove all those roots-
- 267 Jason Webber  
268 Yeah.
- 269 Spv. Kassel:  
270 ...from the tree, and replace it with a like-size tree-
- 271 Jason Webber  
272 Yeah.
- 273 Spv. Kassel:  
274 ...that doesn't have roots growing into your yard, that's, you know-
- 275 Jason Webber  
276 I'm willing to pay for the removal of the roots. I just need the tree removed, and the panel, the cement panels  
277 replaced.
- 278 Spv. Kramer:  
279 We will work on the sidewalk.
- 280 Jason Webber  
281 Okay.
- 282 Spv. Kramer:  
283 Yeah.

- 284 Spv. Kassel:  
285 Yeah, but-
- 286 Spv. Kramer:  
287 And that's it.
- 288 Spv. Kassel:  
289 ...we're not going to remove the tree.
- 290 Spv. Kramer:  
291 Okay.
- 292 Jason Webber  
293 Okay.
- 294 Spv. Kassel:  
295 Because then we'd have to be removing trees... We'd have a very-
- 296 Jason Webber  
297 Right, right.
- 298 Spv. Kassel:  
299 high demand.
- 300 Spv. Kramer:  
301 Harmony, the County has required that trees be placed in every 20 feet. But if one comes out, we have to replace  
302 that, per-
- 303 Jason Webber  
304 I'd be willing to replace the tree.
- 305 Spv. Kramer:  
306 ...per county ordinance.
- 307 Jason Webber  
308 Yeah, that's fine.
- 309 Spv. Kramer:  
310 We're not taking down a mature healthy tree. I'm sorry.
- 311 Jason Webber  
312 Thank you for your time and attention.

313 Spv. Kassel:

314 Thank you.

315 Spv. Berube:

316 Thank you.

317 Spv. Leet:

318 Let the Board know, Mike Scarborough is, on Zoom.

319 Spv. Kramer:

320 For the record, Supervisor Mike Scarborough has joined, via Zoom.

321 Spv. Kramer:

322 Okay, do we have any other audience comments today? Hearing none, we'll move to the next item on our  
323 agenda. Our contractors report. Servello?

324

## 325 **THIRD ORDER OF BUSINESS**

## **Subtractor's Reports**

326

### 327 **Servello**

328

329 Pete Betancourt:

330 Maintenance wise, I'm sure we all see it, leaves.

331 Pete Betancourt:

332 The guys have been working all week, cleaning up the streets. And if you drive through now...

333 Spv. Berube:

334 It's all back.

335 Pete Betancourt:

336 It's all back.

337 Supervisor Kassel

338 It's the season.

339 Pete Betancourt:

340 So that's my report.

341 Spv. Berube:

342 Clearly, the gov-- Getting back to the other

343 Pete Betancourt:

344 We'll shake the trees, next time.

345 Spv. Berube:

346 Now, that was quick.

347 Spv. Kramer:

348 Okay. So, you're not doing anything but leaves, or?

349 Pete Betancourt:

350 On my end, irrigation. I know that's a big topic.

351 Spv. Kramer:

352 Yes.

353 District Manager Montagna:

354 Shh.

355 Pete Betancourt:

356 The stuck valve, corner of Five Oaks and Cat Brier, has been replaced. I got to send Brett the pictures. The  
357 mainline, Schoolhouse, we dug it up today. Cut the line and drained it. We're going to put the new pipe in  
358 tomorrow.

359 Spv. Kramer:

360 Okay. It will be purple pipe, right?

361 Pete Betancourt:

362 Yeah.

363 Spv. Kramer:

364 I saw a lot of white, down in there.

365 Pete Betancourt:

366 But the pipe is purple.

367 Spv. Kramer:

368 Okay.

369 Pete Betancourt:

370 The slip fix is going to be white, but we'll use purple pipe.

371 Spv. Kramer:

372 Yes.

373 Pete Betancourt:

374 If we need to.

375 Spv. Kramer:

376 Make sure of that.

377 Kirk Allen

378 I will introduce myself. I'm Kirk Allen, with Servello. I'm the Irrigation Manager and the Horticulture Manager for  
379 the company.

380 Spv. Kramer:

381 Wonderful.

382 Kirk Allen

383 And helping out with Pete, I thought he was going to stay up here, but what we talked about with the flow of the  
384 water that was leaking at Schoolhouse was that may have been a small leak and when the sidewalk was cut out  
385 and the curb was cut out, it was more exposed, and it showed itself with more flow of water. So, there was  
386 probably pressure holding the pipe together better, and it opened up. With that being said, there's been some  
387 times where some things have happened out on a property, where I feel I should be out here on a weekly basis to  
388 monitor the Maxicom and make sure things are operational, and also the clocks and the maintenance on both  
389 the fertilizer and pest control side and the irrigation side. But that is what I would offer at this time. I also feel  
390 that, in the past, on the Maxicom, that, Mike Walker, with Walker Technical Services, has provided some service  
391 here. And as far as the last time he was here, I'm not sure if he's gone through the system, or is that, if that's  
392 something that the Board or community would like him to do, offer a service for, or not.

393 Spv. Berube:

394 It was probably seven years ago; the last time Mr. Walker was around. Maybe a little bit longer?

395 Spv. Leet:

396 Yeah. Well, we did briefly speak with him, when we were setting up the new computer, to run the Maxicom,  
397 probably about a year ago. We just talked with him. We were able to just get it kind of back up and running, with  
398 a newer computer. So, we didn't engage him.

399 Kirk Allen

400 Okay.

401 Spv. Berube

402 Since Field Services got established, Mr. Walker was did the transition into letting Field Services operate it. And  
403 that was 2016, I guess, so six, seven years and he hasn't been here since.

404 Kirk Allen

405 Okay.

406 Spv. Kramer:

- 407 Okay. Now, is he a certified Maxicom...
- 408 Kirk Allen:  
409 Yes.
- 410 Spv. Berube:  
411 He is...
- 412 Kirk Allen:  
413 The best person I know.
- 414 Spv. Berube:  
415 About the only one.
- 416 Kirk Allen:  
417 Yeah. I believe he used to work for Rain Bird, who developed Maxicom, assisted in developing Maxicom.
- 418 Spv. Berube:  
419 Correct.
- 420 Spv. Berube:  
421 You mentioned, you think you should be here weekly. Is there...we're not holding you back. I mean.
- 422 Kirk Allen  
423 No, I'm going to be here.
- 424 Spv. Kramer:  
425 He's going to be here more often.
- 426 Kirk Allen  
427 No, I mean, through managing the department, I've seen that there seems to be, with the age of the system and  
428 you have trees and we have high winds, then the tree moves and we have breaks, we have mainline breaks, we  
429 have valves that stick on because of that, and different things have been happening.
- 430 Spv. Berube:  
431 Sure.
- 432 Kirk Allen  
433 I think it'd be in the best interest for me to be out here more often and be able to help the community.
- 434 Spv. Kramer:  
435 Great. That would be wonderful.

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436 Kirk Allen

437 Okay.

438 Spv. Kramer:

439 I was communicating with the folks at Toho, we have an extremely high bill on one of the meters. I don't know, it  
440 is the meter at Cupseed and Schoolhouse?

441 Kirk Allen

442 That's the meter... Right?

443 Spv. Kramer:

444 They said that, I mean it jumped from a couple of hundred to \$3000 this month. Do we have any idea what's  
445 going on with that? She said it was not the meter that ran the break at the school. Now, I'm not sure about that.  
446 But so I presume it's not that one. Do we have another leak along Schoolhouse, near Cupseed?

447 Pete Betancourt:

448 There's another meter past the school, over by Pond Pine, after that meter.

449 Spv. Berube:

450 Pond Pine?

451 Pete Betancourt:

452 Yeah.

453 Spv. Kassel:

454 That's my corner, right?

455 Pete Betancourt:

456 Yeah.

457 Spv. Berube:

458 That's a long way away.

459 Spv. Kramer:

460 Yeah. I don't know if that's the one, or not. But we need to track this down, because if we get another bill like  
461 this-

462 Pete Betancourt:

463 The bill that I saw that Brett sent me, said 0 Cupseed and Schoolhouse.

464 Spv. Kramer:

465 Right.



- 466 Spv. Berube:  
467 Right. That's the corner.
- 468 Pete Betancourt:  
469 That's the corner, that's the meter, over by the electrical box.
- 470 Spv. Kramer:  
471 Okay.
- 472 Pete Betancourt:  
473 That's the meter that runs-
- 474 Spv. Kramer:  
475 And what does that serve?
- 476 Pete Betancourt:  
477 That feeds all of Schoolhouse.
- 478 Pete Betancourt:  
479
- 480 Spv. Kramer:  
481 Going which way?
- 482 Spv. Kassel:  
483 Towards the school?
- 484 Spv. Kramer:  
485 Towards the school, or towards the...
- 486 Pete Betancourt:  
487 Towards the roundabout. Five Oaks.
- 488 Spv. Kassel:  
489 Towards the what?
- 490 Spv. Kramer:  
491 Towards the roundabout.
- 492 Pete Betancourt:  
493 Yeah.
- 494 Spv. Berube:

495 So, it would be the one that feeds the leak-

496 Spv. Kassel:

497 Well, which roundabout?

498 Spv. Berube:

499 ...meter-

500 Spv. Kassel:

501 There are two roundabouts.

502 Spv. Kramer:

503 Is that the Five Oaks roundabout, or the Cat Brier?

504

505 Pete Betancourt:

506 The Dancer roundabout.

507 Spv. Kramer:

508 The Dancer roundabout. Okay, that would be-

509 Spv. Kassel:

510 That's Five Oaks.

511 Spv. Kramer:

512 Five Oaks. Okay, well, we may identify this. I reported to Brett, today, that there's a spot along Schoolhouse,  
513 heading to the Dancer roundabout, that has just washed out, and you can see the purple-

514 Pete Betancourt:

515 Yeah, that's a lateral line.

516 Spv. Kramer:

517 Okay.

518 Pete Betancourt:

519 Yeah, I, I looked into that. That's another one.

520

521 **Spv. Kramer: (00:15:32):**

522 ...I don't know what's causing that wash-out. It doesn't appear that-

523 Pete Betancourt:

524 The roots of the Cypress trees

- 525 Spv. Kramer:  
526 But where's the water coming from?
- 527 Pete Betancourt:  
528 A lateral line will feed off that zone.
- 529 Spv. Berube:  
530 When the sprinkler runs, you'll get water-
- 531 Pete Betancourt:  
532 When the sprinkler runs, when the valve turns on the water there, that's where the water goes.
- 533 Kirk Allen:  
534 But if it's a mainline that feeds-
- 535 Spv. Kramer:  
536 But it doesn't look like that line is leaking.
- 537 Kirk Allen:  
538 It would, water would be coming out of those,
- 539 Pete Betancourt:  
540 Well, if you look, I checked it out, before I came here if you look at the hole, you see the line. The line could be
- 541 Spv. Kramer:  
542 Oh, you- saw a break? Yeah, I see the line.  
543
- 544 Pete Betancourt:  
545 ...over here or it could be over here.
- 546 Spv. Kramer:  
547 Okay, so the break could be on either side and washing it out.
- 548 Pete Betancourt:  
549 And then, that's where it washed out.
- 550 Spv. Kramer:  
551 Okay.
- 552 Pete Betancourt:  
553 So, it could be at either end. What we have to do is cut the roots out, dig it out, and see where the break is.

- 554 Spv. Kramer:  
555 Okay, so that may be what.
- 556 Pete Betancourt:  
557 That could also contribute to it, yeah.
- 558 Spv. Kramer:  
559 Okay.
- 560 Spv. Berube:  
561 \$3000 jump is a lot of water.
- 562 Kirk Allen:  
563 But it's not. It's not going to... A mainline leak would be where it would be constant water flowing. That's where  
564 you get the high water bill from.  
565
- 566 Spv. Kramer:  
567 I think on one of them, there was a, a full break, I mean one day showed 130,000 gallons of water. Is that -
- 568 Pete Betancourt:  
569 That's a mainline. That would be the mainline.
- 570 Spv. Kramer:  
571 Okay.
- 572 Spv. Kramer:  
573 I've presumed you've fixed it, because it was just for one day.
- 574 Spv. Berube:  
575 Yeah, but that much water would create a significant flood on the road. 130,000 gallons in a day.
- 576 Kirk Allen:  
577 If it's that one? Yeah. If it's that one, it would be constant, though. If it was constant.
- 578 Spv. Berube:  
579 Because think about it-
- 580 Kirk Allen  
581 It would be a constant every day.
- 582 Spv. Berube:  
583 ...you fill up the swimming pool-

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- 584 Kirk Allen  
585 It'd be every day.
- 586 Spv. Berube:  
587 which 72,000 gallons, costs \$240.
- 588 Spv. Kramer:  
589 Right.
- 590 Spv. Berube:  
591 So if you get a \$3000 bill for reclaimed water-
- 592 Spv. Kramer:  
593 That's huge.
- 594 Spv. Berube:  
595 ...that's millions of gallons.
- 596 Spv. Kramer:  
597 I don't know whether or not-
- 598 Spv. Berube:  
599 If there's an underground leak, it's going to come up. You're going to have a flooded road.
- 600 Kirk Allen  
601 Yeah.
- 602 Spv. Berube:  
603 Every single time.
- 604 Kirk Allen  
605 Mm-hmm (affirmative).
- 606 Spv. Berube:  
607 You know it, it comes up.
- 608 Kirk Allen  
609 Yeah.
- 610 Scottie Feliciano  
611 It can.
- 612 Spv. Berube:

- 613 Something's wrong there.
- 614 Spv. Kramer:  
615 So, we need to find-
- 616 Scottie Feliciano:  
617 Well, one thing we got, let me...
- 618 Spv. Berube:  
619 Hey, Scottie! We forgot about you! Come on up and join the party!
- 620 Scottie Feliciano:  
621 One of the things we need to do is., and this is why Kirk's going to come down here, weekly.
- 622 Spv. Kramer:  
623 Mm-hmm (affirmative).
- 624 Scottie Feliciano:  
625 Maxicom should be catching it. Okay? And the system should alert you. And what the system typically does, it  
626 shuts down the irrigation system, shut down the mainline, or something.
- 627 Spv. Berube:  
628 Not our Maxicom.
- 629 Scottie Feliciano:  
630 Uh, excuse me?
- 631 Spv. Berube:  
632 Not our Maxicom.
- 633 Scottie Feliciano:  
634 Not your Maxicom?
- 635 Spv. Berube:  
636 It will not do that.
- 637 Kirk Allen  
638 Yeah, right.
- 639 Spv. Berube:  
640 We don't-
- 641 Scottie Feliciano:

642 It doesn't-

643 Spv. Berube:

644 have flow meters on it, so it doesn't know.

645 Kirk Allen

646 Right.

647 Scottie Feliciano:

648 Wow.

649 Spv. Berube:

650 Maxicom has no idea what's going on. We got into the flow meter thing, a few years back, the price was through  
651 the roof.

652 Scottie Feliciano:

653 Yeah, because we used them all at the Targets, back in the day. And it was a pretty simple system where it shuts  
654 down the entire system and it alerts you if there's a leak or anything on it.

655 Spv. Berube:

656 When this got put in, it was done as cheap as possible, just spray water on the grass, end of story. We figured this  
657 ou, over the last decade.

658 Kirk Allen

659 Yeah.

660 Spv. Berube:

661 Upgrading it was-

662 Scottie Feliciano:

663 Well, one of the problems, then, that you can have, if you do have a pinhole leak, on a mainline, and it's  
664 underneath, and it's shooting down, sometimes you won't even discover that for a month.

665 Spv. Berube:

666 Right.

667 Scottie Feliciano:

668 Or even months at a time.

669 Spv. Berube:

670 Well, we got the first month.

671 Kirk Allen

# CARBON

672 That's what we were talking about, when the sidewalk got pulled out, it loosened up the pipe, to allow more  
673 water to come through.

674 Spv. Berube:  
675 Yeah, because there was no  
676 water coming up, until they busted up the sidewalk.

677 Kirk Allen  
678 Right, right.

679 Spv. Berube:  
680 There wasn't any water coming up, then all of a sudden-

681 Pete Betancourt:  
682 All of a sudden, yep.

683 Kirk Allen  
684 It's just like when a tree moves the mainline, it's got a hairline crack, and then it has a big crack.

685 Spv. Berube  
686 Well, you're-

687 Spv. Kramer:  
688 Unfortunately, at that location, we have semis delivering supplies at the school-

689 Spv. Berube:  
690 Oh, of course. I mean they run over the curb.

691 Spv. Kramer:  
692 So-

693 Spv. Berube:  
694 Yeah, I noticed.

695 Spv. Kramer:  
696 I think that's what caused it initially.

697 Scottie Feliciano:  
698 That's kind of unfortunate, you know, because the Maxicom basically serves really that purpose was what it was  
699 intended to be installed. I mean, it's just like a remote control on an irrigation system.

700 Spv. Kassel:  
701 Thank you, Developer.



# CARBON

- 702 Spv. Berube:
- 703 Mike Walker says this, "We have a Cadillac priced system, with an old Chevette engine driving it." You remember  
704 the Chevettes, right?
- 705 Spv. Kramer:
- 706 Do we know what it would cost to retrofit our Maxicom system? Or has..
- 707 Spv. Berube:
- 708 Yes, we do.
- 709 Spv. Kramer:
- 710 ...that ship sailed?
- 711 Spv. Berube:
- 712 Supervisor Kassel probably remembers this. When we get into the retrofit of flow meters, the low number was  
713 about \$60,000. The high number could easily have gone over \$100,000. The problem being, we don't know...  
714 There's wires in the ground, spread around. You see the little caps. We don't know the quality of those wires.  
715 We're not sure where they're connected. There's no, we'd have to go back and try to find that.
- 716 Scottie Feliciano:
- 717 Yeah, so it's useless doing it right now.
- 718 Spv. Berube:
- 719 Right.
- 720 Scottie Feliciano:
- 721 And you're going to go well over \$100,000, probably \$200,000. Plus the wires are probably tangled in tree roots,  
722 and everything else.
- 723 Spv. Berube:
- 724 The flip side of that was they have wireless,
- 725 Kirk Allen
- 726 Flow meters.
- 727 Spv. Berube:
- 728 flow meters now.
- 729 But you'd have to have sending units around, you'd have to put a wireless in the trailer, where the computer is,  
730 and all that. It's still going to be 60 to \$100,000. The, and when you look at, the payback on that, it was hard to  
731 figure. But if you took 10% a year in savings, from broken meters that it catches, broken lines, you had a 10 to 15  
732 year minimum payback. Maybe, if it works, right? So that was the, the reasoning, and that's why we didn't do it at  
733 that time.
- 734 Kirk Allen

# CARBON

- 735 So, on a weekly basis, checking the meter for the reading would be our way to do-
- 736 Spv. Kramer:
- 737 And, Toho, when you check with them, they can give you real-time data. They can look at a meter and they can  
738 see if it's leaking. If something in the line is leaking.
- 739 Spv. Berube:
- 740 Yeah, they know when something's going on, because they sent notifications.
- 741 Kirk Allen
- 742 Yeah, that is what I said, they'd send you a notification.
- 743 Spv. Kramer:
- 744 So, they will work with you on that.
- 745 Kirk Allen
- 746 Okay. Well, that's an avenue for me-
- 747 Spv. Kramer:
- 748 Instead of having to run out to the meters all the time.
- 749 Spv. Berube:
- 750 There's a, there's a pretty cooperative guy, over there, Rodney, I forget his last name. But he'll know, if you call  
751 him and tell him the Harmony CDD.
- 752 He's a water conservation guy.
- 753 And he's been out a few times.
- 754 Kirk Allen
- 755 I'll do that tomorrow.
- 756 Spv. Kramer:
- 757 So, we can set you up with that.
- 758 Kirk Allen
- 759 Okay. Thank you.
- 760 Spv. Kramer:
- 761 We'll do that. Any other questions of Servello?
- 762 Spv. Berube:
- 763 I do. Buck Lane Park, the resurfacing of that. This is probably a conglomeration between you, and them, you  
764 know, the fake grass, and all that. I mean, if you looked at Buck Lane Park, it's pretty bad.

- 765 Area Field Director Perez:  
766 Yeah.
- 767 Spv. Berube:  
768 Where do we stand with redoing that?
- 769 Area Field Director Perez:  
770 Getting proposals.
- 771 Spv. Berube:  
772 From?
- 773 Spv. Kramer  
774 Now, Buck Lane Park-
- 775 Scottie Feliciano:  
776 Artificial turf?
- 777 Spv. Kramer:  
778 If we were talking about-
- 779 Spv. Berube:  
780 Yes.
- 781 Spv. Kramer:  
782 artificial turf, we don't know... What we've got is we've got a group of probably 15 kids-
- 783 Spv. Berube:  
784 This is right next door to my house.
- 785 Spv. Kramer:  
786 ...that just, I mean, they play out there all, all the time that they're out of school. Constantly. And ever since we  
787 cut everything down, to let it grow back, they saw that as an opportunity, of course. They're kids, it is a park. So,  
788 we're looking for alternatives, reasonable cost alternatives to keep it from being a mud hole.
- 789 Scottie Feliciano:  
790 Okay. Pete, get the square footage of it, send it over to me. I know a company that does artificial turf. He's done a  
791 few pools, that we-
- 792 Spv. Berube:  
793 We don't have to have artificial turf. But it seems like it's the only likely logical solution for the kind of traffic it  
794 gets.

# CARBON

- 795 Scottie Feliciano:  
796 Right, right. Well, you're not going to be able to put any type of turf on it. Period. So, it would be artificial turf, or,  
797 you don't want to do mulch or anything like that.
- 798 Spv. Berube:  
799 No.
- 800 Scottie Feliciano:  
801 Rock or nothing, so-
- 802 Spv. Berube:  
803 It's a playground.
- 804 Scottie Feliciano:  
805 Right.
- 806 Spv. Berube:  
807 It's a playground.
- 808 Scottie Feliciano:  
809 Right.
- 810 Spv. Berube:  
811 Okay. Every time I look at it, it's like, "You know, we talked about this, six months ago." The other one's related to  
812 sod, in general, specifically along Cat Brier. We've had this conversation, all over, over and over and over.
- 813 Spv. Kassel:  
814 Several of us went out and took a look, about a month and a half ago, two months ago.
- 815 Area Field Director Perez:  
816 It was two, yeah. Before Christmas.
- 817 Spv. Kassel:  
818 We took a look, and it was not consistent. What I saw was not consistent. There were areas where the leaves had  
819 just not been picked up, and their irrigation had been turned off, somewhere else. So, between the leaf litter, and  
820 the lack of irrigation, it wasn't the shade from the trees, it wasn't the root growth, it was the fact that there were  
821 too many leaves, too much acid sitting on the soil, not enough water getting watered. There was another spot, in  
822 front of a house, further up, further south on Cat Brier, that was, is bulldozer blight and there's nothing you can  
823 do. It's like the playground Buck Lane Park. So, I don't know if that's me. So, you can replace stuff there, but it  
824 looks like the problem there is that people are just walking. I mean, they're literally just destroying whatever's  
825 there, with either foot traffic, or I'm not sure exactly what's going on. But it's unlike what's elsewhere. It's clear  
826 that the residents of that house are doing something, between the sidewalk and the curb, that is killing anything  
827 you put there.  
828

# CARBON

- 829 Spv. Berube: (00:25:02)
- 830 Well, beyond that, let's go to the other side of the road, on the golf course side. There are wide expanses where  
831 the sod is really, really, really thin, it's almost non-existent, including the area where the big dig was, all along Cat  
832 Brier. And I get it, with the residential side, if people want to beat up their sod, that's one thing. But the other  
833 side looks pretty bad, too. And there's not a whole lot of traffic over there. And we've been discussing that for a  
834 long time, as well.
- 835 So, in my opinion, the sod's not coming back. And it needs something done, whether we do it on the golf course  
836 side, and not the residence side, because people want to beat it up. I'm sure not everybody who lives there is  
837 beating up the sod. Some of it is just problematic. But I think we owe it to the residents for the golf course side to  
838 get that sod looking good. I mean, that's just what they pay fees for. You know, so-
- 839 Spv. Kassel:
- 840 Well, we only visited certain sectors, where it was bad.
- 841 Spv. Berube:
- 842 Sure.
- 843 Spv. Kassel:
- 844 We didn't do the entire-
- 845 Spv. Berube:
- 846 Right.
- 847 Spv. Kassel:
- 848 block.
- 849 Spv. Berube:
- 850 But as you drive along, just look out on the golf course side, along Cat Brier, and you'll see what I'm talking about.  
851 It's easier if you're walking or riding a bicycle, but in a car, you can still see it. It's not looking good.
- 852 Spv. Kassel:
- 853 And it's not because there's a lot of leaf litter... Here comes Brett.
- 854 Spv. Berube:
- 855 No, they've pretty well cleaned it up.
- 856 Area Field Director Perez
- 857 And during that inspection we talked-
- 858 Spv. Kramer:
- 859 Area Field Director Perez.
- 860 Area Field Director Perez:

861 Sorry.

862 Spv. Kramer:

863 Sorry, I'm just letting the minutes taker know.

864 District Manager Montagna:

865 Yes.

866 Area Field Director Perez

867 During our inspection, too, Pete verified that that side of Cat Brier, the golf course side, had irrigation that was  
868 shut off. That's since been kicked back on. So hopefully what we're seeing is that we're going to push some of  
869 that growth, with irrigation. It wasn't being irrigated. And I'm not 100% sure why. I think some of that was  
870 mainline breaks, some of that was-

871 Pete Betancourt:

872 Valves.

873 Spv. Berube:

874 It's in that area where that big break was. And they-

875 Area Field Director Perez

876 Correct.

877 Spv. Berube:

878 probably just shut it off to fix it.

879 Area Field Director Perez

880 That's been kicked back on to run. What I would suggest is, you're not going to see a real big push of growth right  
881 now, aside from weeds. So, keep the weeds out, keep the leaves out, push it with fertilizer, let's see where it's at  
882 June/July, and then, re-evaluate, would be my suggestion.

883 Scottie Feliciano:

884 And I don't mind throwing in sod, at our cost.

885 Spv. Kassel:

886 We'll see how it goes.

887 Spv. Kramer:

888 It's nice to have you back.

889 Spv. Berube:

890 When you stand up and say things like that, we want you to come back next month. But, I mean, you know, it's  
891 just a mess there, always.

- 892 Spv. Kramer:  
893 Any other concerns or comments, at this point in time?
- 894 Spv. Berube:  
895 I had a note, but I can't read it. Doesn't matter.
- 896 Kirk Allen  
897 I got one thing on this-
- 898 Spv. Kramer:  
899 Yes, sir.
- 900 Kirk Allen  
901 if we put sod in, because I did, on Cat Brier, farther down towards the park.
- 902 Spv. Berube:  
903 Oh, I know what it is now.
- 904 Kirk Allen  
905 There, it, if it's-
- 906 Spv. Kassel:  
907 Lakeshore Park?
- 908 Kirk Allen  
909 so heavily shaded, and it doesn't get four hours, at least, of sunlight, the grass that was put in in Floratam, that's  
910 for the full sun. You've probably heard that before. But it'd have to be a shade tolerant grass, because it still  
911 needs, like, four to six hours of sunlight.
- 912 Spv. Kassel:  
913 I live on Schoolhouse, by Pond Pine, and, you know, my oaks are, the oaks in that area are starting to get mature.  
914 And if the grass is kept irrigated, and free of a lot of litter, and fertilized, and weed treated, so far, it seems to be  
915 doing well. Now, maybe when the trees get another 10 years old, that grass isn't going to be able to handle that.  
916 But for now, it seems to me that, in most areas, where there is **bulldozer** blight Sorry, that's what my husband  
917 used to call it, which is essentially just over usage, or either people being irresponsible, or just not understanding.  
918 It may be that, in 10 years, we have to do something about it. But I think, for now, in most places, it's a matter of  
919 picking up the leaf litter, irrigating, like Brett said, fertilizing, et cetera.
- 920 Spv. Kramer:  
921 All right. Well, thank you everybody.
- 922 Scottie Feliciano:  
923 Thank you.

924 Kirk Allen

925 Thank you.

926 Spv. Kramer:

927 We've enjoyed having you.

928 Scottie Feliciano:

929 Good seeing you.

930 Spv. Kramer:

931 It was nice to see you again.

932 Spv. Kassel:

933 As always, a pleasure.

934

935 **FOURTH ORDER OF BUSINESS**

**New Business**

936

937 Spv. Kramer:

938 Alright. The next item on our agenda is New Business, discussion regarding tract B-1. I don't see anybody here.

939 District Manager Montagna:

940 Tim's on Zoom.

941 Spv. Kramer:

942 Well, he's one of us, right?

943 District Manger Montagna:

944 Yep.

945 Spv. Kramer:

946 Okay. Does anybody know anything about... They asked us to keep it on the agenda...

947 Spv. Berube:

948 Table it.

949 Spv. Kramer:

950 to discuss it. Tim, do you know anything about this?

951 Tim Qualls

952 Thank you, Madame Chair. Just the email that was sent to everybody. And their position is that they've answered  
953 the questions that the Board addressed, so that the Board could make a decision.



954 Spv. Kramer:

955 All right.

956 Spv. Berube:

957 I vote guilty, that's my decision. Case closed. I mean, there's nobody here.

958 Spv. Kramer:

959 I'll just give you what information I know of. After the meeting in January, I contacted Jane Adams, who is the  
960 supervisor of site planning. She was very concerned. They did not give her any heads up that they didn't have  
961 ownership of all the property. I asked her about the multipurpose trail issue. She said that that could be moved  
962 around, but what they had proposed, she was looking at while we spoke, she didn't feel was acceptable. She  
963 immediately sent an email out to them, asking them to please contact her, as they should have let her know as  
964 soon as there was a question as to ownership. The information they provided, again, seems straightforward. It  
965 seems like they, the County is willing to allow them to move that multipurpose trail. I would like to have it from a  
966 little higher source person in the County. The County Attorney, Tim, did you speak with them?

967 Tim Qualls

968 I did reach out to the County Attorney, but I haven't spoken with them. However, in the email that was sent, Mr.  
969 Pratt says that the County would not object to the CDD conveying track B-1.

970 Spv. Kramer:

971 Right. That is in there. They indicated, let's see if I can read my small print here. This is from Natasha Billyer,  
972 Assistant County Attorney, it says, "Good morning Mr. Pratt. As discussed, the county would not object to the  
973 CDD conveying track B-1 to your client, but would reserve the right to require access onto/ from the property, as  
974 it develops, consistent with applicable codes." Okay, so that seems like the County is saying that we can convey  
975 it, or we can sell it to them. Is that your interpretation, Mr. Qualls?

976 Tim Qualls:

977 Yes. That, since it's the County that enforces the PUD, and they have apparently waived the requirement that a  
978 utility tract must be owned by the CDD. Then, yes, I believe that's what the County has conveyed to Mr. Pratt.

979 Spv. Kramer:

980 I guess this is an email from Chavez, with the Planning Department, Planner 1, from Osceola County, said that,  
981 that they can move the multi-use trail. So, it appears, at this time, that we, if the Board is interested, and if they  
982 are still interested, we could convey this to them, if they wanted. I will leave that open to any discussion.

983 Spv. Berube:

984 Well, I think we're potentially giving away public land, and getting an easement in return. The value of the land,  
985 to the current residents of Harmony, is probably negligible. But the value of that same piece of land, to the guy  
986 trying to convey it, is pretty high. And that's why there's this discussion going back and forth to try to sell it.

987 I don't have any reservation about conveying the land over. But I think we should get something, probably  
988 something substantial, in return. Let's face it, there's millions of dollars changing hands over there. And, you  
989 know, we should get something. And this landowner, I think, would be willing to give up a pretty substantial  
990 amount of funding, and maybe other concessions, to get this done. And I think this is the time to get it and I  
991 think, at the same time, we should ask this developer to be sure, like we have done with other developers, to be

# CARBON

992 sure that other standards are going to be sure that other standards are going to be met; playgrounds, various  
993 open area, all of that and with specificity, because let's face it, there's money on the table here. Probably some  
994 big money. If you want specifics of what I'm thinking of, we now know that the land that generated the lawsuit a  
995 year or so ago probably is ours. So, the lawsuit was-

996 Spv. Kramer:

997 It is ours.

998 Spv. Berube:

999 So that lawsuit was, it was ridiculous at the least, stupid at the best. We-

1000 Spv. Kramer:

1001 I think we have people handling that. So, I don't know that you want to discuss it in an open meeting.

1002 Spv. Berube:

1003 Well, I'm just going to tell you what I think we should do because-

1004 Spv. Kramer:

1005 Okay. District Manager, you spoke with them.

1006 District Manager Montagna:

1007 Oh, insurance, yeah.

1008 We probably shouldn't discuss it.

1009 Spv. Kramer:

1010 Yes.

1011 District Manager Montagna:

1012 You can discuss what you want to do with the land, but I'm saying that particular issue.

1013 Spv. Kramer:

1014 The lawsuit.

1015 District Manager Montagna:

1016 Yeah, the lawsuit, I wouldn't say anything about that.

1017 Spv. Kramer:

1018 Right. Right.

1019 Spv. Berube:

1020 Well, okay. But it's related and it has to be. The lawsuit should be dropped.

1021 District Manager Montagna:

# CARBON

1022 Right.

1023 Spv. Berube:

1024 And that landowner should pay back the cost of defense spent so far at a minimum. I was going to ask last  
1025 month, ask for the same thing and get those lands back that we now know are ours. We probably could ask for  
1026 other things, but we, the lawsuit's always been up here flopping about and his lawsuit, or whatever, but we  
1027 should go for that. Ask him for it.

1028 Spv. Leet:

1029 Placing the lawsuit issue aside on advice of our District Manager. I'm partial to the Cat Lake access. We know that  
1030 this developer is, you know, has purchased that parcel going out to Cat Lake, so I'm agreeing with Steve, that  
1031 there are concessions that it's only fair that we make sure we're getting for the benefit of our community.

1032 Spv. Kramer:

1033 So, what I'm hearing from the Board, and correct me if I'm wrong, that now that we've got all the questions  
1034 answered about the CDD being able to sell it and not being held back from that from the County. The question of  
1035 the multipurpose trail has been resolved that this Board would entertain some, an offer from the adjacent land  
1036 owners if they wanted to purchase that property..

1037 Spv. Leet:

1038 Right. I think we're willing to convey it, but there should be something in it for us.

1039 Spv. Berube:

1040 Yeah. Shouldn't be a freebie.

1041 Spv. Kramer:

1042 Well, there's, there's definitely some value to it. I presume, now I haven't done the numbers, but, if we're still  
1043 owning it and if they can still put driveways in, by way of the reserved rights, there's still a value to the land  
1044 because it goes into the density calculations.

1045 Spv. Berube:

1046 Goes into the what calculations?

1047 Spv. Kramer:

1048 Density.

1049 Spv. Berube:

1050 Oh, okay.

1051 Spv. Kramer:

1052 So how many units they can actually have on that particular piece of property is based, I presume on the acreage  
1053 of that piece of property. And if you take this piece out of it and keep it under our ownership, and that would  
1054 reduce that maximum number. Now, whether they're at the maximum or not, I don't know.

- 1055 Spv. Berube:  
1056 I don't think it makes sense to grant them an easement and have us own it when somebody else is going to build  
1057 permanent improvements on something that we just hold an easement to. If we're going to convey it, we convey  
1058 it. And when we get that
- 1059 Spv. Kramer:  
1060 Well, they would need to convey back an easement. And I'd want the wording on the easement to be pretty  
1061 stringent, similar to the FGT easement.
- 1062 Spv. Berube:  
1063 Sure.
- 1064 Spv. Kramer:  
1065 Whereas if we have to go in and do maintenance, we're not obligated to repair it back to-
- 1066 Spv. Berube:  
1067 Of course not.
- 1068 Spv. Kramer:  
1069 it's full, but they would, we would do the repair, we would fill the hole in and they would put the parking lot and  
1070 everything back in. So, that's where we're at. But since nobody's here with an ask right now, Mr. Qualls, do you  
1071 have anything else to contribute?
- 1072 Tim Qualls :  
1073 No. I mean, it seems that the developer's position has changed. Last month they were willing to make certain  
1074 concessions to get something done, including dropping the lawsuit that was specifically mentioned.  
1075 This time they're just asking for the CDD to either keep the property or to convey the property.
- 1076 District Manager Montagna:  
1077 Tim.
- 1078 Tim Qualls:  
1079 And so obviously
- 1080 District Manager Montagna:  
1081 Tim.
- 1082 Spv. Berube:  
1083 Wasn't mentioned in public.
- 1084 Tim Qualls:  
1085 Can't have a discussion without the other party here, but there is the document from the last month that talks  
1086 about the specific request, you know, that they want.

- 1087 District Manager Montagna:  
1088 So, Tim, when was the request brought up? Because I don't ever recall them stating that they would make any  
1089 concessions. Was that on the record somewhere? Because, I don't know how the Board could have even taken  
1090 that into consideration if it was never proposed.
- 1091 Tim Qualls:  
1092 Well, I believe what happened last month was that, that the discussion never got that far.
- 1093 Spv. Berube:  
1094 Right.
- 1095 Tim Qualls:  
1096 Because of the-
- 1097 District Manager Montagna:  
1098 But it, and that's fine, but it's easy to go back and say, "We would've, could have done." But nothing was  
1099 presented. I don't think that's a fair statement.
- 1100 Spv. Berube:  
1101 I was going to bring that up, but we ended up with the questions over the appurtenant and gross easements and  
1102 various other questions that the Chairwoman brought up. So rather get into it then, I figured why continue the  
1103 discussion that had gone on for an hour, for another half an hour? Right? We knew we were going to table it, so I  
1104 figured.
- 1105 Spv. Kassel:  
1106 If you want to clear this up, what is it you propose to request?
- 1107 Spv. Berube:  
1108 Dropping of the lawsuit, repayment of the-
- 1109 Spv. Kramer:  
1110 It appears that it's going away anyway.
- 1111 Spv. Berube:  
1112 It appears what?
- 1113 Spv. Kramer:  
1114 That it's going away anyway without-
- 1115 Spv. Berube:  
1116 Well, I understand.
- 1117 Spv. Kramer:

- 1118 I wouldn't use that as a...
- 1119 Spv. Berube:  
1120 But the problem is that it's probably going to go away, but we're not going to recollect the defense fees. So, we  
1121 should make that part of the deal. The lawsuit was ridiculous, so just because it goes away, let's collect the  
1122 defense.
- 1123 Spv. Kassel:  
1124 What else did you have in mind?
- 1125 Spv. Berube:  
1126 And I wanted to get back the parcels on both sides of the east entrance, which now Madam Chair says-
- 1127 Spv. Kramer:  
1128 We already have.
- 1129 Spv. Berube:  
1130 We own, but-
- 1131 Spv. Kassel:  
1132 I would like to talk on that.
- 1133 Spv. Berube:  
1134 We didn't at the time, we know now, but-
- 1135 Spv. Kramer:  
1136 We did.
- 1137 Spv. Berube:  
1138 So that's gone. So that's an ask. I would agree with Supervisor Leet to regain access to Cat Lake, easy access,  
1139 rather than have a locked white fence. That's at a minimum and this is a minimum.
- 1140 Spv. Kramer:  
1141 Now, you know, that's not owned by Mr. Fusilier anymore.
- 1142 Spv. Leet:  
1143 Right. My understanding was this has already been purchased by the other party. So, whatever that means for  
1144 how this gets negotiated or fits in. The negotiation needs to take place. At the end it's going to the same place.
- 1145 Spv. Kramer:  
1146 It's owned by, I think the company's Harmony Clubhouse or something.
- 1147 Spv. Leet:

1148 Yeah.

1149 Spv. Kramer:

1150 It's a whole different owner that he sold to.

1151 Spv. Leet:

1152 Coastline Group down in South Florida.

1153 Spv. Berube:

1154 Well, we could ask for all kinds of other things, but those are a couple big ones, right? The recapture of the  
1155 defense costs is a biggie. It's that simple. You've always said it. You want to figure out how to recapture that  
1156 money. It's an ask. All they can do is say no, how else you going to get it back?

1157 Spv. Kramer:

1158 I don't want to go into it because it involves our insurance. I don't want to tip their hand on what's going on. I  
1159 would recommend not throwing that into the mix, so.

1160 Spv. Kassel:

1161 They can't really do anything with the Central Bark Dog park. I mean, it's not really developable into anything.

1162 Spv. Leet:

1163 Okay, that's not attached to that owner.

1164 Spv. Kassel:

1165 It is.

1166 The seller is the same.

1167 Spv. Leet:

1168 Yeah.

1169 Spv. Kramer:

1170 That is Compass Trading.

1171 Spv. Berube:

1172 Yeah. It's Compass Trading. Backing up a second. If there's something going on with a lawsuit that has my name  
1173 on it, be kind of nice to know.

1174 District Manager Montagna:

1175 There's nothing going on at all, except for the fact that, I have to produce some documents and then that's it.

1176 Spv. Kramer:

1177 Again, I think our attorney has asked us not to discuss lawsuits or what is willing or not willing.

1178 Spv. Berube:  
1179 This has nothing to do with the lawsuit. It has to do with recapturing the money that was spent.

1180 District Manager Montagna:  
1181 On the lawsuit.

1182 Spv. Berube:  
1183 Right. Separate.

1184 Spv. Kramer:  
1185 All right. At this point in time, we have nobody here. That is-

1186 Spv. Berube:  
1187 Table it-

1188 Spv. Kramer:  
1189 So again, we are willing to look at this now that our hands are free of the County's restrictions. So, if they would  
1190 like to come back and make a proposal to the Board, we would more than welcome it and we would consider it.  
1191 Any other, anything that needs to be delt on this issue since no one's here at this point in time, we will, until it's  
1192 brought back up and it's of concern, then we'll just let it drop. So, we'll move on to the next item on the agenda,  
1193 the consent agenda.

1194

1195 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

1196

1197 Spv. Kramer:  
1198 We have the approval of the January 31st, 2022, regular monthly minutes.

1199 District Manager Montagna:  
1200 All those revisions were made between Ms. Kassel and Ms. Kramer.

1201 Spv. Kramer:  
1202 Okay. So, there have been amendments and they are mostly grammatical and typographical.

1203 Spv. Berube:  
1204 There was a lot of them.

1205 Spv. Kassel:  
1206 Yes, there's a couple where I wasn't sure it was clear that what was in the minutes couldn't have been correct,  
1207 but I didn't know what was correct.

1208 Spv. Kramer:  
1209 Well, I went through and listened to the tape and read the minutes as I went down and made any corrections.



- 1210 Spv. Kassel:  
1211 Yeah. There was like something as, as high as Jack or as fast as Jack.
- 1212 Spv. Kramer:  
1213 Yeah. I corrected that.
- 1214 District Manager Montagna:  
1215 It's what he said. What did you say? It was rip something, ratchet job or, whatever it was.
- 1216 Spv. Kramer:  
1217 It was, it was a ratchet jaw.
- 1218 Spv. Berube:  
1219 Ratchet jaw.
- 1220 Spv. Kramer:  
1221 I corrected it.
- 1222 Spv. Berube:  
1223 There was a number of things in there that didn't-
- 1224 Spv. Kramer:  
1225 Some colloquialisms and the-
- 1226 Spv. Berube:  
1227 Yeah. When you read it. Well, that's curious.
- 1228 Spv. Kramer:  
1229 So anyway, that's all been corrected. We also have financial statements for January 31st, 2022, approval of  
1230 number 263. Do we have that number, correct?
- 1231 District Manager Montagna:  
1232 Yes.
- 1233 Spv. Kramer:  
1234 invoices and check register. So, if no one has any questions or does anyone have any questions?
- 1235 Spv. Kassel:  
1236 Move to approve as amended.
- 1237 Spv. Leet:  
1238 I'll second.

1239 Madam Chair  
1240 Okay. We have a motion and a second to approve the consent agenda with the amendments to the monthly  
1241 minutes. All those in favor?

1242 All Supervisors:

1243 Aye.

1244 Madam Chair

1245 All those opposed? Hearing no opposition. It is passed now. All right. Number six District Manager's report.

1246

1247 On MOTION by Spv. Kassel, SECOND by Spv. Leet, with all in  
1248 favor, the Board approved the consent agenda, with the  
1249 amendments stated to the minutes.

1250

1251

1252

1253

1254 **SIXTH ORDER OF BUSINESS**

**District Manager Report**

1255 District Manager Montagna:

1256 Yes.

1257 Spv. Berube:

1258 Can I ask you a question Madam District Manager while you're looking along?

1259 District Manager Montagna:

1260 Sure.

1261 Spv. Berube:

1262 It is pretty easy. Probably go over to Senior Perez over there too. Every month we get a nice investigation report,  
1263 with lots of pictures, the monthly report. This month, there were 33 or 36 pictures or whatever.

1264 District Manager Montagna:

1265 Okay.

1266 Spv. Berube:

1267 I think the last time we saw was 92 pictures. Most of it centers around Servello. And I asked this question-

1268 Spv. Kramer:

1269 That's further down on the agenda.

1270 Spv. Berube:

- 1271 Where?
- 1272 District Manager Montagna:  
1273 Field Report.
- 1274 Spv. Kramer:  
1275 Field report.
- 1276 Spv. Berube:  
1277 Well, I thought the DistrictManager did that.
- 1278 District Manager Montagna:  
1279 No, I do not.
- 1280 Spv. Berube:  
1281 Well, you know where I'm going so think about it when we get back in.
- 1282 Spv. Kramer:  
1283 All right. So, we'll go back to District Manager's report.
- 1284 District Manager  
1285 Yes.
- 1286 Spv. Berube:  
1287 What does the DistrictMmanager do when the field guy seems to do it all?
- 1288 District Manager Montagna:  
1289 I do nothing.
- 1290 Spv. Berube:  
1291 That's what he told me, too.
- 1292 Spv. Kramer:  
1293 You read a report. You see she's been doing a lot, so. But let her report on her actions.
- 1294 Spv. Berube:  
1295 She normally doesn't get enough time to speak at the meeting, so.
- 1296 District Manager Montagna:  
1297 So, the Garden Club asked for a \$500 re-loadable card. That is not feasible. The reason for that is audit. When we  
1298 get audited, we don't think we'll get a clean audit with a pre-loadable card.
- 1299 Spv. Kassel:

1300 So, what is the alternative?

1301 District Manager Montagna:

1302 So, the alternative, what I suggested after talking to accounting and kind of seeing the process of how it goes is if  
1303 they provide, because according to the resolution that counsel provided for the garden is whatever they bring in,  
1304 they have to spend within that fiscal year. So, it would be easier or at least I think if they provided a list of  
1305 supplies, they needed to Vincent. He has a Harmony card and let him purchase their supplies, let them use them.

1306 That way we can track, because when he turns in his receipts, we can say, okay, this \$300 was for the Garden  
1307 Club and then we can track it like that. The other thing with re-loadable is unless I'm constantly talking to  
1308 accounting and they're constantly talking to me that card could continually get reloaded. And then we could be  
1309 out of sorts with the resolution versus what we should be doing. And we don't want to risk that either.

1310 Spv. Berube:

1311 To that point, I don't want to interrupt you but this is an important point. We've always had credit cards and  
1312 we've always enjoyed tax free status, is the current credit cards still going through CDD and using the tax-free  
1313 status.

1314 District Manager Montagna:

1315 So, he is using it yes. In every purchase that he makes, wherever it is, uses the CDD tax status.

1316 Spv. Berube:

1317 Well, that's a 7.5% gain for the Garden Club doing it that way, so.

1318 District Manager Montagna:

1319 Oh, and it would be the same because he would be purchasing in essence for the District, so.

1320 Spv. Kassel:

1321 Can I ask-

1322 District Manager Montagna:

1323 Yes.

1324 Spv. Kassel:

1325 Marilyn if that is feasible from her perspective?

1326 Marilyn Ash-Mower:

1327 I can see where situations arise that we will need something straight away. I would have to wait probably two or  
1328 three days in order to get it, example of leak or something in the garden. What I've been doing now is spending  
1329 my own money, sending in the receipts and getting reimbursed. I've been doing that, I don't know, 3, 4, 5 years  
1330 now, that works for me if that'll work for you. Takes me 30 days to get my money, but oh, well.

1331 District Manager Montagna:

1332 It does, it is a process. And we were trying to cut that down. So maybe, perhaps if we did kind of a combination of  
1333 both where if they have a running list of stuff, the timbers, the visqueen and stuff that you guys use on a normal  
1334 basis, that list goes to Vincent. He can get that on an as needed basis.

1335 Marilyn

1336 Okay.

1337 District Manager Montagna:

1338 If it's a one-off thing or something like that, you can continue to purchase it and then just send in your receipts.  
1339 Like you always have.

1340 Marilyn

1341 Okay.

1342 District Manager Montagna:

1343 If that's amenable to the board.

1344 Spv. Kramer:

1345 Yeah, it works for me. But I wanted to ask a question. Last time I saw we have quite a few plumbing and irrigation  
1346 pieces and parts in that trailer. Can-

1347 Spv. Berube:

1348 Probably don't need to buy any.

1349 Spv. Kramer:

1350 The Garden folks could just get what they needed for that. Is that doable?

1351 Area Field Director Perez:

1352 I just asked Vincent that?

1353 Marilyn

1354 Well, the last time I asked about irrigation, which I wound up doing myself with the help of two other gardeners,  
1355 was that nobody on staff knew how to do the irrigation. So, I did it myself.

1356 Spv. Berube:

1357 I think that's changed.

1358 Area Field Director Perez:

1359 Yeah. So, Area Field Director Perez,-

1360 Marilyn

1361 Being self-employed all my life, if something needs to be done, I do it.

1362 Area Field Director Perez:

- 1363 No, you're fine.
- 1364 We do have irrigation parts on hand.
- 1365 Marilyn
- 1366 Okay.
- 1367 Area Field Director Perez:
- 1368 So even if it's something that the Garden Club wants to do, like an irrigation repair, we can check with Vincent to
- 1369 see
- 1370 if those parts are in stock already.
- 1371 And then give them to you, so you don't have to go out and purchase them. And all of a sudden, now you wait 30
- 1372 days for an 85 cent elbow.
- 1373 Marilyn
- 1374 Right.
- 1375 Area Field Director Perez:
- 1376 Right. So, we do have some on hand. Now when we run low, we can always, we can always run to ACE or Home
- 1377 Depot or Site One, and-
- 1378 Marilyn
- 1379 Hmm. Awesome.
- 1380 Spv. Kassel:
- 1381 What about making the repairs?
- 1382 Spv. Berube:
- 1383 We can do the repairs, still.
- 1384 Area Field Director Perez:
- 1385 We can do the repairs. So, if it's the repairs inside the plot, though-
- 1386 Spv. Kramer:
- 1387 Yeah.
- 1388 Area Field Director Perez:
- 1389 That would fall to it.
- 1390 Spv. Kramer:
- 1391 The parts should not go inside the plot.
- 1392 Area Field Director Perez:
- 1393 Right.

- 1394 Spv. Kramer:  
1395 These are strictly up to and through the spigot.
- 1396 Marilyn  
1397 Well, this one was, there were two plots, which the developer put in to make the garden look attractive. And we  
1398 still use one for flowers. One, we turned into a vegetable garden and the irrigation went straight through the end  
1399 of that right across the plot.
- 1400 Spv. Kramer:  
1401 That has not been fixed yet. I thought that was in our list to be fixed already.
- 1402 Marilyn  
1403 That was what?
- 1404 Spv. Kramer:  
1405 On our list to have that rerouted already.
- 1406 Marilyn  
1407 Yeah, I did.
- 1408 Spv. Kramer:  
1409 That's the one she did.
- 1410 Marilyn  
1411 Yeah, I think so-
- 1412 Area Field Director Perez:  
1413 That was supposed to be Servello.
- 1414 Marilyn  
1415 But that was because the tiller keeps breaking it and we keep having a problem. So, it's now taken care of. It's  
1416 around the bed and then continues on wherever it goes, which I had no idea where it goes.
- 1417 Spv. Berube:  
1418 So, the simple fix for the irrigation stuff is to check with Vincent. We've got plenty of stuff in the trailer. If we  
1419 don't have it.
- 1420 Marilyn  
1421 Yeah.
- 1422 Spv. Berube:  
1423 Then we get it. You can get it. We can get it.

- 1424 Area Field Director Perez:  
1425 Yeah. It's fine. Again, change in management, sometimes that stuff is a learning process for him as well as myself.  
1426 As long as the parts for the repairs are outside the plots is the biggest thing we just got to make sure. If it's inside,  
1427 obviously that falls to the, to the renters.
- 1428 Marilyn  
1429 I don't know if that's, no, that's the problem.
- 1430 Area Field Director Perez:  
1431 Correct.
- 1432 Marilyn  
1433 Yeah.
- 1434 Spv. Kramer:  
1435 There we go.
- 1436 District Manager Montagna:  
1437 So, we're clear if they need ongoing supplies, they'll provide that list to Vincent and you can have one of the guys  
1438 run out or you whomever. And then if it's one-off things you'll still get reimbursed like you always have.
- 1439 Marilyn  
1440 Okay. Okay.
- 1441 District Manager Montagna:  
1442 Is that good?
- 1443 Marilyn  
1444 That's good. I'd just like a verification to see if my numbers are the same as what you have. And I put that on my  
1445 last expense sheet that I submitted.
- 1446 District Manager Montagna:  
1447 Oh, okay. I can get that report out to you in the morning.
- 1448 Marilyn  
1449 Yeah. Just to verify, I'm not over.
- 1450 District Manager Montagna:  
1451 Absolutely.
- 1452 Marilyn  
1453 Thank you.



- 1454 District Manager Montagna:  
1455 And what I can start doing is providing. I'll put it in the agenda once a month, just to report to you quarterly of  
1456 where you guys are.
- 1457 Marilyn  
1458 Right. I think my math is good, but who knows.
- 1459 District Manager Montagna:  
1460 It's probably better than mine.
- 1461 Spv. Berube:  
1462 Oh, you know, you got to do new math nowadays.
- 1463 Marilyn  
1464 Oh, no, no, no.
- 1465 Spv. Berube:  
1466 It's completely different.
- 1467 Marilyn  
1468 Two and two, still add up to four.
- 1469 District Manager Montagna:  
1470 So, your Microsoft email transition, we had it tested on the back end. It was live and something with GoDaddy.  
1471 I'm not sure what the issues with GoDaddy are. I've never worked with them until here. I'm not familiar with  
1472 them and I'm the least tech person you'll ever meet.
- 1473 Spv. Berube:  
1474 The issue is the guy in California, I forget his name, but he-
- 1475 District Manager Montagna:  
1476 Okay. So regardless you're going to be getting a test email probably in the next three days, we supposedly have  
1477 the bug worked out, whatever the issue was. And you'll get a test email, it'll tell you to respond to it, respond to it  
1478 and just say yes or whatever. And then you'll get an email to reset a password.
- 1479 Spv. Berube:  
1480 If we don't get it, how do we respond yes?
- 1481 District Manager Montagna:  
1482 You let me know that you did not get it.
- 1483 Spv. Kassel:  
1484 Oh, maybe you can give us a no-

1485 District Manager Montagna:

1486 I know, I'm going to send out an email.

1487 Spv. Kassel:

1488 But I have to say, we've heard, we're going to be getting an email in three days.

1489 Spv. Kramer:

1490 I remember that. (laughs)

1491 District Manager Montagna:

1492 Actually, it was seven days and I said, you'll get it in three.

1493 Spv. Kramer:

1494 Okay.

1495 District Manager Montagna:

1496 And here we are, 31 days later.

1497 Spv. Berube:

1498 It's close. With GoDaddy, that's pretty close.

1499 District Manager Montagna:

1500 So, the other thing I wanted to ask, I don't know if Tim is still on.

1501 Spv. Berube:

1502 He's up there.

1503 District Manager Montagna:

1504 But so we're going through the audits right now, obviously, for last year. Tim, I know one of the audit questions  
1505 was you are on a flat fee as we have some other attorneys in different districts on flat fees, totally fine. Is there  
1506 any way that when we get the invoice from Qualls and Young, if you, if it can be lined out with, it'll still show your  
1507 flat fee, but just lined out, like maybe with the work or whatever is your billable hours? They had a question of,  
1508 well, this really doesn't tell us what is being done and so we've had to go back to four different firms and ask if  
1509 they would line it out. Is that something your office can do? I know you used to do it. I went back in all of y'all's  
1510 invoices and you used to do it. And I think only the reason we're not getting an audit finding on it is because the  
1511 majority of his work was lined out. It's only recent in the last year or two years that they haven't been. I think  
1512 since you guys decided to go to a pure flat fee, which is fine, but if we can get that lined out. Is that some you  
1513 guys can go back to Tim or is that?

1514 Tim Qualls:

1515 We can talk to the auditor of how to approach that on a moving forward basis. We're happy to do that.

1516 District Manager Montagna:

# CARBON

1517 Okay, perfect. Field Report. Does the Board need to see all the items that are in there daily? Do you just want  
1518 project-based items? For example, sidewalks, **bullet dates**, landscapes, not sure that we want all of it in there, so.

1519 Spv. Berube:

1520 You mean that thing that we get with all the pictures and the detail of work and all that?

1521 District Manager Montagna:

1522 Yep.

1523 Spv. Kassel:

1524 I find it confusing, frankly, because the pictures are so small that it's very hard to see anything.

1525 Spv. Berube:

1526 Trying to line up the words to the pictures is-

1527 Spv. Kramer:

1528 Yeah. And the day to day, I assume I'll hear about it if you don't empty the trash cans and fill the dog potty things.

1529 And so, the day to day stuff-

1530 District Manager Montagna:

1531 So, do you want to see anything? Do you want a report, do you not want a report? I mean, what are you looking  
1532 for?

1533 Spv. Berube:

1534 I'm happy with the monthly report that we're going to discuss here in a few minutes.

1535 District Manager Montagna:

1536 That's in there.

1537 Spv. Berube:

1538 I know.

1539 District Manager Montagna:

1540 That's what I'm talking about.

1541 Spv. Berube:

1542 No, I'm talking about, we get one every week.

1543 District Manager Montagna:

1544 Oh, you don't want the weekly's.

1545 Spv. Berube:

1546 Right.

1547 District Manager Montagna:

1548 Okay.

1549 Spv. Berube:

1550 Because the pictures are tiny, and.

1551 District Manager Montagna:

1552 Oh, I'm talking about the monthly report.

1553 Spv. Berube:

1554 It's just routine stuff. You know, I appreciate the fact I've eventually went in and fixed the valves on the toilet and  
1555 put batteries in the faucet.

1556 District Manager Montagna:

1557 I'll close out the weekly. You won't get those, but the monthly that's in your agenda, you still want to continue to  
1558 get that?

1559 Spv. Berube:

1560 Yeah, oh, yeah, yeah, that's-

1561 Spv. Kramer:

1562 The day to day -

1563 District Manager Montagna:

1564 The day to day, you said you don't want. Just the inspections?

1565 Spv. Kramer:

1566 Well, if there's, I'm more interested in hearing the larger projects you're doing. The things that we may not ever  
1567 know about, like the broken sewer pipe and like the bath houses. I'd like to know that those things are going on.

1568 Spv. Berube:

1569 Where are we with sidewalks and broken benches, vandalism.

1570 District Manager Montagna:

1571 You still want to see the landscape stuff?

1572 Spv. Kassel:

1573 Yeah.

1574 Spv. Berube:

1575 Oh yeah.

1576 District Manager Montagna:

- 1577 Okay.
- 1578 Spv. Berube:  
1579 Oh yeah. That's the big one.
- 1580 District Manager Montagna:  
1581 Okay. So just not the day-to-day stuff.
- 1582 Spv. Leet:  
1583 Maybe biweekly, I mean-
- 1584 Spv. Berube:  
1585 Well, right now we're only getting it once a month.
- 1586 Spv. Leet:  
1587 Okay. Yeah. I think we all agree focusing on, you know, the bigger projects or the more unusual, you know, less  
1588 day-to-day stuff.
- 1589 Spv. Kassel:  
1590 Just to be a little indelicate, I'm sorry. This has been on my mind. You're here, we're here. 20 seconds. The doggie  
1591 pot bags. They're not the doggie pot brand. And I know maybe, let's try to save money or maybe leftover, but it's  
1592 very hard when it's not broad daylight to see, to open those bags. You can't tell which is the closed end, which  
1593 end is the open end. And they also often tear on the closed end so that you don't want to use it your fingers to  
1594 pull through. And sometimes we'll go through,  
1595
- 1596 Spv. Berube:  
1597 We tried the off brand once before and it didn't work out.
- 1598 Area Field Director Perez:  
1599 We've been ordering from Doggie Waste Depot.
- 1600 Spv. Kassel:  
1601 Okay. Because some of the dispensers have had these totally blank ones.
- 1602 Area Field Director Perez:  
1603 I'm wondering if that's old stock that going through.
- 1604 Spv. Berube:  
1605 It could have been some left around, somebody's using them.
- 1606 Area Field Director Perez:  
1607 The last few times I've ordered, it's been from Dog Waste Depot. It's got the print.

- 1608 Spv. Berube:  
1609 The green bag.
- 1610 Area Field Director Perez:  
1611 Yeah.
- 1612 Spv. Berube:  
1613 The green box. Yeah. There were a number of those probably left over that probably somebody found, and.
- 1614 Spv. Kassel:  
1615 I guess I just wanted to make sure it wasn't a management decision.
- 1616 Spv. Leet:  
1617 Stay with good stuff.
- 1618 Spv. Kassel:  
1619 Thank you. Thank you.
- 1620 Spv. Berube:  
1621 Yeah. And good stuff is expensive.
- 1622 District Manager Montagna:  
1623 Invoices, I know there's still some Avid training going on, if everybody's done with it, I don't know.
- 1624 Spv. Kassel:  
1625 Well, here's the thing I asked Paula, right? I said, I asked her for what we would see. She was offering to send a  
1626 different kind of report through Avid or somehow us be able to access a different report that allowed us to see  
1627 that month, that invoices we were going to be approving rather than everything. Right? She said she was going to  
1628 send something and I never got anything.
- 1629 District Manager Montagna:  
1630 You can, we can literally create and you as a supervisor, you can create any report you want, you can create-
- 1631 Spv. Kassel:  
1632 Well, she said, when I was going through the training with her, she said no, there wasn't a way-
- 1633 District Manager Montagna:  
1634 For you to do it?
- 1635 Spv. Kassel:  
1636 Yeah. So, she would have to do it on the back end. Okay. But there was a way that she could do it. That was fairly  
1637 quick and it doesn't take three hours. I never saw a sample. She never got back to-

1638 District Manager Montagna:

1639 All right. I'll talk to her.

1640 Area Field Director Perez:

1641 There may be a permission angle.

1642 District Manager Montagna:

1643 Right. And that's what she said. It would be different permissions based off of what you wanted to see and all  
1644 that. So, I'll have her send something out and then we can talk about, again, it's nothing pressing. District owned  
1645 land. Staff is reviewing and researching that within Harmony. I know Elizabeth worked, she got some stuff  
1646 changed with the property appraiser's office. We're also looking into the parcel across from the school and Cat  
1647 Lake access parcel, why they haven't paid CDD assessments. So, she's trying to piece that together. Gary Moyer  
1648 initially was here from inception. She's actually going to have a call with Gary and see if he can kind of help her  
1649 piece some of that together. And what happened? He was actually the one here.

1650 Spv. Kassel:

1651 Right. And the dog park, too Central Bark.

1652 District Manager Montagna:

1653 Okay. That one too? I think I have that on parcel id map. I just don't recognize it Central-

1654 Spv. Kramer:

1655 That's not a separate parcel though. That's a-

1656 Spv. Berube:

1657 It's part of another big-

1658 Spv. Kramer:

1659 part of a big parcel that is platted.

1660 District Manager Montagna:

1661 It's part of the other one Teresa?

1662 Spv. Berube:

1663 Yes. It through heads out towards 192, the-

1664 Spv. Kramer:

1665 Yeah. When we finish I'll pull it up and show it to you.

1666 District Manager Montagna:

1667 Okay. So, all we're looking into all that and hopefully I'll have a report in your next agenda with all that stuff.  
1668 Invasive, invasive species. I know you guys have talked about this ad nauseum, I'm sure over the years, but as we  
1669 did the inspection, there's a lot out there. It's a big area, your current staff, it wouldn't matter if you had 20  
1670 people to do it. It's just not going to make a dent in it. So again, whatever the Board decides to do, but I have

1671 reached out and started getting some proposals to do it like a onetime hit thing and then your staff can keep up  
1672 with it directly after. Whether you choose to move forward. That obviously, is up to you, but I am in the middle of  
1673 getting proposals for that. So, I just wanted to let you know.

1674 Spv. Berube:

1675 I have a question regarding that. Are we getting dunning notices or anything from South Florida Water  
1676 Management District that we're not treating to their timetable, or you are just looking ahead thinking maybe we  
1677 will?

1678 District Manager Montagna:

1679 Yes.

1680 Spv. Kramer:

1681 What you're looking at and what we saw is that there are a lot of places, and Katherine addressed this at the last  
1682 meeting, where the vine is right at the crown of the tree. And once it over tops that tree, it will kill it.

1683 Spv. Berube:

1684 Sure.

1685 Spv. Kramer:

1686 And not only that, but it's a fire ladder and the reports are now until middle of March. We're not going to have  
1687 any rain at all and we're going to be in the high 80s and low 90s. Fire is a serious concern. She was also  
1688 recommending that sooner than later, that we get more personnel or a management company to come in here  
1689 and do it.

1690 District Manager Montagna:

1691 And there, there's all different ways you can do it. I've done it in several other districts, it's a huge expense and  
1692 not a lot of districts have the money to go out and hit that all at once. So, what they've done is kind of chopped it  
1693 up. We're budgeting X amount this year, they get that done, your staff comes in behind them. Then they move on  
1694 the next year to the next section. There are all different ways to do it, but at some point it's going to have to be  
1695 gotten under control and to be able to be maintained.

1696 Spv. Berube:

1697 I understand that, I'm not arguing that point. The problem is you can go bankrupt really quickly trying to kill this  
1698 green weed. There are limits to what you can do financially.

1699 Spv. Kramer:

1700 Well, I'm going to throw out some ballpark numbers just for you guys to think about over the next month  
1701 between two and \$300,000, I think around that ballpark will get us teams of people that will go in and on all of  
1702 the conservation areas that we actually own, they will do three sweeps through, at different times of the year,  
1703 basically annihilating, not only the old world climbing firm, but the Cogon grasss and the Brazilian Pepper. And,  
1704 they will take it down and guarantee, I think one of the firms, to the 90% kill rate.

1705 District Manager Montagna:

1706 They usually...



- 1707 Spv. Kramer:
- 1708 And at that point, our staff can then be doing it, inspecting. Because, you could go out there in areas that have  
1709 never had it before, or that have been treated and the little guys are just popping up all over the place. Now our  
1710 staff can get in there and do that, because there's no cutting involved, it's strictly an application, but the cutting,  
1711 getting into the wet areas that are heavily wet, it just, without an army of people, it's not going to happen.
- 1712 District Manager Montagna:
- 1713 It's, yeah. You just can't make a dent in it.
- 1714 Spv. Berube:
- 1715 Well, that number is that's pretty accurate because it was.
- 1716 Spv. Kassel:
- 1717 Because we got a quote for two, for a quarter of a million dollars.
- 1718 Spv. Berube:
- 1719 Yeah. \$263k and it was three, our years ago and that was on the five transects.
- 1720 Spv. Kramer:
- 1721 That was only a small amount.
- 1722 Spv. Berube:
- 1723 I know, I get it.
- 1724 Spv. Kramer:
- 1725 They'll do all of the stuff we own.
- 1726 Spv. Berube:
- 1727 Okay. That's why we went to what we did and assigned a couple three people to it.
- 1728 Spv. Leet:
- 1729 Right. They'll guarantee that.
- 1730 Spv. Berube:
- 1731 It's growing.
- 1732 District Manager Montagna:
- 1733 It depends. I mean, a lot of them will do like, well we guarantee a 80 to a 90% kill rate. I mean, it's going to come  
1734 back, obviously.
- 1735 Spv. Leet:
- 1736 Yeah.

- 1737 Spv. Kramer:  
1738 After that, we still need our staff here-
- 1739 Spv. Kassel:  
1740 To continue to main-
- 1741 Spv. Berube:  
1742 Maintain it.
- 1743 Spv. Kramer:  
1744 To continue to maintain it. But it's getting over that hump of the huge vines. I mean, they're massive. It was really  
1745 humbling to see what this stuff was doing.
- 1746 Spv. Berube:  
1747 And it's astounding to see how it's changed in a couple three years. The amount of area we treated, because you  
1748 can tell, because it's dead and brown versus how much new green growth there is, it's overwhelming. This is  
1749 another one of those things from the state, an unfunded mandate you must take care of and no we're not going  
1750 to pay. Great.
- 1751 District Manager Montagna:  
1752 We'll get that into your March agenda. We should be ready. You can at least look at them and kind of see. Next, I  
1753 wanted to go over agendas. Reports, proposals, additions, and or requests are due by Monday, at the latest,  
1754 before the agenda goes out. So, your meeting is today, your agenda should have gone out Thursday by 6:00 PM.  
1755 That's kind of in your-
- 1756 Spv. Kramer:  
1757 With the whole pack.
- 1758 District Manager Montagna:  
1759 your documents, right. The whole finished product out the door. So, we need to make sure we're getting reports,  
1760 everything, also I'm not telling, I'm just saying a blanket statement.
- 1761 Spv. Kramer:  
1762 And the way I remember it is, it's 10 days in advance. So, if we're meeting on the 24th, the 14th is the date I got  
1763 to have everything in.
- 1764 District Manager Montagna:  
1765 Correct.
- 1766 Spv. Kramer:  
1767 To our DistrictMmanager.
- 1768 District Manager Montagna:

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1769 And I mean, barring any emergencies, there will be times if y'all were going through something or if we were  
1770 waiting a last minute on something, but you would be aware of it and it would be fine. Toho, OUC, ignore what I  
1771 sent you. That is not, we have it broken out now by meter. I mean, it's not in information. It wasn't just what the  
1772 Board had requested, which you wanted it broken down by meter cost, month, year over year. So now we've  
1773 gone back and we're adding in the meters and all of that to each individual address.

1774 Spv. Kramer:

1775 Yeah, and that's the way it was... That's correct. It's presented each month. So, I presume you could just put all  
1776 those together.

1777 District Manager Montagna

1778 Correct. All we're doing is combining it. The only thing that Sally typically was not doing was adding the meters  
1779 in. She would do the account number, the address and the cost.

1780 Spv. Kramer:

1781 I don't know if anybody else needs a meter number, but I can look at the bill. If there's something that looks out  
1782 of line, that's the only time I would look at it, so.

1783 District Manager Montagna:

1784 We already have it going in. So, you're going to have the date, the address, the meter, the cost. And then it'll be  
1785 year over year. So, you'll have that moving forward.

1786 Spv. Berube:

1787 I sent you an email about some missing months. Didn't hear anything back, but there were at least three months  
1788 missing. On both OUC and Toho and they were not the same months. Because you know, every month you get  
1789 one, January, every month. And I looked at it and it was obvious that there was some missing there. And I said,  
1790 "Well, okay." Then I said, "Well, let go look at the OUC." I looked at Toho. I went back and looked at the OUC and  
1791 it was the same way. There was some, probably clerical, but you know, we get a bill every month, so.

1792 District Manager Montagna:

1793 Yeah. But that was on the one I sent out. Right? Not the one that Sally sends.

1794 Spv. Berube:

1795 Yes, sure.

1796 District Manager Montagna:

1797 Yeah. The one Sally sends is not missing any, the one that I sent out, that one's probably the one you're referring  
1798 to.

1799 Spv. Berube:

1800 Yeah. Okay.

1801 District Manager Montagna:

1802 But I'll look at your email and then I'll let you know. Other than that, that is all I have. Unless you have something  
1803 for me and I'm happy to address it.

- 1804 Spv. Kramer:  
1805 I would like, it would help me, being a relatively new Board member, to get kind of a breakdown of when we start  
1806 heading into our budgeting time period. There are some deadlines that have to be met so-
- 1807 District Manager Montagna:  
1808 For what?
- 1809 Spv. Kramer:  
1810 For the budget.
- 1811 District Manager Montagna:  
1812 Yeah. Like June 14 for the approval of your proposed budget.
- 1813 Spv. Kramer:  
1814 So, if we were, God forbid, we have to, but we have a reserve study, we're still waiting on the final on. If we were  
1815 to have to tweak our rates, when is the drop date for that?
- 1816 District Manager Montagna:  
1817 Okay. I was going to go over this, so thank you for reminding me, the budget process. So, we're going into it.  
1818 They're building yours right now. I do it a little bit different than probably your past managers have done it. What  
1819 I do is I will go in and put everything in that needs to be in for that fiscal year based off of contracts, trending,  
1820 spending, any projects that you guys talk about, I will put in all real numbers and I'm not going to tie it to your  
1821 excess cash or anything. That's going to be actual real numbers. It will be tied to your assessment chart to where,  
1822 when we come, and my plan is to come in March or April, depending on what you decide and start going through  
1823 that. I'll send it out ahead of time so everybody can kind of look at it and then we can come and it will be a live  
1824 document that we can kind of start messing with. If you're going to, whatever you're going to do, the deadline for  
1825 that is June 15th to do the proposed. And typically, if you're going to raise assessments, that is the time that you  
1826 do it because we have to send out letters and it has to be to county by June 15th. Now between June 15th and  
1827 September 30th, we can, every meeting or workshop, whatever we want to do, we can start cutting that down.  
1828 So, let's say-
- 1829 Spv. Kramer:  
1830 But you can't increase it.
- 1831 District Manager Montagna:  
1832 Correct. The only thing you cannot do is increase it. So let's say we want to raise assessments. We say at the  
1833 proposed \$10, right? And we're at that \$10 mark. And then we start talking and the board decides, well, let's not  
1834 do 10. Let's do like \$3 and 50 cents and we can cut it down. The only thing you cannot do after June 15th is raise  
1835 it higher than what it was set at June 15th. Okay? So that's kind of the process. I don't know, who's interested. I  
1836 know some Board members like to see this kind of stuff and partake in it and some don't.
- 1837 Spv. Kassel:  
1838 We always have.
- 1839 District Manager Montagna:

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- 1840 Okay, perfect.
- 1841 Spv. Kassel:
- 1842 The Board always has started looking at it early, spending time in the meetings, going through line by line.  
1843 Getting you adjustments to make. After, at the end of the discussion of each line item and then reviewing it again  
1844 at the next meeting.
- 1845 Spv. Berube:
- 1846 You put the last four or five years in there, right?
- 1847 District Manager Montagna:
- 1848 I think they go back, like, let's say we're going to 23, so they'll probably go back to eighteen, 19, 20, 21, or maybe  
1849 19. I think they only go back like four years. They put on the document itself. So, what I'll do, if, if everybody's on  
1850 board with it, I initially get all those numbers. I fill them in and I put notes on the side of where I got those  
1851 numbers and why I came up with those numbers and then I can send everybody the spreadsheet and then you  
1852 can kind of start moving stuff and playing with it yourself. And then when we come to the meeting, we can start,  
1853 we can kind of start going through it. So, would you prefer that in your April meeting or you want to start it in  
1854 your March meeting?
- 1855 Spv. Kassel:
- 1856 I would say March.
- 1857 District Manager Montagna:
- 1858 March?
- 1859 Spv. Kramer:
- 1860 The earlier the better and the other question that goes along with that is the reserve study. Where is that thing?
- 1861 Spv. Kassel:
- 1862 And are we going to have to have it adjusted because of the cost for-
- 1863 Spv. Kramer:
- 1864 Everything.
- 1865 Spv. Kassel:
- 1866 Resurfacing, and you know, pipes...
- 1867 District Manager Montagna:
- 1868 Were there any adjustments that needed to be made to that? Besides the ones that have already been  
1869 submitted?
- 1870 Spv. Kramer:
- 1871 I submitted, streetlights. We forgot streetlights.

- 1872 Spv. Leet:  
1873 Streetlights?
- 1874 Spv. Kassel:  
1875 What do you mean?
- 1876 Spv. Kramer:  
1877 We have to replace our streetlights somewhere down the line.
- 1878 Spv. Berube:  
1879 They're OUC's problem.
- 1880 Spv. Kramer:  
1881 I thought we bought them.
- 1882 Spv. Berube:  
1883 We paid off the capital lease, but they remain OUC's property.
- 1884 Spv. Kramer:  
1885 Right. But aren't we going to have to start paying a lease fee again, if they have to replace them?
- 1886 Spv. Berube:  
1887 It's part of the maintenance. If a light... If a car runs into it.
- 1888 Spv. Kassel:  
1889 Why don't we have our District Manager look into it.
- 1890 Spv. Berube:  
1891 OUC pays.
- 1892 District Manager Montagna:  
1893 I'll pull the contract and look at it.
- 1894 Spv. Kassel:  
1895 Take a look at it. I was under the same impression as Supervisor Berube, that the maintenance,
- 1896 District Manager Montagna:  
1897 I never understood. I mean, every district leases...
- 1898 Spv. Kramer:  
1899 OUC doesn't understand the lease...
- 1900 District Manager Montagna:

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- 1901 I've never seen anywhere where the district would own them after the lease is up. Um, but that could be, there  
1902 could have been a deal made there. I don't know, but I'll pull the contract and I'll find out, no problem. I'll also  
1903 look into the streetlights, after that with the reserve study, I'll get with you David and see if there's anything else  
1904 we need to add. If not, that, it should be final with the last changes that Teresa sent in.
- 1905 Spv. Kramer:  
1906 I'm hoping he was looking at the cost because again, his cost for paving Alley C1 and 2...
- 1907 Spv. Kassel  
1908 Was way lower.
- 1909 Spv. Kramer:  
1910 Was way low than what, you know...
- 1911 Spv. Berube:  
1912 Because the scope of work that the engineer put in for the paving for the alleys, was far more in depth than what  
1913 the reserve study would be. The reserve study guy is going to look at it and total up the square feet. How much  
1914 per square foot or square yard of pavement. And that's your number.
- 1915 Spv. Kassel:  
1916 Yeah. What was that? Like \$150,000 versus like \$500,000.
- 1917 David Hamstra:  
1918 All right. I'll go with Angel on that.
- 1919 Spv. Berube:  
1920 You're talking two different, scopes of work here and no drainage improvements, none of that, it's separate. It's  
1921 warm in here.
- 1922 District Manager Montagna:  
1923 It's very warm in here.
- 1924 Spv. Kassel:  
1925 It's so comfortable in here.
- 1926 Spv. Berube:  
1927 To your point about this year's budget. I think Madam Chairwoman asked, what was his name? Steven? In the,...
- 1928 Spv. Kassel:  
1929 Steve.
- 1930 Spv. Berube:  
1931 And he said the budget, the reserve study that we're doing is going to take effect with your 2023 budget

- 1932 Spv. Kassel:  
1933 But here's the thing.
- 1934 Spv. Berube:  
1935 Next fiscal year.
- 1936 District Manager Montagna:  
1937 23.
- 1938 Spv. Kassel:  
1939 But that's taking into consideration what we have and assumptions about what we're spending versus what we  
1940 already have now. So, in other words, when we start that reserve study and we spend what we're planning on  
1941 spending, that reserve study is saying, oh, but you're only spending this much, but we're spending this much.
- 1942 Spv. Kramer:  
1943 So, we have to look at it.
- 1944 Spv. Berube:  
1945 Yeah. You got to look at what your budget is versus the reserve study and your anticipated spending and kind of  
1946 grind that all together from now 'til October and figure out what you want to do for this period. Because right  
1947 now we're in limbo. We have a study. We don't have a budget. We have a new budget coming up and finishing a  
1948 budget.
- 1949 Spv. Kramer:  
1950 That's why I want all those pieces together.
- 1951 District Manager Montagna:  
1952 David, we'll sync up on the reserve study and make sure we got our numbers in there correctly. Then we'll  
1953 present it.
- 1954 David Hamstra:  
1955 Sounds good. All right. It's about to get warmer under here in a few minutes.
- 1956 District Manager Montagna:  
1957 Nothing else for me, right?
- 1958 Spv. Kramer:  
1959 We are now moving on to the next agenda items. Staff reports. First up is our District Engineer. David Hamstra.  
1960
- 1961 **SEVENTH ORDER OF BUSINESS** **Staff Reports**  
1962  
1963 **District Engineer**



# CARBON

- 1964 District Engineer, David Hamstra:
- 1965 David Hamstra:
- 1966 Good evening. David Hamstra for the record. Let me start off with Garden Road. A week ago today we released  
1967 the bid documents to five contractors. Three of them had acknowledged receipt. I have not heard from the other  
1968 two yet. Jr Davis was one of them, since they're already out there doing the water line and did, they did respond  
1969 quickly saying they got the package, and we'll look at it. So, we are giving them until March 17th to submit  
1970 comments to questions to us. The bids are due the following Thursday of March 24th. Gives us a week to look at  
1971 them and then make a recommendation for award at your March 31st CDD meeting. So. That is tracking well so  
1972 far. The Estates. We had Atlantic Pipe Services do all but one pipe and inlet. Turns out there's a tree growing  
1973 inside.
- 1974 Spv. Kramer:
- 1975 Oh, do we have that picture?
- 1976 David Hamstra:
- 1977 That was a pretty impressive...
- 1978 District Manager Montagna:
- 1979 It was.
- 1980 Spv. Kramer:
- 1981 [crosstalk 01:18:48] I think everybody needs to see this.
- 1982 David Hamstra:
- 1983 Look Like a science fiction movie.
- 1984 Spv. Kramer:
- 1985 Yeah. And this again is why you'll hear me harp about, we need to inspect our storm water systems and make  
1986 sure that our inlets and outflows and everything are properly being maintained, because without the proper  
1987 maintenance, this is what we end up getting. So...
- 1988 Spv. Kassel:
- 1989 So, you said they did all pipes except for one?
- 1990 David Hamstra
- 1991 The one they had the tree growing. So, they said they would come back. So, Vincent and Brett and staff went in  
1992 there and removed this growth from the inlet and tree and APS, Atlantic Pipe Services, will come back out, do  
1993 that inlet, that pipe, along with the 12 videos I got already from the other pipes. And by next Board meeting, I'll  
1994 give you a complete accounting of what the condition is. I did drive through Estates this evening, when I went got  
1995 here. I noticed you got one really bad area that the road is subsiding. I mean, significantly by two or three inches.  
1996 My hunch is that pipe is compromised, but that's within the right of way. So that should be a County fix, not a  
1997 CDD fix. So, I took a picture and I'll send it to Road and Bridge at the County.
- 1998 Spv. Kramer:

- 1999 And that's in the Estate also?
- 2000 David Hamstra
- 2001 Yes.
- 2002 Spv. Berube:
- 2003 One thing for sure, with the tree growing in it, you were sure there was standing water in that pipe.
- 2004 Spv. Kramer:
- 2005 There you go right there. That is not a bale of hay. That is the root ball.
- 2006 Spv. Berube:
- 2007 That pipe is full of water and helping the tree. So, it was time to suck out the pipes.
- 2008 Spv. Kassel:
- 2009 Speaking of sucking out pipes, I know that drain by, between the dog parks has been clogged.
- 2010 Area Field Director Perez:
- 2011 Yeah.
- 2012 Spv. Kassel:
- 2013 Are they going to get to that?
- 2014 Area Field Director Perez:
- 2015 It's in my report.
- 2016 Spv. Kassel:
- 2017 Look into that?
- 2018 Spv. Kramer:
- 2019 Yeah. They'll get to it.
- 2020 Spv. Kramer:
- 2021 Okay.
- 2022 Spv. Berube:
- 2023 That's going to come back to haunt you.
- 2024 David Hamstra
- 2025 Neighborhood C1, C2. After we receive the bids on Garden Road in a couple weeks, we were going to release this
- 2026 one out to the streets. Again, this one's roughly \$600,000 with the inlets, with the ribbon curve, with the milling
- 2027 resurfacing. And, we'll see how the bids come in on that one.

# CARBON

- 2028 Spv. Kassel:  
2029 Thank goodness.
- 2030 Spv. Kramer:  
2031 Now do we meet any statutory requirements or limits as far as bidding that?
- 2032 David Hamstra  
2033 You are still, I think it's \$4 million or \$2 million. We have to do your, like your traditional public...
- 2034 Spv. Kramer:  
2035 Right? That's yeah. I wasn't sure. Tim?
- 2036 Tim Qualls:  
2037 Yes ma'am.
- 2038 Spv. Kramer:  
2039 For the paving of the alley ways, what is our statutory requirement when we have to go to public bid?
- 2040 Tim Qualls:  
2041 The threshold amount, I'll find that out for you. Let me look it up. I think it's Category 4, which is pretty high, but  
2042 I'll check. Hold on. I'll get you, I'll be right back. I'll tell you in my report.
- 2043 Spv. Berube:  
2044 I think it's \$195k.
- 2045 Spv. Kassel:  
2046 I'm sorry. In terms of those bids, where are we in that process?
- 2047 David Hamstra  
2048 This one we're going to release in a couple weeks on the street, the alley way, I'm trying to stagger this a little bit,  
2049 because when I get to my change order, you have about roughly a million dollars of capital projects going to hit  
2050 the street this year. You got a lot going on, which is productive, but it's also getting expensive. So, both my stuff  
2051 and the stuff you're going to build. So that's why the reserve study adjusting those numbers is going to be critical.  
2052 The RV storage and boat. Mr. Berube, that will go in after we hit the street with this, Greg and you have resolved  
2053 all the comments, that stuff is ready to go to the County probably after tonight. Maybe early next week it'll go to  
2054 the County to get approval.
- 2055 Spv. Kramer:  
2056 So now this is just the fencing, right?
- 2057 David Hamstra  
2058 Yes. But there were specific requirements regarding type of fence, landscaping.
- 2059 Spv. Kramer:

- 2060 Okay.
- 2061 Spv. Berube:  
2062 To that point. Oh, go ahead.
- 2063 Spv. Kramer:  
2064 So, will we be pulling the permit or will Straight Line Fencing be pulling the permit? It was in their original  
2065 contract that they pull the permit, but...
- 2066 David Hamstra  
2067 Yeah, we're going to get a site plan approval and they'll probably end up doing, getting the building permits.  
2068 They'll pull it. Now we pulled the permit for the dog park. Whether or not you want to do the same thing for this  
2069 or let them do it so...
- 2070 Spv. Berube:  
2071 Well, we're going to have to come to an agreement with Straight Line Fence, because they're going to have to  
2072 revise their contract. Because we are significantly changing their scope of work from what it was to what it's  
2073 going to be.
- 2074 Spv. Kramer:  
2075 What's the difference?
- 2076 Spv. Berube:  
2077 Oh, we've had to move a number of fences. We had one piece of fence that was encroaching on somebody else's  
2078 property. That needs to move. We're adding 200 feet of fence, maybe to the original contract. We're adding the  
2079 opening gates to the contract. So, Straight Line Fence was originally just going to take the existing fence, open it  
2080 up, and then he was going to surround the new area. Well, we've changed that a lot, because of meeting other  
2081 fences, site surveys have changed things. We found the encroachment on-
- 2082 David Hamstra  
2083 The wetland buffer areas.
- 2084 Spv. Berube:  
2085 Right. So, the, the way it's going to go in is changed. And then we got that whole front line, the front crossing  
2086 where the gates are going to be, and that wasn't anticipated originally.
- 2087 Spv. Kramer:  
2088 Okay. So, it's not a situation where we can use the old contract for the bulk of it and then...
- 2089 Spv. Berube:  
2090 Piece it in?
- 2091 Spv. Kramer:

2092 Piece the other one in, because I just don't want to see things skyrocketing. Especially when he claims to have  
2093 already purchased the material and having been stored on site.

2094 Spv. Berube:

2095 The question was, can we use everything that you've already bought and the current plan covers that. There will  
2096 be no waste of anything already purchased, but the total labor and the amount of needed additional fence is still  
2097 going to be over and above what that original contract is. I'm going to bet that we're going to add 7 or 8 or  
2098 \$9,000 to what's already out there.

2099 Spv. Kramer:

2100 To the already \$17.6k or so.

2101 Spv. Berube

2102 \$18.8k, I think it was.

2103 Yeah.

2104 And half of that's already paid. Right?

2105 Yeah. \$17.6k, right. \$8,800, that's already paid, but you're going to have some big expenses because now we got  
2106 to come around, cover up and you know, come to the front of the Conex's we're going to have two significant  
2107 gates there and then you got to decide what you want with the gates. I think Mr. Hamstra has it set up for  
2108 swinging gates.

2109 David Hamstra:

2110 Believe so. I got to check with Greg.

2111 Spv. Berube:

2112 That could change to electric gates. Don't know or not. We're not quite at that point, you got to get the site plan  
2113 finished. So, and then once the fence is done, now we're going to talk to the landscaping because we got to  
2114 buffer all that from sight lines. The important thing is that we're going to be able to use the fence that's there and  
2115 we're going to have to modify that contract. And that's going to require a little bit of thumb pressing I believe.  
2116 But we got to get to that point.

2117 Spv. Kramer:

2118 Let's see what we can do with the existing, if there's any way to do portion of the existing and then do an add-on.

2119 Spv. Berube:

2120 We're not going to throw away very much, if any of the existing fence.

2121 David Hamstra

2122 No, we'll be able to use it all.

2123 Spv. Berube:

2124 Good. So that's one section that's going to be more.

2125 Spv. Kramer:

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2126 Right. But again, I don't want him to come back. He bought it already at an existing price and then charge us the  
2127 current going rate for the fencing.

2128 Spv. Berube:

2129 I suspect he hasn't purchased anything.

2130 Spv. Kramer:

2131 He says he has.

2132 Spv. Berube:

2133 I know.

2134 Spv. Kramer:

2135 So, let's hold him to that.

2136 Spv. Berube:

2137 We've also asked him to bring it over. Well, just give us our \$8,800 worth of fence. Well, I don't want to do that.

2138 Spv. Kramer:

2139 Oh, I thought he offered to do that.

2140 Spv. Berube:

2141 Say it again?

2142 Spv. Kramer:

2143 I thought he offered to do that.

2144 Spv. Berube:

2145 No.

2146 Spv. Kramer:

2147 To you and Mr. Qualls, we decided we didn't want to store it.

2148 Spv. Berube:

2149 We didn't go to that extreme, but we've talked to him in the past about doing that. And it was like, oh, I don't  
2150 have to do that. You know, it's going to cost you more. The 8,800 bucks, I need more money because the fence  
2151 actually costs more than that. So, it's kind of one of these, it's a sensitive situation, but we'll make the best of it at  
2152 this point to recover what we've already got into it. That's what we got to do at this point.

2153 Spv. Kramer:

2154 All right.

2155 David Hamstra

- 2156 Two more things and I'll close the report.
- 2157 Spv. Berube:  
2158 Excuse me. While we're on that subject, the new road is going to go in, is going to have to be an end point. I  
2159 presume you've already...
- 2160 David Hamstra  
2161 We took it right up to the gates.
- 2162 Spv. Berube:  
2163 The existing gates.
- 2164 David Hamstra  
2165 Yes.
- 2166 Spv. Berube:  
2167 Then that'd be fine.
- 2168 David Hamstra  
2169 Okay, good. Well, in conservation, Catherine Bowman went out there February 15th. Have you heard on her  
2170 assessment?
- 2171 Spv. Kramer:  
2172 I spoke with her. She ended up with 24 different monitoring sites.
- 2173 David Hamstra  
2174 Okay.
- 2175 Spv. Kramer:  
2176 It's pretty impressive. I think she has a really good thing but we are trying to regarner, if you remember, we  
2177 talked about, staff was supposed to log and track hours done so that we could report it. This was six or eight  
2178 months ago. Unfortunately, for whatever reason, word got back, that the Board decided that they no longer had  
2179 to track hours and they stopped doing it. Well Water Management District, of course, Catherine needs those  
2180 tracking logs and they're not there. So, they are trying to pull from past records to recreate
- 2181 David Hamstra  
2182 Correct.
- 2183 Spv. Kramer:  
2184 as much of them as possible. And Catherine is directing them and giving them, or should be providing you with  
2185 log sheets to keep, going forward, so that we will have the proper information to report to the Water  
2186 Management District, on how much work is being done, where.
- 2187 Area Field Director Perez

# CARBON

2188 I spoke with Catherine yesterday and spoke with Vincent and Brad. Brad actually sent me over an email earlier  
2189 today with going back all the way to June of last year, looking through the dailys that he was sending over for our  
2190 weeklys that we sent out. So, I have that email. I'm going to be going through it. It's not going to... in speaking  
2191 with Catherine, what she really needed was, from us, was okay, give me the locations as much as possible that  
2192 you could, you know, that you spend time at and the hours. We don't necessarily need the exact day. I think I  
2193 have enough information but is what I'm getting at from Brad to translate over to a spreadsheet, to provide to  
2194 Catherine. So, she can then send off her report. And that came today. Then moving forward, Vincent's got the  
2195 information.

2196 Spv. Kramer:

2197 We do have logs on chemical application, right? Isn't there a required log that the State requires us to keep?

2198 Area Field Director Perez

2199 Yeah, you have to, you're required to keep track of the product you use, but not necessarily...

2200 Spv. Kramer:

2201 Not necessarily where?

2202 Area Field Director Perez

2203 No, just amounts.

2204 Spv. Kramer:

2205 Oh, that's depressing.

2206 Area Field Director Perez

2207 Yeah.

2208 Spv. Kramer:

2209 But okay. So that, might help too, because I presume he's using a lot more chemical, the more he's going out.

2210 Area Field Director Perez

2211 Yeah. I mean, we should be able to find out, but again, she didn't really mean that, she didn't make that request.

2212 The biggest thing-

2213 Spv. Kramer:

2214 No, no.

2215 Area Field Director Perez

2216 ... was locations and...

2217 Spv. Kramer:

2218 She mentioned that you could possibly use that.

2219 Area Field Director Perez



- 2220 Oh. Going back to look at dates? Right. Yeah. But I have information. I'm going to try to, I got that this afternoon,  
2221 digest it and put it over to a spreadsheet so I can get it off.
- 2222 Spv. Kramer:  
2223 Wonderful.
- 2224 Area Field Director Perez  
2225 Sorry, David.
- 2226 David Hamstra  
2227 Thank you
- 2228 Area Field Director Perez  
2229 The floor is yours.
- 2230 David Hamstra  
2231 You owe me a half for that. All right. Thanks. All right. Last thing. And this really, Brett will be talking about this  
2232 later is the Cherry Hill rear yard swale. I guess he's got a quote he'll present to you later this evening. So, I won't  
2233 take that. And I'll stop there on the reports, unless you have any questions on the remaining items. I know we got  
2234 a lot more to go on. Any questions on the remaining items in the report?
- 2235 Spv. Kassel:  
2236 Well, just the, the request.
- 2237 David Hamstra  
2238 The change order request. Yeah. That was next.
- 2239 Spv. Kramer:  
2240 You've already got everything for the House Bill 53 report that's due June 20th?
- 2241 David Hamstra  
2242 I had the inventory. I don't have the, what they call the capacity analysis yet.
- 2243 Spv. Kramer:  
2244 Okay. So, you still have to work on it.
- 2245 David Hamstra  
2246 We're still trying to shake out with Tallahassee exactly what they need from the CDD.
- 2247 Spv. Kramer:  
2248 And then again, that was an unknown previously.
- 2249 District Manager Montagna:

2250 I have a question on the storm water analysis. That's what we're talking about, right? Okay. Are you providing a  
2251 proposal or is that just coming out, you're incorporating that into the change orders or is that going to be a  
2252 separate proposal? I know District Engineers right now in all my other districts are submitting those proposals to  
2253 do that report that's due June.

2254 David Hamstra

2255 That'll kind of dovetail with the change order if they want to do it that way or submit a separate proposal.

2256 District Manager Montagna:

2257 Yeah. I just wanted to make sure.

2258 David Hamstra

2259 Yeah.

2260 District Manager Montagna:

2261 So we can, be sure its

2262 Spv. Kassel:

2263 Being addressed.

2264 Spv. Kramer:

2265 That's what I was concerned with and my understanding was that part and that's one of the reasons your billings  
2266 are more than we originally expected, plus there's just a lot of work.

2267 David Hamstra

2268 Yep. Well, let's dovetail to that.

2269 Spv. Leet:

2270 Real quick. Sorry. Billy's Trail, is the plan for improvements, is that tied to the developer fixing their silt fence  
2271 issue? Or are they independent issues?

2272 David Hamstra

2273 Can we talk about that publicly?

2274 Spv. Kramer:

2275 A little bit? And it's like, unfortunately the developer closed his permit out quickly without doing everything, but  
2276 they allowed it to be closed out. The requirement for silt fencings and stable bank stabilizations and everything  
2277 has slid to the home builder.

2278 David Hamstra

2279 Right.

2280 Spv. Kramer:

2281 They still have an open permit over on East Lake. They're in violation there. They never even pulled a permit for  
2282 this one. So that gets even touchier because you can enforce against somebody with a permit. And what just  
2283 does not make sense to me, it should be even worse that you don't even-

2284 David Hamstra

2285 Yeah, I know, it's this part that I don't get.

2286 Spv. Kramer:

2287 pull the permit. But it's not. Basically, they can't enforce against them if they haven't pulled a permit.

2288 Spv. Berube:

2289 Sounds like a cop out.

2290 Spv. Kramer:

2291 So anyway, there is work going on to try and get them in compliance. Doing much more work as far as upgrading  
2292 Billy's Trail might be counterproductive until such time as that part is fixed.

2293 David Hamstra

2294 Both the slopes are sodded, stabilized, and then we don't have any more of this nonsense. It's incredible. I  
2295 couldn't believe it when she told me about it.

2296 Spv. Berube:

2297 They don't have permits, right?

2298 Spv. Kramer:

2299 I used to be in enforcement. And, back in my day, if you didn't pull a permit, we really stomped on your head.  
2300 And, we were a little more lenient with those who maybe cut the edges on their permits. But if you didn't pull  
2301 permit. Now, to hear that, well, if they didn't pull permit, they're not in our system then, you know. But they are  
2302 trying to work with them to get them permitted. But the way the building is going in there, it may be all built out  
2303 before...

2304 Spv. Berube:

2305 Government in action.

2306 Spv. Kramer:

2307 That's the report on that one.

2308 David Hamstra

2309 Yep.

2310 Spv. Leet:

2311 Okay, sorry.

2312 David Hamstra

# CARBON

2313 No, no, it's important, but it's frustrating. So, all right. So that's it for District Engineer Report. Change order  
2314 number one, which I submitted through our agenda packet. Yes, we are off to an extraordinary pace just for the  
2315 first three months. But I will say in all the CDDs I served, we are not doing construction documents at the pace  
2316 we're doing them, we've done them for Garden Road, the alley way, boat storage, the swale, the dog park. And  
2317 so, the plans and specs are typically not part of your traditional CDD work of broken sprinkler heads, sidewalks,  
2318 potholes, but we are proceeding with these. We've got them on the street, but they're racking up quite a burden.  
2319 So, I don't know, in the future, every time we do a Garden Road or an alley way, if you want to treat that as a  
2320 separate proposal or just understand, and I hate to keep coming to you every couple months saying...

2321 Spv. Kassel:  
2322 You need more money.

2323 David Hamstra  
2324 Yeah, so...

2325 Spv. Kramer:  
2326 So, we have a lot of deferred maintenance that we're having to face right now. We're playing catch up.

2327 Spv. Berube:  
2328 My recollection is the first go around about a year ago was \$40,000, I think. Correct? The second go around was  
2329 \$50,000?

2330 David Hamstra  
2331 Well, \$50 was what I asked for, for this new fiscal year.

2332 Spv. Berube:  
2333 Right.

2334 David Hamstra  
2335 I don't know if... When I started with you guys. I think it was May or March.

2336 Spv. Berube:  
2337 Yeah.

2338 David Hamstra  
2339 I think it was \$25 or \$35k. And I think I asked for \$10k or something to finish the fiscal year. Don't quote me on  
2340 the numbers.

2341 Spv. Berube:  
2342 No, that's okay. No, I saw, my recollection was the first fiscal year that you were here was \$40,000. Then we  
2343 started this fiscal year with \$50k.

2344 David Hamstra  
2345 Correct.

- 2346 Spv. Berube:  
2347 So, we're at \$90k already. And I think you want another \$30k now? Is that the request?
- 2348 David Hamstra  
2349 I'm going to ask for \$50k, not \$30k, but I'll tell you why.
- 2350 Spv. Berube:  
2351 Okay. So, you know, here's my bottom line. You do great work. You're doing a lot of it. I get it, right. And I know it  
2352 was a lot of work and the work is high quality. You're on time, the reports are detailed, all of that. But to ask the  
2353 taxpayers here to swallow up \$120 to \$140,000 in about a 12-month, 14-month period is really this is a big  
2354 number. And, I know you understand that and I am not complaining about the quality of work but I think our  
2355 pace is, we're getting ahead of ourselves. One, because we haven't finished anything yet. And we're still looking  
2356 forward and rolling, rolling, rolling and the dollars are adding up. And to your point, I would rather that each  
2357 project be broken out individually. So, you can see how much it costs for the Garden Road, it's, \$155,000 maybe  
2358 to pave it. We don't know what the engineering costs are, but it'd be nice to see it. It really doesn't matter. It's all  
2359 the same amount of money, but it can be staggering when you look at how much you're actually spending to get  
2360 something done.
- 2361 David Hamstra  
2362 And you see my invoices.
- 2363 District Manager Montagna:  
2364 That's already done. You already do that.
- 2365 David Hamstra  
2366 My invoices I do every week.
- 2367 Spv. Berube:  
2368 Yeah, but it's not...
- 2369 David Hamstra  
2370 Yeah, I didn't summarize them but as a rule of thumb, engineers fees are usually 10 to 12% of the construction  
2371 costs. So, between all the projects we talked about, you're going to be hitting a million dollars pretty soon. That's  
2372 about \$100,000 just ballpark numbers for just all the engineering plans and specs, not to include all the day to  
2373 day stuff with Harmony CDD.
- 2374 Spv. Berube:  
2375 I'm not asking you to justify what you're doing. There's no question with the quality. I'm just bringing up; the pace  
2376 is fast. We're spending a lot of money on the engineering side and we're now going to touch at least \$120, maybe  
2377 \$140,000 in a 12 to 14 month period. That's a lot of dough. Should we continue?
- 2378 David Hamstra  
2379 Well, this was going to be my next question to the Board.

2380 Spv. Berube:

2381 You're into this, you know, you got to kind of, but we need to fix the budget for the upcoming year. So, we're not  
2382 blowing through the budget. I mean, in the first year here, I think our engineering budget was \$5,000 and I think  
2383 last year was not anticipating all this was, was \$10,000. So, we've gone significantly over.

2384 District Manager Montagna:

2385 Well, it's \$20,000, or \$22k.

2386 Spv. Kramer:

2387 The good news is that we have put the brakes on our excessive legal spending, which was well over \$100,000 a  
2388 year. We've dropped that well back to about \$48,000 a year. So, and we are catching up on a lot of critical, critical  
2389 projects. Can we do better in using David's time more wisely? Because when he first came on, there were a lot of  
2390 asks of him, of things that should have been done by Field Services and District folks. And he spent a lot of time  
2391 doing things that may not have been just totally engineering that we are learning as we go into this.

2392 David Hamstra

2393 And that has got a lot better with Vincent and Brett on board.

2394 Spv. Kramer:

2395 Yes.

2396 Spv. Berube:

2397 Yeah. And you know, and the other thing is when a new engineer comes on board, just like a new lawyer, any  
2398 new professional, there's a learning curve up front. So, a lot of time gets devoted to learning the ways and means  
2399 of what's going on around here. And that's not being, I don't want you to take anything I am saying as being  
2400 critical.

2401 Spv. Kramer:

2402 Right.

2403 Spv. Berube:

2404 And you know, we understand you make a living at this and your work is beyond reproach and you are well-  
2405 equipped when you come here and you're doing an excellent job. I'm just looking at that big dollar amount, and  
2406 I'm sure you do too. You know, you're aware of it.

2407 David Hamstra

2408 Yep.

2409 Spv. Kramer:

2410 And, again, like I said, we are picking up, we did a lot of things flying by the seat of our pants before David came  
2411 on because...

2412 Spv. Kassel:

2413 Well, our engineer was not-

- 2414 Spv. Kramer:  
2415 Right. Not responsible.
- 2416 Spv. Kassel:  
2417 Right, right. Not very responsive.
- 2418 Spv. Kramer:  
2419 And it got us into trouble sometimes. And I think now we are on the right course. We are making up for lost time  
2420 on a lot of the improvements that we're working through and we will get to where it will even out.
- 2421 David Hamstra  
2422 Well, that was going to be my point.
- 2423 Spv. Kramer:  
2424 Right.
- 2425 David Hamstra  
2426 Garden Road, the alley way, the boat storage area. Those are your big three capital projects. At that point, do you  
2427 take your breath for a couple months and just think of those built and unless there's broken pipes in the Estates, I  
2428 think you're, that I'm aware of, that I think your big ticket items are done or caught up.
- 2429 Spv. Kramer:  
2430 Right.
- 2431 David Hamstra  
2432 So, I can be back to the traditional CDD type work, not plans, production, permitting, bid documents for all these  
2433 contractors. But, I went through all my notes ever since I've started and I think once the alley way hits the street  
2434 in the RV boat area, I think all the capital projects I'm aware are, will be under construction this fiscal year. So,  
2435 there should be a big drop off in our design plans, permitting services we're doing for you guys.
- 2436 District Manager Montagna:  
2437 And there, the only thing left would be the storm water analysis, which is a big project in itself.
- 2438 David Hamstra  
2439 Yes, which I think will be a separate proposal.
- 2440 District Manager Montagna:  
2441 Yeah. Because it-
- 2442 Spv. Kassel:  
2443 Oh, beyond the-
- 2444 District Manager Montagna:

2445 That's a big project.

2446 Spv. Kassel:

2447 Beyond the change order?

2448 David Hamstra

2449 Well, the House Bill that's required on June 30th, the inventory's been done. We did the inventory almost from  
2450 day one when we got here. It's this analysis. You guys are not quite built out yet, so this capacity analysis has to  
2451 do with your future growth and demand on your system. Some CDDs are built out already. That portion gets  
2452 really easy, but I'm still investigating how much the CDD versus cities and counties have to put into this energy or  
2453 efforts. I'm trying to get that wrapped up.

2454 District Manager Montagna:

2455 I have to provide him and work with him on a lot of that too. Budgets, it also determines a five year plan. I have  
2456 to provide him all the numbers and all that stuff. So, it's a pretty extensive, I don't really know why they decided  
2457 to do it this year, but...

2458 Spv. Kassel:

2459 But just to clarify, that work is not included in the requested change order.

2460 David Hamstra

2461 I like to say I hope it is, but I don't want sit here and say it is for sure it is. I'd rather find out exactly that our scope  
2462 about the work versus what info Mike Inframark will be providing. I like to say I can do it before we exhaust this  
2463 \$50,000 in requests, but by all means, next month, once we get into great detail, I'll be able to tell you for sure  
2464 that, what it involves.

2465 Spv. Kassel:

2466 So do we, are you then requesting we table the change order until then-

2467 David Hamstra

2468 No, I'm already

2469 District Manager Montagna:

2470 No, he's already broke that.

2471 David Hamstra

2472 I'm already floating

2473 Spv. Kramer:

2474 He's floating three grand

2475 David Hamstra

2476 We're floating \$18,000 already now because we just finished the alley way stuff for the street.



- 2477 Speaker 6  
2478 Yeah.
- 2479 David Hamstra  
2480 So, I mean, we're, we've been moving to keep this stuff on the streets.
- 2481 Spv. Berube:  
2482 So back up. Your \$18,000 into whatever additional we approved?
- 2483 David Hamstra  
2484 I already done the last, the first six weeks of this year, which is January and half of February. I'm already \$18k to  
2485 my \$30k. That's why I'm sitting here, respectfully saying \$50k instead of \$30k is what I'm asking.
- 2486 Spv. Berube:  
2487 So, what you're saying is if we give you \$30k, there's only \$12,000 left.
- 2488 David Hamstra  
2489 Right. For February and March.
- 2490 Spv. Kassel:  
2491 Oh, so you're changing the change order because the change order was for \$30,000.
- 2492 David Hamstra  
2493 Yeah, I know. That's why, yeah. That's what it's going to be, unfortunately, with what we've been moving along to  
2494 get everything else in the street.
- 2495 District Manger Montagna:  
2496 The good thing is moving forward after this year, that storm water analysis won't be...
- 2497 David Hamstra  
2498 It's gone.
- 2499 District Manager Montagna:  
2500 A big chunk. Yeah.
- 2501 David Hamstra  
2502 All your capital projects will be under construction and you'll be back to normal business.
- 2503 Spv. Kassel:  
2504 And the projects we have next...
- 2505 Spv. Berube:

# CARBON

- 2506 No. You're never done. With a 20 plus year old project you're never done. I said what I said, we're between a rock  
2507 and a hard place, we have to continue. We know we're already in \$18,000.
- 2508 Spv. Kassel:  
2509 So, are you moving to approve the change order?
- 2510 Spv. Berube:  
2511 No, I'm just saying something.
- 2512 Spv. Kassel:  
2513 Is anybody?
- 2514 Spv. Kramer:  
2515 I will entertain a motion at this point in time.
- 2516 Spv. Leet:  
2517 Is there any more discussion? I mean, yeah. For...
- 2518 Spv. Berube:  
2519 You mean, you know...
- 2520 David Hamstra  
2521 You can do the \$30k, like I've asked for, and then when I tap out in February, March...
- 2522 Spv. Berube:  
2523 You're going to be back.
- 2524 David Hamstra  
2525 We'll be back and we'll see how much left work there's really left to do the remainder of this fiscal year.
- 2526 David Hamstra  
2527 I'm already into it, but I'm just being honest and transparent.
- 2528 Spv. Leet:  
2529 Right. So, if we were to do that, you would probably have a better sense of the, the storm water
- 2530 David Hamstra  
2531 By next meeting, I will talk to Angel about how much is actually involved.
- 2532 Spv. Berube:  
2533 Well, it doesn't matter if we approve now, he's going to come back for, you know.
- 2534 Spv. Kramer:

- 2535 It's just pushing off.
- 2536 Spv. Berube:  
2537 It needs three Roluids to cover all this. But again, this is not, I don't want to think, you know, it's not about you.  
2538 It's about the total amount of money.
- 2539 David Hamstra  
2540 Right. I take nothing personally sitting here.
- 2541 Spv. Berube:  
2542 I will move to approve the change order request. Yeah. What else you going to do?
- 2543 Spv. Kassel:  
2544 Which, which change order? The \$30k or \$50k?
- 2545 Spv. Berube:  
2546 \$50k. What are you going to do? He's telling you, he's not going to make it through the fiscal year. We may not  
2547 make it through at \$50k and as much as it bothers me, what are you going to do? Get him to April 15th and he  
2548 says, "Hey, I'm out of money. I'm not doing anything else till October first," right?
- 2549 Spv. Kassel:  
2550 I was waiting for you to make a motion.
- 2551 Spv. Berube:  
2552 You get the rock over here and you get the hard place over there.
- 2553 Spv. Kramer:  
2554 Okay, I have a motion to approve Pegasus change order number one as they have amended it to \$50,000.
- 2555 Spv. Kassel:  
2556 Dan seconded it.
- 2557 Spv. Kramer:  
2558 Dan, seconded it?
- 2559 Spv. Leet:  
2560 Mike, he dropped off the Zoom at some point.
- 2561 Spv. Kassel:  
2562 Who did?
- 2563 Spv. Kramer:  
2564 Mike (Scarborough).

- 2565 David  
2566 When I started talking he left.
- 2567 Spv. Kramer:  
2568 Didn't want his fingerprints on it.
- 2569 Spv. Kassel:  
2570 Don't take it personally.
- 2571 Spv. Berube:  
2572 He started hearing \$30,000, \$50,000.
- 2573 Spv. Kramer:  
2574 All right, I have a motion to approve. All in favor?
- 2575 All Supervisors (with Scarborough being absent)  
2576 Aye.
- 2577 Madam Chairwoman  
2578 Aye? Any opposed? With no opposition, approved unanimously.  
2579
- 2580 On MOTION by Spv. Berube, seconded by Spv. Leet, with all in  
2581 favor, approve change order #1 for Pegasus Engineering in the  
2582 amount of \$50,000.
- 2583
- 2584 Spv. Berube:  
2585 Word of request to you. At Christmas you bring the cookies.
- 2586 David Hamstra:  
2587 I hear that.
- 2588 Spv. Kramer:  
2589 That's right.
- 2590 Spv. Berube:  
2591 Make it the good ones at Publix, mmm. Yeah, calorie-free, gluten-free.
- 2592 David Hamstra:  
2593 Gluten-free.
- 2594 Spv. Berube:

- 2595 Low everything, you know. The good cookies, right?
- 2596 David Hamstra:
- 2597 I really appreciate it, Board. I really do. I just, you know. It's not comfortable sitting here asking for a big take, but  
2598 I also know we're getting a lot done. You all are getting a lot done this year, and it'll be good, so.
- 2599 Spv. Berube:
- 2600 I will tell you, I've been working with engineers around here for a long time, right? You're responsive, you give us  
2601 paperwork, the reports you gave us last month with big 90% drawings and all that, never seen anything of that  
2602 quality before. I realize it's not cheap, and you don't work cheap, and that's okay, but your quality is above  
2603 reproach, and when there's something to be done you let us know.
- 2604 David Hamstra:
- 2605 Thank you.
- 2606 Spv. Berube:
- 2607 And you're responsive and your whole team is.
- 2608 David Hamstra:
- 2609 I wrote down your quote from the dog bags which is, "Good is expensive", so.
- 2610 All
- 2611 (laughs).
- 2612 Spv. Berube:
- 2613 Cheap, cheap is good and, but good ain't cheap, or something?
- 2614 District Manager Montagna:
- 2615 That was a good one, David.
- 2616 Area Field Director Perez:
- 2617 That was a good one.
- 2618 Spv. Kramer:
- 2619 All right, next item on the agenda is our District Counsel, Mr. Qualls.  
2620
- 2621 **District Counsel**
- 2622 District Counsel Tim Qualls:
- 2623 Mr. Qualls
- 2624 Yes, ma'am, thank you Madam Chair and members. I have before you a couple agreements for your  
2625 consideration. One is the Blair and Bowman agreement. Essentially you all approved this last month, but what

2626 you approved was an agreement between Pegasus and Bowman as a Pegasus subcontractor. Angel thought it  
2627 would be more appropriate for the Board to have direct privity of contract with Bowman so we took the scope of  
2628 services exactly and created the contract. So, you've technically already approved this in substance, it's just to  
2629 have the contract be directly with the District.

2630 District Manager Montagna:

2631 Yes.

2632 Spv. Kramer:

2633 I've got a few amendments on that. I could go over them here. I don't know if I'll bore people to death, but just,  
2634 we need to take out the word "propose" from our contract and actually shall include. I can get with Tim on that. I  
2635 just was able to review that this evening, or today. So, I'll get with you, Tim, on those little tweaks.

2636 Tim Qualls:

2637 Yeah, I don't think they're substantive because we took the proposal verbatim, so you guys could approve it  
2638 subject to the fixing of these tweaks.

2639 Spv. Kassel:

2640 So, moved.

2641 Spv. Leet:

2642 Second.

2643 Spv. Kramer:

2644 We have a motion and a second to approve the contract with minor tweaks. All in favor?

2645 All Supervisors (Spv. Scarborough absent):

2646 Aye.

2647 Spv. Kramer:

2648 Aye. Any opposed? Hearing none, passed unanimously.

2649

2650 On MOTION by Spv. Kassel, seconded by Spv. Leet, with all in  
2651 favor, approve the Bowman and Blair agreement, with the  
2652 minor tweaks from the Chairwoman.

2653

2654 Tim Qualls:

2655 Okay, the next agreement before you is with a company called PropLogix. This was the assignment to work with  
2656 this company and get a contract in front of you where the company would research the property records and get  
2657 you a listing of the properties owned by the District. So, what you have before you is a good-faith negotiation  
2658 that both, PropLogix has agreed to and it's subject for your review.

# CARBON

- 2659 Spv. Kramer:  
2660 Okay. At the last meeting I had some questions, that we couldn't answer, so, I got on the phone with Stewart and  
2661 we spent about a half an hour going over things.
- 2662 Spv. Kassel:  
2663 Stewart Title?
- 2664 Spv. Kramer:  
2665 No, Stewart Holley.
- 2666 Spv. Kassel:  
2667 Oh.
- 2668 Spv. Kramer:  
2669 He is our contract representative on this property ownership report. Basically, he explained to me what we would  
2670 getting. They would be looking basically at the property appraisers' database, and then pulling the deeds. They're  
2671 going from today's date back maybe one or two deeds. The problem is, and I put our specific issue before him,  
2672 and he said, "No, this report would not have found the issue with the B1, U1, U2 because it happened three  
2673 deeds ago. They will be giving a list of properties and the deeds associated with them as is the most recent in the  
2674 property records for us, but that would not uncover the real issues that we're looking for, which is stuff that  
2675 happened historically where Birchwood deeded it to us and then later on, Harmony Florida Land deeded it  
2676 someone else mistakenly. So, he said that it wouldn't find anything like that. The other thing it won't find if any of  
2677 these properties, these deeds come up with a metes and bounds description. It would be additional dollars to go  
2678 ahead and figure out what on the map corresponds with that particular parcel. So again, there are definite holes  
2679 in this. This will just give us a list of, of basically, kind of what we already know we own.
- 2680 Spv. Kramer:  
2681 It won't find the errors, past errors-
- 2682 Spv. Berube:  
2683 I talked to them last month. That's what we asked for was an inventory of property that we already own, and that  
2684 was my intention.
- 2685 Spv. Kramer:  
2686 This isn't going to give you that.
- 2687 Tim Qualls  
2688 But what the contract says is that the contractor will utilize industry standards in order to delineate the  
2689 properties owned by the District, so that they will go through the records and they will pull up everything in the  
2690 records that is showing as being owned in fee simple by your District.
- 2691 Spv. Berube:  
2692 I think what Madam Chairwoman is looking for is a title search. It's different from an inventory.

# CARBON

- 2693 Spv. Kramer:
- 2694 Right. Basically what, what we were looking for is going back to our inception, seeing what was deeded to us,  
2695 which again, we should have been keeping records of all this, so seeing what's deeded to us and then we would  
2696 know what we owned. But right now there were things that were deeded to us that subsequently were sold  
2697 inappropriately by someone else. It's not going to find any of those. Those are the real ones in question. I can go  
2698 to property appraiser's database and see the 90% of properties we know we own. The question is, which of those  
2699 other remaining properties might we own but we don't know we own?
- 2700 Mr. Qualls
- 2701 That's a, that's a
- 2702 Spv. Berube:
- 2703 That's a title search.
- 2704 Tim Qualls
- 2705 request to find, to ask somebody to find something that you don't know you own if it's not reflected in the  
2706 records. See, my impression was these 2000, the '03, the 2003 deed and the 2005 corrected deed would pop up  
2707 and show that you guys still own tract B1, and I don't know why that wouldn't be the case. That's what the record  
2708 indicates.
- 2709 Spv. Kramer:
- 2710 That's what we corrected it to indicate.
- 2711 Tim Qualls
- 2712 So that's what the record would indicate now, based on the deeds, in the Osceola County, clerk's records. You  
2713 can still pull up those two deeds now.
- 2714 Spv. Kramer:
- 2715 But in my discussion with him, he said that if he had gone before we corrected the property appraiser's database,  
2716 if he had gone to that parcel, he would have pulled the deeds from Harmony Florida Land to Harmony Retail and  
2717 Compass Trading, Harmony Retail. But he would not or and he might have even gone back one more, which  
2718 would show Birchwood to Harmony Florida Land, but he never would have gotten to that 2003 deed that is the  
2719 true and accurate deed of record.
- 2720 Spv. Kassel:
- 2721 Who has the deed?
- 2722 Spv. Berube:
- 2723 I agree that that's what you're looking for. I also think that this scope does not contemplate what you wanted.
- 2724 Spv. Kramer:
- 2725 No, it doesn't, and that is what I'm saying. I mean, if the Board wants to go ahead with this for \$1,000, but I think  
2726 we can get the same thing pretty much in a report run by the County.



# CARBON

- 2727 Spv. Berube:  
2728 Sure, sure, I've bought and sold a few houses and a couple pieces of land here or there, if you want to know what  
2729 happened all the way back, you got to pay for a title search.
- 2730 Spv. Kramer:  
2731 You got to go back.
- 2732 Spv. Berube:  
2733 That would be, that would be a lot of money and a lot of time.
- 2734 Spv. Kramer:  
2735 And we may need to look at something but again, this, to me, this is not the answer that we're looking for.
- 2736 Spv. Berube:  
2737 No. It is in that it would give you your list of inventory that we own according to a third party's database, being  
2738 the property appraiser, and as everybody agrees, 90% correct, 10%... And it's the 10% ones that can get you in  
2739 trouble sometimes, right? So, you know, and maybe those numbers vary, but I don't know how you do this  
2740 besides a title search.
- 2741 Spv. Kramer:  
2742 And again, I don't want to be the one doing it if we can find a company or someone who has experience in this  
2743 that wants to dig into this puzzle. It's not that difficult to do, you just have to go back to the original plat, and you  
2744 have to start basically at 2000 and pull. And I don't, and he didn't seem to think that he could do this. But go back  
2745 to the deeds that were registered in 2000 and come forward instead of going from today's date going backwards.  
2746 My guess is the CDD, there was very little that the CDD conveyed to anybody else.
- 2747 Spv. Berube:  
2748 Almost nothing.
- 2749 Spv. Kramer:  
2750 You guys have accepted but you have to-
- 2751 Tim Qualls  
2752 Right. CDD is just the boundary. Yeah.
- 2753 Spv. Kramer:  
2754 Right. So, if we can go back to 2000 and come forward with a deed search and get all of those, then that would  
2755 give us what we're looking for. So, I don't know if there's anyone else that you know of, Tim, that can do that.
- 2756 Spv. Berube:  
2757 I think a land use attorney would understand.
- 2758 Spv. Kassel:  
2759 Can Tim do it?

# CARBON

- 2760 Spv. Berube:  
2761 He's not a land use attorney. But a land use attorney would understand how to do this, I think.
- 2762 Spv. Kramer:  
2763 Well, it's a property attorney, yeah.
- 2764 Tim Qualls:  
2765 We can, understanding better what we're looking for here, and I'm still not entirely clear. The good news is that  
2766 there's no meeting of the minds here. You guys don't need to worry about this contract, and then we'll keep  
2767 working, and try to find what it is that you're looking for. And I know we can figure this out.
- 2768 Spv. Berube:  
2769 Counsel, I think, in simple terms, back in 2000 there was a master land deed for all of Harmony as we know it.  
2770 Once 2000 took place and changes started to take place, that deed started getting chopped up, and I think what  
2771 Madam Chairwoman wants to do is follow all those fingers from that original deed and follow them to their  
2772 logical conclusion. There may be hundreds of them to get us from the master deed in 2000 to where we stand  
2773 today in 2022. It's going to be a road map, I am phrasing that in simple terms?
- 2774 Spv. Kramer:  
2775 Basically, start from there, find the deeds and a plat that convey property, and move forward. We'll, continue  
2776 looking at that, but at this point in time, I recommend not going forward with this.
- 2777 Spv. Berube:  
2778 No, not with this. This doesn't do what we want.
- 2779 Spv. Kramer:  
2780 Okay. Any other comments on this proposal?
- 2781 Spv. Kramer:  
2782 Did you have any comments, Tim, that you didn't provide earlier on B-1?
- 2783 Tim Qualls:  
2784 No, no ma'am. I did review all the documents, I reviewed the email provided by, Mr. Pratt, and so, you guys have  
2785 any specific questions, but I did research everything thoroughly. The only other thing that I had was, I did get an  
2786 inquiry, from Supervisor Leet. Apparently, the gentleman that we sent the letter to about the dog attack was at  
2787 the dog park again. The letter that we sent certified, he never, bothered to accept or go and pick up, but he does  
2788 have the letter now. He hasn't requested a hearing. So, my recommendation is we, we've got to work with law  
2789 enforcement and the folks at the animal shelter if this continues to be a problem and we needed to do an  
2790 agreement with law enforcement to trespass him or with the animal shelter to help out as well. So, hopefully,  
2791 though, now that he's gotten the letter he does not continue to insist on going where he no longer has privileges  
2792 to go. I think the letter was very clear on that front.
- 2793 Spv. Berube:

2794 A trespass requires someone from the District, specifically this Board, to sign off on a trespass warning, I believe,  
2795 correct? That's a question for you, Counsel.

2796 Tim Qualls:

2797 Yeah, I think, ultimately, we would show the letter we sent to law enforcement, and it's going to take law  
2798 enforcement's willingness to address it and take measures into their hand.

2799 Spv. Berube:

2800 From, past experience in this area, I know that deputies are loathe to enforce against a resident in his, on his  
2801 public property. It's really a stretch to get them to do it.

2802 Spv. Kramer:

2803 Actually, in cities and counties they do it all the time.

2804 District Counsel Montagna:

2805 Do you have a trespass agreement on file with the Sheriff's Department, currently?

2806 Spv. Berube:

2807 No.

2808 District Manager Montagna:

2809 Oh, we have to do that first.

2810 Spv. Kramer:

2811 Tim, can you pull, together a trespass agreement for us?

2812 Tim Qualls:

2813 Sure.

2814 District Manager Montagna:

2815 That has to be filed, then they'll do it.

2816 Spv. Berube:

2817 Right, it's automatic. But you still got to get a deputy to enforce it.

2818 Spv. Kramer:

2819 And then, do we also need a form?

2820 Tim Qualls:

2821 What type of form?

2822 Spv. Kramer:

2823 Is there any other form that we need or just the agreement with the Sheriff's office saying that we've adopted  
2824 the rules, because I think our rule 2.2 allows us to use trespass.

2825 Tim Qualls:

2826 Yeah, that was my understanding is that law enforcement just needed to know and to see specifically, where it  
2827 said that this person could not trespass. That would be the letter. But I'll find any form and any agreement. We  
2828 will get that taken care of.

2829 Spv. Berube:

2830 It's multi-faceted. You need the trespass agreement. You need a complainant, you need a copy of the letter, and  
2831 you need a deputy there when the trespasser is there. That's a lot that's all got to happen at once to make this  
2832 enforceable. But we got to try, because somebody's playing games. I'm sure you would love it, I would love it,  
2833 too.

2834 Tim Qualls:

2835 You guys did the right thing, and we knew it would be difficult, but we will remain persistent because of the  
2836 danger to the health and safety of your residents.

2837 Spv. Kramer:

2838 Thank you. Anything else for our District Legal Counsel? Okay, hearing nothing we will move on to our Field  
2839 Manager's Report.

2840

## 2841 **Field Report**

2842 Area Field Director Perez. Area Field Director:

2843 Area Field Director Perez::

2844 Well, we're out of time, it's eight o'clock.

2845 Spv. Berube:

2846 We always make time for you.

2847 All

2848 (laughs).

2849 Spv. Kramer:

2850 That's right. I must apologize. At the last meeting I promised him-

2851 Area Field Director Perez:

2852 That's okay.

2853 Spv. Kramer:

2854 ... to make sure we got him moved up, but.

- 2855 Area Field Director Perez:  
2856 David kept the seat warm.
- 2857 Spv. Kramer:  
2858 There you go.
- 2859 Spv. Berube:  
2860 What's your name?
- 2861 Area Field Director Perez:  
2862 Steve Berube. No, I'm joking.
- 2863 Spv. Berube:  
2864 Does Mona still do these?
- 2865 Spv. Kramer:  
2866 No.
- 2867 Area Field Director Perez:  
2868 Before we get into the big stuff. I don't remember what page it is, but in the agenda I had a quick overview of  
2869 some action items. We already discussed the resident that was here tonight at 7048 Buttonbush Loop. That's  
2870 already been discussed. So, we'll move on from that. Tow boat update. Photos are below. Jim said the boat  
2871 should be wrapping up in two weeks. I got a text today that he put the slip-proof flooring in on the bow and the  
2872 flooring, the hull. So that's moving along. He's, again, been great to work with. I know it's a little slow.
- 2873 Spv. Berube:  
2874 Well, he spent a third of his day sending pictures and texts.
- 2875 Area Field Director Perez:  
2876 They come once a week. Typically. As you can see in the one picture below where the engine's at the, the kicker  
2877 motor has the extension bar on it, and then the last step he'll be putting the U-handle to control that hull while  
2878 standing. The swale restoration proposals, you know, again, there's, I think there's one in the agenda. I reached  
2879 out to Cepra and Site Works. Cepra's been very slow to respond, and Site Works did provide their proposal, which  
2880 again, we can jump down to that if we want to, or I can continue with this update.
- 2881 Spv. Berube:  
2882 It's pretty pricey.
- 2883 Area Field Director Perez:  
2884 Yep. There's two options, I believe. One is per David's plans and the other one is what they kind of looked at and  
2885 said, "Hey, we can do this instead."
- 2886 Spv. Kramer:  
2887 All, both options are per David's plan. One uses a, I guess a mat and they said that they could use plywood.

- 2888 Spv. Kassel:  
2889 And rocks.
- 2890 Spv. Kramer:  
2891 And rocks.
- 2892 Spv. Kassel:  
2893 So, I have a question. If we spend this money, how likely are we to get it back from the owner of the property?
- 2894 Spv. Berube:  
2895 Not very. I've already heard from this gentleman multiple times.
- 2896 Spv. Kassel:  
2897 What have you heard?
- 2898 Spv. Berube:  
2899 He thinks he's being persecuted, he's not going to pay, good luck, how are going to collect, blah, blah, blah. I said,  
2900 "These are all questions I can't answer. You should have answered the lawyer's letters three months ago. I'm  
2901 sorry. That's just the way it is. You had your chance. You could have fixed it yourself, you chose not to." "Oh, we  
2902 didn't think we needed to. Our pool didn't encroach. Good luck."
- 2903 Area Field Director Perez:  
2904 That's probably a question that Tim will have to answer, because I'm not-
- 2905 Spv. Kramer:  
2906 Tim.
- 2907 Spv. Berube:  
2908 Well, I know how you collect.
- 2909 Tim Qualls:  
2910 Yes, ma'am.
- 2911 Spv. Kramer:  
2912 So, the swale that got used and abused when putting in a pool. And a fence. They laid sod back through the  
2913 swale. We notified them that it was blocking the swale, it was improperly installed and blocking. You sent them a  
2914 letter. They didn't respond until the time had expired already.
- 2915 Spv. Kassel:  
2916 We spent a bunch of money to have a survey done and specs completed already. Now we have a proposal to  
2917 spend 30 something thousand dollars to correct the issue. The question is, can we recoup any of this money from  
2918 the owner, and how could we?
- 2919 Tim Qualls:

# CARBON

2920 Yeah, so I believe our letter said if they don't address it, we're going to address it and send them an invoice, and  
2921 so I believe that ultimately the way that you would have to enforce that, I would say unfortunately, but the  
2922 avenue I think would be to sue.

2923 Spv. Berube:

2924 Well, yeah, you sue them and then get a judgment against them and then turn it over to a collection attorney. Or  
2925 turn it over to a collection attorney right up front.

2926 Tim

2927 Yeah, you'd get a judgment now.

2928 Spv. Berube:

2929 I know.

2930 Tim Qualls:

2931 You can get a lien on, against the property and you can follow that, but that, that would be way down the road  
2932 after you get the judgment. But that, that would be the avenue I know of, if they're unwilling-

2933 Spv. Kramer:

2934 What is small claims court's limit?

2935 Tim Qualls:

2936 Your, your other option would be to sue them-

2937 Spv. Berube:

2938 5,000.

2939 Tim Qualls:

2940 before you spend the money to do the work, to address it up front and to say that it's their responsibility to fix it,  
2941 and get a judgment saying that, and then you're not out the \$30,000.

2942 Spv. Berube:

2943 Well, there's a little bit of a problem here. We're fixing the swale because we believe that the improper swale  
2944 angles right now, or elevations, whatever you want to call it, are not conducive to good flood control. If we go file  
2945 a lawsuit and it takes a year, we've already been a year with this messed up swale. You go file a lawsuit, takes  
2946 another year. Now we've gone two years of wet seasons. Maybe it doesn't flood and we've just lost our case.

2947 Spv. Kramer:

2948 Well, it's already flooded last rainy season-

2949 Spv. Berube:

2950 I know. Is it that? Is it something else? Can you wait another year, is what I'm saying.

2951 Spv. Kramer:

2952 Right. My frustration is that when they didn't do it, and I know it's not the perfect way to do it. What we really  
2953 should have done is rolled up the sod they had down, scrape some of the dirt down, put the sod back down and  
2954 when it rains, see if it flowed. We've spent so much time doing it the right way, which I understand, but again, it's  
2955 going to cost an outrageous amount of money.

2956 Spv. Berube:

2957 The good way is go in quick and dirty with a Bobcat, skid steer, scrape it off, do it as you suggested, quick and  
2958 dirty, then leave town. Done.

2959 Spv. Kramer:

2960 Leave town. See if it works. I don't know.

2961 Spv. Berube:

2962 You got a \$32,000 risk here that we're probably never going to collect, to avoid some water running off in  
2963 improper places that may or may not be corrected by this. I mean, that area is always flooded. It's gotten worse  
2964 with all the people with pools, without a doubt.

2965 Spv. Kramer:

2966 Now, if we follow the engineering and we do this, it's going to drain. Swales work wonders when they're  
2967 designed properly.

2968 Spv. Berube:

2969 I'm not arguing that.

2970 Spv. Kramer:

2971 But, the cost is, , like you said, I'm almost ready to send the Bobcat, our tractor out there.

2972 Spv. Berube:

2973 Well, here's the problem, Madam Chairwoman. We're, already into it for the engineering costs, which I don't  
2974 know what it is, but it's easily \$4,000 or \$5,000. We've got a survey out there at another \$2,200, right?

2975 Spv. Kramer:

2976 I don't remember.

2977 David Hamstra:

2978 It was \$900.

2979 Spv. Berube:

2980 to engineer the whole thing. David what did you say?

2981 David Hamstra:

2982 It was \$900 for this location.

2983 Spv. Berube:



2984 So, call it \$1,000, right, so we're in for \$4,000 or \$5,000 already to get where we need to be. Now we're  
2985 contemplating taking the next step, which is surprisingly expensive.

2986 Spv. Kramer:

2987 But can Field Services take that next step?

2988 District Manager Montagna:

2989 That's what I was just going to say. I don't know who would be, wow. I don't know.

2990 Spv. Kramer:

2991 I mean, we've got the piece of equipment-

2992 Spv. Berube:

2993 Well, we don't have the skid steer, all we have is a tractor with a small bucket on the back and a bucket. You can't  
2994 use the bucket, the front bucket. You potentially could use the rear bucket to go in and dig out the sod and dig a  
2995 trench as big as you want. Remember the bucket's twelve inches wide. So, you'd probably go into that swale and  
2996 make two or three passes off the back with the bucket on the back, and set it as deep as you want, and you need  
2997 a continuing slope, right? You'd have to streamline it. Field services could do this work. Will it end up, and with a  
2998 little bit of care, David's got the engineering drawings, they could get it done at probably minimal cost, and then  
2999 you can decide do you leave the dirt there or do you re-sod it or whatever. It would only make sense to leave the  
3000 dirt. It's a fairly large project, but it would save a lot of money.

3001 Spv. Leet:

3002 What's the confidence level, Brett?

3003 District Manager Montagna:

3004 Mine is zero, I can tell you that.

3005 Spv. Berube:

3006 Yeah, well, hear me out for a second. That little tractor is designed for people, we bought it for a reason. It's not  
3007 hard to operate. It's designed for people who don't have an operator's license. It just requires a little bit of  
3008 common sense.

3009 Spv. Leet:

3010 Right, but we-

3011 Spv. Berube:

3012 And that requires somebody wants to get on that seat and is willing to play around a little bit. And I would  
3013 suggest, before we make this decision, and we'll let Inframark talk to your people. You figure this out. But there's  
3014 lots of area that we own over by the office and all that. You can take the tractor and see if somebody can go out  
3015 there and play with it a little bit, an hour or two, and see if they can dig a nice trench, make it nice and clean, and  
3016 get a little bit of an angle to it.

3017 Area Field Director Perez:

- 3018 Yeah, I mean, Vincent, how comfortable are you in using the backhoe on that?
- 3019 Vincent Morrell:  
3020 Pretty good.
- 3021 Area Field Director Perez:  
3022 You're fine?
- 3023 Vincent Morrell:  
3024 Yep.
- 3025 District Manager Montagna:  
3026 Are there lines or anything out there that can be...
- 3027 Area Field Director Perez:  
3028 No
- 3029 Spv. Berube:  
3030 No, there's not, there's no underground-
- 3031 Area Field Director Perez:  
3032 We can still call 8-1-1 before we do-
- 3033 Spv. Berube:  
3034 Oh, of course.
- 3035 Area Field Director Perez:  
3036 We should-
- 3037 District Manager Montagna:  
3038 Yeah.
- 3039 Area Field Director Perez:  
3040 You must do that.
- 3041 Spv. Berube:  
3042 Absolutely. And then, you know what you're looking for is, if I remember the drawings right, you have a peak in  
3043 the middle of the swale and you want it to run downhill from that peak in the middle.
- 3044 David Hamstra:  
3045 So, the swale is going fine, hits the pool area, went up a little bit and then into these boundaries.
- 3046 Area Field Director Perez:

- 3047 The good news is you're doing work within CDD property.
- 3048 David Hamstra:
- 3049 If, for any reason I thought you were getting close to private property, I would, but there's plenty of space out  
3050 there. I don't care if Vincent wants to swing really wide to get around the house, it's all CDD property.
- 3051 District Manager Montagna:
- 3052 Okay, hat makes me feel better.
- 3053 Area Field Director Perez:
- 3054 Yeah, there's access to get back there. We'll go to the end of the street and then come back up the berm.
- 3055 Spv. Berube:
- 3056 Or going back up from where the school is.
- 3057 Area Field Director Perez:
- 3058 Yeah, I was going to say, or the front side of the street and go that way
- 3059 Spv. Berube:
- 3060 That tractor won't damage the sidewalks.
- 3061 Spv. Leet:
- 3062 It is pretty swampy on that west side there.
- 3063 Area Field Director Perez:
- 3064 Yeah. My point is we're in the dry season so if we're going to do it, we're going to do it now.
- 3065 Spv. Berube:
- 3066 And, Dan, that tractor's four wheel drive, so it'll go anywhere you want it to go.
- 3067 Area Field Director Perez:
- 3068 Oh, we don't want it to do more damage.
- 3069 Spv. Kramer:
- 3070 Yes.
- 3071 Tim Qualls:
- 3072 My recommendation is just do keep track of your time and your effort. Field staff as you work, we still should-
- 3073 District Manger Montagna:
- 3074 Yeah.
- 3075 Tim Qualls:

- 3076 at least try to readdress this with the individual that caused the problem.
- 3077 Spv. Kassel:  
3078 Yeah, and send it to court.
- 3079 Spv. Berube:  
3080 And if he gives us a lot of flak about that we can say, "Hey, look. It was going to cost you \$32,000 plus the already  
3081 added to that, engineering fees and all that. Field services got this done for you for \$1,000 plus the engineering,  
3082 plus. We're taking 60%, 70% of the cost now be happy.
- 3083 Area Field Director Perez:  
3084 So, you just locked me in at \$1,000.
- 3085 Spv. Berube:  
3086 Now at your rate, now I mean, well, that's 20 minutes. And I forgot now, I'm sorry. But if you're comfortable, I  
3087 think, from the Board's perspective, and I see you smiling and shaking your head that you're okay with it. It's not  
3088 hard to operate, I understand.
- 3089 Area Field Director Perez:  
3090 No, but, there's going to be additional costs, right? We're not going to leave the bare dirt, it's got to be sodded.  
3091 So, we're going to have to get sod in there.
- 3092 Spv. Kramer:  
3093 Well, if we can roll back the existing sod from the back. I don't know how that's going to work. If you tear it up-
- 3094 Area Field Director Perez:  
3095 It's going to be hard. It's going to be hard.
- 3096 Spv. Kramer:  
3097 If we tear it up then we're going to have to-
- 3098 Area Field Director Perez:  
3099 Yeah, I mean, again, we have rakes, we have hard rakes, so again, there's going to be some fine grading with  
3100 rakes and shovels and, you know, just to make sure it's, we're not going to just dig a trench and leave it rough.
- 3101 Spv. Berube:  
3102 Here's the deal. You drag the pressure washer in there after you're done and you pour water down the swale and  
3103 see if it all runs.
- 3104 Area Field Director Perez:  
3105 You want hot water or just regular water?
- 3106 Spv. Berube:

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3107 We're going to, we might get in hot water with this, but I would suggest cold water. You don't want anybody to  
3108 get burned, right? But, I mean, you got 300 gallons of water.

3109 Area Field Director Perez:

3110 Yes. We can open it up and let it run-

3111 Spv. Berube:

3112 You can run it down. You can see if what he did is right. All it needs to do is go downhill from the embankment.

3113 Clean it all up, and then you took a point with sod. Servello does sod, it's Bahia, right?

3114 Area Field Director Perez:

3115 Yeah. We have other vendors we can also look at through other companies.

3116 Spv. Berube:

3117 Sure, there are other vendors, yeah.

3118 Area Field Director Perez:

3119 We're going to that point here in a second with, with, uh-

3120 Spv. Kassel:

3121 Okay.

3122 Spv. Berube

3123 You guys want to think about this? You want to play with it a little bit and come back next month and tell us that  
3124 you think you're good or-

3125 District Manager Montagna:

3126 I think we should kick the can down the road.

3127 Area Field Director Perez:

3128 No, we'll get moving on it. Vincent, put it on your to-do list for the next 30 days, please. Let's get on it. Let me  
3129 know when you're doing it so I can come out and bill my hourly rate.

3130 Spv. Berube:

3131 \$2,000 every 20 minutes.

3132 District Manager Montagna:

3133 David, provide the scope and everything, the picture. Make sure everybody understands what's going on and  
3134 what needs to be done.

3135 Area Field Director Perez:

3136 I have the plans and the, yeah.

3137 District Manager Montagna:

3138 Do you have it? Oh, okay. Perfect.

3139 Area Field Director Perez:

3140 I mean, it's not going to be to spec, but it'll be, we'll have an idea, yes.

3141 Spv. Berube:

3142 I can tell you what. You bring a contractor in it's not going to meet the engineering.

3143 Area Field Director Perez:

3144 No, and I think some of that you're talking about laser grading and stuff like that with, I'm assuming, with some of  
3145 David's specs, there's certain drops and falls that he wanted in there that, you know, we're not going to have  
3146 that. We just need to get water from here to here and it's got to have some sort of fall.

3147 Spv. Leet:

3148 And David, we're, we're not going to paint ourselves into a corner, even if it takes him a couple passes to  
3149 ultimately-

3150 David Hamstra:

3151 Yeah, no. I mean, surprising when we look at the permitted plans, that swale was never supposed to be there in  
3152 the first place. It's supposed to sheet flow off the property. It was also supposed to empty into the pond. And  
3153 whatever change they made during constructing the homes or the lots they decided that they could take it down  
3154 the other-

3155 Spv. Berube:

3156 The change was, they had to dig, they had to drain that big pond, dig out thousands of yards of dirt and fill all that  
3157 area higher so the sheet flow didn't flood the homes.

3158 Area Field Director Perez:

3159 Yeah, the lots had to go higher.

3160 Spv. Berube:

3161 So, when all those lots went up two or three feet-

3162 Spv. Kramer:

3163 Outrageous amount of fill.

3164 Spv. Berube:

3165 then they needed the swale to control the outfall. That's what happened.

3166 Area Field Director Perez:

3167 Okay, we'll get that, we'll get that moving.

3168 Spv. Berube:

3169 Sounds like a cooperative agreement from Field Services. Thank you both.

3170 Area Field Director Perez:

3171 We'll table, or you all can table the Site Works proposal.

3172 Area Field Director Perez:

3173 And you're going to put some time on that tractor.

3174 Brett:

3175 All right, moving along. Sidewalk panel replacement updates. ACPLM and Driveway Maintenance were both  
3176 contacted, provided David's fantastic maps of all district-owned sidewalks with revisions that were pointed out,  
3177 by Teresa on a couple sidewalk ownership pieces, so they all have them. ACPLM was supposed to have me, the  
3178 proposal to me today. Orlando Driveway has reached out and said that they are still working on it as well. So, this  
3179 proposal that we're looking at again, will address panels that are lifted, like the 7048 Buttonbush Loop discussion  
3180 we had earlier, and all cracked panels. I believe there's one in the field report, which we'll get to, because I know  
3181 Steve's itching to ask some questions on that. So that's what this proposal, when I get it next month will, it'll be  
3182 included in the agenda package, both of those proposals, and we'll review it at that time.

3183 Spv. Berube:

3184 Yeah, if I can interrupt for a second. We've been grinding sidewalks and replacing panels around here for four or  
3185 five years now. When you look at the overall costs of grinding panels, sometimes two and three and four times,  
3186 the cost of maintenance to that little machine and all that. If you can do panels relatively cheaply, which is where  
3187 Orlando Driveway will be, and Napoli Russo, it very quickly becomes cheaper to just start replacing panels in  
3188 groups. Not to mention that the first \$5,000 of each project per year, is paid by our insurance company. After  
3189 watching hundreds of these things being ground and probably 100 or more being replaced. The replace is the  
3190 way to go, and you solve the problem because you get rid of the roots. You grind them today, in six months it's  
3191 back up because the roots keep growing up, right?

3192 Spv. Kramer:

3193 Yeah, what we need to be careful on that and we need to look at that closely, because in some of the research  
3194 I've done, correct me if I'm wrong, Brett, when you start cutting those roots out, one, you potentially damage the  
3195 trees and if you do it twice, then you're really causing a problem. Also, the tree has a tendency when you cut  
3196 roots away, to concentrate its repair to that area and put out even more roots.

3197 Area Field Director Perez:

3198 Yeah, so it's a million dollar... Well, it's more than a million-dollar question, but-

3199 Spv. Kramer:

3200 So, the question is, do we need to start... The City of St. Cloud actually, instead of cutting the roots out puts their  
3201 panels up and slopes over, so no longer do they have flat, level sidewalks.

3202 Area Field Director Perez:

3203 Yeah, and there's that option, which again still doesn't alleviate the fact that over time those roots, you know,  
3204 can still push them up, right? So, there are other districts, again, Celebration just had their meeting Tuesday  
3205 night. This is a major topic, community trees, they don't want to lose trees, right? So, cutting the roots out, which  
3206 is a process we're doing currently in Celebration, is it going to jeopardize the health of the tree? Are we going to  
3207 see it right away, is, I think, the bigger question. I don't think you're going to see the tree deteriorate or fail as

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3208 rapidly as you would anticipate. Because again, you're not removing 75% of the root structure. You're removing  
3209 maybe 20% to 25%, depending on how bad some of those panels are.

3210 Spv. Leet:

3211 How far down do they go? I mean-

3212 Area Field Director Perez:

3213 When you take the slabs out, when you take the panels out, that's a four-inch, five-inch panel. But now you're  
3214 looking for the root that's underneath it. So, you have to cut that. Well, you're cutting it basically where the pad  
3215 was at.

3216 Spv. Leet:

3217 Right, where it entered, yeah.

3218 Area Field Director Perez:

3219 Right. So, wherever you're taking pads out, if you're taking pads out of the length of this table, you're cutting out  
3220 any roots that are protruding across the sidewalk in that area. Some of those roots can be six, eight inches.

3221 Spv. Berube:

3222 Oh, we've had them bigger than that.

3223 Area Field Director Perez:

3224 I'm just, again, examples, right? The next question that-

3225 Spv. Berube:

3226 To your point though, on that point, we've replaced somewhere between 50 and 100 pads already. To my  
3227 knowledge, we've never seen a decline in trees on any of them and it's scattered all around.

3228 Spv. Kramer:

3229 And you probably won't.

3230 Area Field Director Perez:

3231 So, where I was going with it was, there's options. And the options are do you start. And this is some of the  
3232 discussion we're having at another district is, do you start taking down the larger trees and then replanting them?

3233 Spv. Berube:

3234 No.

3235 Area Field Director Perez:

3236 Same species, smaller tree. And then, in 20 or 30 years, you're having to worry about it again.

3237 Spv. Kramer:

3238 Right.



3239 Area Field Director Perez:

3240 You can't eliminate them, because you have your site development plans. One, you can't eliminate them because  
3241 of part of the beauty of these streets and where you live and is the tree canopy etc. So, you're not going to go on  
3242 and change the site development plans for the community to replant with a different tree because you're talking  
3243 about cost, up the wazoo there. You're not really going to win it either way, right? You're not. Some people are  
3244 saying, like the gentleman here from Buttonbush, just take the tree out. I'll take it out. And then you'll have other  
3245 residents, some here, that are saying, "Absolutely not. Don't touch it. We love it. This is what it is." Cutting the  
3246 roots and replacing the panels are probably your best option at this point in the game, because even root  
3247 barriers, once you cut the roots and you put the root barrier in, it's going to get to that barrier. It's going to go  
3248 down or it's going to go over the root barrier and you're back in the same spot. Again, long-term option is you  
3249 just got to keep replacing the panels. And if a tree fails because you've cut some roots out, you're not going to  
3250 see it again in year one, year two, year three, dare I say year 10, 11, 12, more than likely. And then you take that  
3251 tree out like we did with the sycamore that died and you replant, and you move on.

3252 Spv. Berube:

3253 Orlando Driveway holds the contract with Orange County and they, countywide, they pull panels, cut roots, put  
3254 panels back down. They're probably going to be pretty cost-effective on this, because this is what they do every  
3255 day of the year in Orange County. So, we can, Brett is absolutely right, and I'm sure that their representative,...  
3256 his name escapes me now, but I'm sure he'll come in and talk to you about this and their experience in Orange  
3257 County. They're really nice people. I had them do a driveway in my house and that's how we found them. I said  
3258 while he's, you know, talking to him, and I told him what we had going on here. He says, "We hold a contract in  
3259 Orange County. We do this all day long. We're ready to go." So that's why he's got them on the proposal list. And  
3260 that's what they do in Orange.

3261 Area Field Director Perez:

3262 So, it'll be next month. We'll have those, next month. And we can cross that bridge and have that discussion at  
3263 that point. B&B Tree update, finally got some kinks out of their software. They were, should have been. Did they  
3264 come today at all to store any, stage any equipment that you're aware? I didn't see any back there, but he  
3265 reached out yesterday saying that they were going to swing by, drop off some equipment, should be starting  
3266 tomorrow. But I have not received the map from him yet. The \$10,000.

3267 Spv. Kramer:

3268 Trim.

3269 Area Field Director Perez:

3270 trim that we started talking about two months ago, was approved, and then they-

3271 Spv. Kramer:

3272 Right. To get the limbs off the houses.

3273 Area Field Director Perez:

3274 So, that'll be starting tomorrow is what I was last told. Now again, they didn't drop any equipment off today, so I  
3275 can reach out to Matthew tomorrow and find out what the holdup is. SPIES Pool update, Swim Club, we had a  
3276 meeting out there. Derek has not followed up with me after my emails but I'm assuming, again, I'm assuming,  
3277 which is a bad word to use in front of you all and on the record. But I have not paid the invoice for the Swim Club

3278 yet because I haven't gotten a response about if the work has been completed that we discussed, Teresa's part of  
3279 it.

3280 Spv. Kramer:

3281 I was there not too long ago and they had not done it yet.

3282 Spv. Berube:

3283 I was in there today. They had not touched it. Some things have declined a little bit. We have grout coming out  
3284 of. You know the blue lines that delineate the swim lanes? Grout is coming out of them in a pretty good amount.  
3285 But nothing else has been touched. The stains over by the ADA, the blotching on the bottom, and now there's... If  
3286 you look carefully at the grout lines in those swim lanes, grout is coming up.

3287 Area Field Director Perez:

3288 I will follow up again with Derek tomorrow morning. I'll copy Angel on that.

3289 Spv. Kramer:

3290 Have we paid them anything?

3291 Area Field Director Perez:

3292 Nope.

3293 District Manager Montagna:

3294 Nope.

3295 Spv. Kramer:

3296 They didn't even ask for their 50% down?

3297 District Manager Montagna:

3298 They did.

3299 Area Field Director Perez:

3300 They did.

3301 Spv. Kramer:

3302 Oh, they did?

3303 Area Field Director Perez:

3304 On the Ashley Park pool, they did submit an invoice for a 50% down.

3305 Spv. Berube:

3306 But they didn't ask for 50% on Swim Club?

3307 Area Field Director Perez:

- 3308 They never sent the invoice.
- 3309 Spv. Berube:
- 3310 Oh, well, that's great. This is even better. Even better.
- 3311 Area Field Director Perez:
- 3312 Derek mentioned to me that it was never sent by his admin.
- 3313 Spv. Berube:
- 3314 I think I can find 12 or 13 more things wrong with that pool tomorrow.
- 3315 Spv. Kramer:
- 3316 So anyway, we're not going there.
- 3317 Spv. Berube:
- 3318 No, I'm just kidding.
- 3319 Area Field Director Perez:
- 3320 We did have a very in-depth conversation with them about improved quality at the Ashley Park pool, which they  
3321 have started. Derek did send one update and I responded back to him saying, "This is great. You should probably  
3322 continue doing that." And it's been radio silence since. So, moving onto tow signage.
- 3323 Spv. Berube:
- 3324 Can we hold up for a second?
- 3325 Area Field Director Perez:
- 3326 Okay.
- 3327 Spv. Berube:
- 3328 And go back to something that we should have talked about before? There's a proposal in Servello's package for  
3329 Safari systemic insecticide treatment to the ground under the sycamores. Is that just a proposal?
- 3330 Area Field Director Perez:
- 3331 It is just a proposal.
- 3332 Spv. Berube:
- 3333 And we didn't discuss it tonight. Is there a reason? Or did we just miss it?
- 3334 District Manager Montagna:
- 3335 Because it's under the Field Report.
- 3336 Spv. Kramer:
- 3337 We were going to... Yeah. Discuss it under his report.

- 3338 Area Field Director Perez:  
3339 Yep.
- 3340 Spv. Berube:  
3341 Okay. Oh, it does say that. Never mind. I'm sorry.
- 3342 Area Field Director Perez:  
3343 Okay. Floor's mine again.
- 3344 District Manger Montagna:  
3345 You better buzz through this to get to your landscape RFP.
- 3346 Area Field Director Perez:  
3347 Okay. Well, tow-signage has been installed at Ashley Park pool. We met with Teresa, Angel and I were onsite,  
3348 Vincent, got a map. We had to make some minor adjustments after they were installed once or twice. But they  
3349 should be where they need to be now. And the tow signage is also installed now at Swim Club. So, check that off  
3350 the list. And we do have an SOP in place where we put a warning on. We leave it there for 24 hours. If it's not  
3351 moved, then we're making a call.
- 3352 Spv. Kramer:  
3353 And you are keeping a log? Because they don't get
- 3354 Area Field Director Perez:  
3355 Yeah, so-
- 3356 Spv. Kramer:  
3357 because they move it the one time doesn't mean they won't come back.
- 3358 Area Field Director Perez:  
3359 So, I should probably back up on the SOP. The SOP, what we're really trying to target on these vehicles is if they  
3360 are there for multiple days and not moving. Not like hey, if Vincent shows up and he saw that car yesterday, you  
3361 know, we want to give them, you know, maybe Vincent was there and they moved and then come back.
- 3362 Spv. Kramer:  
3363 What I don't want and what we're seeing in Ashley Park pool is people are starting to use that to park in instead  
3364 of the garage driveway.
- 3365 Area Field Director Perez:  
3366 Correct.
- 3367 Spv. Kramer:  
3368 And they will move it to go to work. And you won't see it. But then it'll be back the next day and the next day and  
3369 the next day.

- 3370 Spv. Berube:  
3371 It's pretty easy at Ashley Park.
- 3372 Spv. Kramer:  
3373 Yeah.
- 3374 Spv. Berube:  
3375 You look at the cars that are parked, you look in the pool. If there's nobody in the pool, the car shouldn't be  
3376 there.
- 3377 Spv. Kramer:  
3378 Yeah.
- 3379 Spv. Berube:  
3380 It's the same way at swim club.
- 3381 Spv. Kramer:  
3382 Double-check the restrooms too
- 3383 Area Field Director Perez:  
3384 Knock before you go in, please. If that's, if that's the direction you guys want then that's going to be pretty  
3385 intensive monitoring, but...
- 3386 Spv. Kramer:  
3387 No, all you need is a little log that I gave a courtesy notice that this car or this car. Now, again, you know, I don't  
3388 want it to be a full-time job for somebody. But you have enough people showing up to empty the trashcans and  
3389 take care of the pool and stuff that if they see a car there, there's nobody in there, they can pull up the log and  
3390 say, "Hey, that car's never been here. I need to give them a courtesy notice. Or hey, that car's been here several  
3391 times and they've had a courtesy notice already and so it's time to call.
- 3392 Area Field Director Perez:  
3393 Just to make sure I'm crystal clear, and Vincent's sitting behind us, and he understands it. So, if they show up and  
3394 there's nobody in the pool but there's a vehicle parked there, they can go in, put the courtesy notice on.
- 3395 Spv. Berube:  
3396 Yes.
- 3397 Area Field Director Perez:  
3398 If it's there when they come back in 24 hours. We're calling the tow company?
- 3399 Spv. Berube:  
3400 Yep. That's what the sign says.
- 3401 Area Field Director Perez:

- 3402 All right.
- 3403 Spv. Kramer:
- 3404 And even if it's not there within 24 hours but it's back there the next day, it doesn't get a new courtesy notice.
- 3405 Spv. Kramer and District Manager Montagna:
- 3406 It gets towed.
- 3407 Area Field Director Perez:
- 3408 Okay. Vincent? Crystal clear.
- 3409 Spv. Berube:
- 3410 People tend to abuse it. A lot.
- 3411 Spv. Kramer:
- 3412 Yeah, they will time you out. And they will-
- 3413 Spv. Berube:
- 3414 They even removed the original set of signs though and tossed them. And that's when we get into the rigmarole,
- 3415 we'll lose no signs. If they work.
- 3416 Area Field Director Perez:
- 3417 Yeah. Well, we did get new signs made. And then on top of that we have the tow signs from St. Cloud Towing.
- 3418 Spv. Kramer:
- 3419 It's a little bit of a problem now. When the apartments go in, it's going to be a massive problem. So that's what
- 3420 we're hedging our bets on.
- 3421 Spv. Berube:
- 3422 And once a couple cars get towed legitimately, the problem's going to go away.
- 3423 Spv. Berube:
- 3424 Word spreads in 15 minutes after a car gets towed.
- 3425 District Manager Montagna:
- 3426 Oh my gosh, I heard within two minutes when the lady got towed.
- 3427 Spv. Berube:
- 3428 Oh, yeah. It doesn't take long.
- 3429 Area Field Director Perez:

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3430 All right. Last update that's not on this list is the Buck Lake splash pad. We have quotes coming in for repairs. It  
3431 has low pressure right now. We've had our guys look at it. We've had Avalon Pools, who's assisting us right now,  
3432 take a look at it. There's something wrong. Something's not... We're not getting pressure to that.

3433 Spv. Berube:

3434 Yep. Is the row of valves on that bank. You've been down in the hole?

3435 Vincent Morrell:

3436 Yeah.

3437 Spv. Berube:

3438 You had that PVC pipe that runs across and there's a whole bunch of tubes that come off of it, there's valves up  
3439 there similar to like you have on the toilet, you know? Those, the rubber gets eaten up by the the chlorine in the  
3440 water. They go south. When that happens, you have low pressure.

3441 Vincent Morrell:

3442 Okay.

3443 Spv. Kramer:

3444 Doesn't Shawn replace these and we would order parts in bulk?

3445 Spv. Berube:

3446 We would. We would buy. If you look back at purchase records from, it might even be Amazon. Do you still have  
3447 access to the old Amazon account? The history? Maybe? I don't know.

3448 Area Field Director Perez:

3449 Absolutely. Sorry. I forgot I was on the record.

3450 Spv. Berube:

3451 If you look at it, I think we would've bought them from there and you'd be buying six at a time. It's either six or  
3452 seven. Count the valves. And they're like, \$50 a set. It's not American Standard, but it's something similar to that.  
3453 You just shut down the water, you go and open up the valve, put the kit in, put it back together with the works.  
3454 It's good for another year. So that's the history.

3455 Spv. Kramer:

3456 I think I got an email on that whole issue that shows where to buy them, what to buy, stuff like that.

3457 Area Field Director Perez:

3458 Okay. That's good to know.

3459 Spv. Teresa:

3460 I will get, I will get that to you.

3461 Area Field Director Perez:

3462 Perfect. All right, what was next on that? We can go into the sycamore discussion before I get into the RFP, or if  
3463 you want to go right to the RFP.

3464 Spv. Berube:

3465 We'll do the sycamore one. It might be quick. Please.

3466 Area Field Director Perez:

3467 Okay. Sycamores, this is the time of year we're going to re-treat them. So, again, we have the armored.

3468 Spv. Kramer:

3469 The wax scale.

3470 Area Field Director Perez:

3471 The wax scale. I was going to say armored scale. Sorry. Is back. Okay, there's no eradication, right? So, you know,  
3472 these insects are coming back and this would be the ample time to treat to try to get control going into the flush  
3473 of growth. So that's the thought behind and the reason we had IFAS doctors, professors looking into it.

3474 Spv. Kramer:

3475 Like Dr. Osbourne.

3476 Area Field Director Perez:

3477 Dr. Osbourne. We've sent off samples. Thank you, Teresa. That was the diagnosis. They said we should re-  
3478 treat now. They sent us a giant synopsis with all these different products to use.

3479 Spv. Berube:

3480 We spent this exact same amount of money last year, but it was to treat for aphids. Is this-

3481 Spv. Kramer:

3482 It was for wax scale also. The problem is that you'll get the bulk of them and again, then if you re-treat right  
3483 before, right as the trees are budding out, then we shouldn't have to retreat for a long time.

3484 Area Field Director Perez:

3485 Yeah. It's a systemic insecticide. So, the tree's taking it up and then when the insects get into it and they start  
3486 doing what they're supposed to do, that insecticide is ingested and that causes the control.

3487 Spv. Berube:

3488 Well, here's my question. And that's why I brought it up before. We brought a tree expert online, B&B. Have we-

3489 Area Field Director Perez:

3490 He doesn't do that. He doesn't do that type of service in-house. He's more tree trimming versus spraying.

3491 Spv. Kassel:

3492 I move to approve the proposal.



3493 Spv. Kramer:

3494 Okay. I have a motion to approve. Do I have a second?

3495 Spv. Leet:

3496 I'll second.

3497 Spv. Kramer:

3498 Motion and a second. All in favor?

3499 Spv. Kassel:

3500 Aye.

3501 Spv. Leet:

3502 Aye

3503 Spv. Kramer:

3504 Aye. All opposed?

3505 Spv. Berube:

3506 Nay.

3507 Spv. Kramer:

3508 Okay. Three to one.

3509

3510 On MOTION by Supv. Kassel seconded by Supv. Leet, with three  
3511 Supervisors in favor, and Supervisor Berube opposing, the  
3512 Board approved the proposal from Servello to treat the  
3513 Sycamore trees.

3514

3515 Spv. Berube:

3516 And I'll just tell you why. It's a lot of money and I think we ought to have another quote, or two. Because that's  
3517 our policy.

3518 Spv. Kassel:

3519 That is our policy. That's true.

3520 Spv. Berube:

3521 I don't want to make any extra work for people, but we have a policy.

3522 District Manager Montagna:

3523 Well, what we're finding with that policy currently, is it's very difficult to find multiple proposals.

3524 Spv. Berube:

3525 Yes.

3526 District Manager Montagna:

3527 For a lot of stuff. People, contractors, they're not coming out for small projects. They won't even bid. Some of  
3528 them aren't even responsive. It is ridiculous.

3529 Spv. Kramer:

3530 But we got a screaming deal on the plumbing issue.

3531 District Manager Montagna:

3532 That is correct.

3533 Spv. Kramer:

3534 So, as much as we can, we can do this.

3535 District Manager Montagna:

3536 Yeah.

3537 Spv. Kramer:

3538 What Servello did was, they did hold their price from previously, even though the Safari has gone up quite a bit. I  
3539 can't tell you for sure we're getting a good deal, but. They go around, they treat every single sycamore on  
3540 property.

3541 Spv. Berube:

3542 I'm not arguing that. I'm just.

3543 Area Field Director Perez:

3544 I think timing... I think last year's timing impacted your control.

3545 Spv. Kramer:

3546 Right.

3547 Area Field Director Perez:

3548 So, I think if we get ahead of it. If you table this or change the motion-

3549 Spv. Berube:

3550 It's already approved.

3551 Area Field Director Perez:

3552 I'm just saying, if that happened, you're going to delay the timing again and you're not going to get the control  
3553 you desire, so.

- 3554 Spv. Kassel:  
3555 Can we move on?
- 3556 Area Field Director Perez:  
3557 We got three quotes. It's not on here. But you brought it up on the dog wash station. There's a drain that's  
3558 clogged. Three quotes to clean it out. Tom Parish was the cheapest. Vincent sent that over to Angel today, finally  
3559 got the last quote in. So, we'll be moving forward on getting them. I think it's \$650?
- 3560 Spv. Kramer:  
3561 Did they figure out what was clogging or where it is?
- 3562 Area Field Director Perez:  
3563 We had them just come out and give us a price to get it unclogged.
- 3564 Spv. Kramer:  
3565 Okay. Okay. So that's a mystery drain and they're aware that it does not drain to the sewer system.
- 3566 Area Field Director Perez:  
3567 Yeah, they're going to be snaking it, correct, Vincent?
- 3568 Vincent Morrell:  
3569 Yep.
- 3570 Area Field Director Perez:  
3571 With the pressure snake, you know, versus us going down there with the... Okay.
- 3572 Spv. Kramer:  
3573 Yeah. I don't want a lot of chemicals put down there because it's...
- 3574 Area Field Director Perez:  
3575 Drains to the stormwater system.
- 3576 Spv. Berube:  
3577 Yeah, it may not go that far.
- 3578 Area Field Director Perez:  
3579 Is it a dry well?
- 3580 Spv. Berube:  
3581 Yeah. The tree line that goes behind the cupola there? If I remember, there's piping that goes in there and  
3582 there's, it's like a French drain. They got the four-inch pipe with the holes in it and a bed of rock, so when all the  
3583 silt gets in, it backs up, and it clogs.

- 3584 Area Field Director Perez:  
3585 Dog hair.
- 3586 Spv. Kassel:  
3587 And probably tree roots and brush.
- 3588 Spv. Berube:  
3589 Probably all ingrown, yeah. And all those trees are probably growing on them. When I heard the dog drain, I  
3590 remembered we've been down this road before somehow. Pretty sure it's a French drain under those trees back  
3591 there somewhere. So, they can probably clean it and it'll probably be good for a little while and it's probably all  
3592 silt and everything and mud, at the first elbow, more than likely.
- 3593 Area Field Director Perez:  
3594 Okay. All right. Page 290 on your agenda. Harmony CDD Landscape RFP. So, basically this page, here is just some  
3595 major discussion points on what changes were requested from different Board members and then some of my  
3596 notes. And I believe, the bold highlighted areas, we need to review and see what you guys want to take in, take  
3597 out, so on and so forth.
- 3598 Spv. Berube:  
3599 I'm no expert, and I'm very comfortable with telling you that I trust you to put in what's important to us and  
3600 move this forward. We are running out of time and we can, we blew and blathered back and forth on this for  
3601 months. Here it is again. If we don't get it done, we're going to be into March. We're into budget season. This is  
3602 going to get advertised and done, hopefully by August, so we can get a contractor picked, then get them in here  
3603 ahead of Servellodeparting. Maybe it's still Servello.
- 3604 Area Field Director Perez:  
3605 We want to have numbers back by May.
- 3606 District Manager Montagna:  
3607 Right.
- 3608 Area Field Director Perez:  
3609 May's meeting.
- 3610 Spv. Kramer:  
3611 Okay.
- 3612 District Manager Montagna:  
3613 So, for budget.
- 3614 Spv. Kramer:  
3615 Quick, I need to hold on, Tim.
- 3616 Spv. Leet:

- 3617 He just disconnected. Sorry.
- 3618 Spv. Kramer:  
3619 Okay. We'll ask Tim in a minute. So, everybody's really gone over this and provided their comments. Are there  
3620 any points of discussion that there may have been a conflict with that you need the Board to straighten out? Like  
3621 I really think we ought to end our annuals.
- 3622 Spv. Berube:  
3623 We should end our what?
- 3624 Area Field Director Perez:  
3625 Annual rotations.
- 3626 Spv. Kassel:  
3627 We don't have many annuals in the community, and it provides a real pop of color when people come in. I really  
3628 love it.
- 3629 Spv. Kramer:  
3630 But can't you do it with some natives instead of...
- 3631 Spv. Kassel:  
3632 You know, I'm guessing that they are not, they're not going to be...
- 3633 Area Field Director Perez:  
3634 They're not going to be hardy. They're just, you know-
- 3635 Spv. Kassel:  
3636 Yeah.
- 3637 Spv. Berube:  
3638 Think back a few years, Kerul, when Davey got bold and cut down the number but put in bigger plants that lasted  
3639 longer. Remember those? They looked really nice. Because right now, they put them in. They're supposed to last  
3640 90 days. They go about 30 days and start to look like hell.
- 3641 Spv. Kassel:  
3642 Yeah. Well, what happened with the pansies? Did they get eaten by the deer or something?
- 3643 Spv. Berube:  
3644 I agree with you that the annuals should go away. We need something there. We're just throwing money after  
3645 money after money.
- 3646 Area Field Director Perez:  
3647 I think there... What we can do in the contract is, well, you take it out. Meaning it's bill at time of service.

3648 District Manager Montagna:

3649 Right. Right.

3650 Area Field Director Perez:

3651 Okay? Same thing with your mulch. Same thing with palm trimming.

3652 Spv. Kramer:

3653 Mm-hmm (affirmative).

3654 Area Field Director Perez:

3655 That's all out of your contact. You're not paying one twelfth of that total cost every month.

3656 Spv. Kramer:

3657 Mm-hmm (affirmative).

3658 Area Field Director Perez:

3659 Okay? So, take it out. So that way, if you want to come to them and say, "Hey, we don't want annuals anymore.  
3660 Give us price on perennials." Maybe in the summer you're going with pentas that are going to last you from  
3661 Spring to Fall. And then you switch it over to one annual rotation for, like, geraniums or something. I'm just  
3662 throwing names out there. For the winter months to keep you through the cold. Fine. But it's a proposal. And you  
3663 say yea or nay and then you move on. And then you keep those beds as seasonal color, but you're getting two  
3664 rotations. The point of it is, is that you take it out of the contract. So, you're not financing one twelfth of it every  
3665 month. And then if they don't last, you're going, "Well, shoot, I already paid you, you know, for this rotation. And  
3666 it looks like heck." The goal would be when they put it in, we then hold them to a warranty on those plants.  
3667 Versus, okay, you're putting them in now as one twelfth and they're supposed to last for three months, and they  
3668 go two and then they take them out, say, "Oh, we're fixing the beds." All that stuff would change. We did the  
3669 same thing at Celebration. Mulch comes out. You're not financing one twelfth. We're going to reserve the right  
3670 on mulch and palm trimming to sub it out ourselves if we want to. We want to contact another vendor that's  
3671 going to give us a better price, and we'll have a line item on the proposal. You know, when they deliver it to us.  
3672 We want to see your cost per mulch per yard. And you're going to give us the estimated quantity of mulch. I'm  
3673 not providing it. We're not providing it. Because they have to do their due diligence to go out and measure the  
3674 the property properly. And then give us that number, okay?

3675 Spv. Kramer:

3676 And some of our beds need to be cleaned out. They just add mulch on top of mulch...

3677 Area Field Director Perez:

3678 The biggest thing that I see, and this might not sit well with others, is the six times a year irrigation inspections is  
3679 bogus. Okay? It's whack. Whatever you want to call it. I'm going to throw some hipster names at it, okay? It's  
3680 terrible. Because for example, what we're seeing on that half of the community is and I don't know. Was that  
3681 inspection done last month? If it was done last month, well, they're not looking at that section of the community  
3682 at all this month. So, if you have breaks, if they're not reported, you have no way of knowing until they go back  
3683 out and do the next inspection. And now your water bill has done this. So they should be, any contractor should  
3684 be inspecting the irrigation system 12 times a year.

- 3685 Spv. Kramer:  
3686 So, we just need to put that in the new contract.
- 3687 Area Field Director Perez:  
3688 Absolutely.
- 3689 Spv. Kramer:  
3690 For whoever.
- 3691 Area Field Director Perez:  
3692 And Celebration does it 24 times a year, just so you know. Every two weeks.
- 3693 Spv. Leet:  
3694 So, what was the question for Tim?
- 3695 Spv. Kramer:  
3696 For Tim, we're looking for the public bid cap. When do we have to go to public bid?
- 3697 Area Field Director Perez:  
3698 Oh, you're over the threshold.
- 3699 District Manager Montagna:  
3700 \$195k. Yeah, you're over that.
- 3701 Tim Qualls:  
3702 \$195,000. Threshold
- 3703 Spv. Kramer:  
3704 That's what I thought.
- 3705 Area Field Director Perez:  
3706 Yeah. You're going to be over that on this. It'll be a public notification. It'll be public and we'll have... The way I  
3707 like to do it is we'll have a pre-meet and we'll come onsite-
- 3708 Spv. Kramer:  
3709 Thank you, Tim.
- 3710 Area Field Director Perez:  
3711 Thank you, Tim. We will come onsite. I'll get with David and we'll make sure that the property map is up to date,  
3712 the maintenance map is fully up to date. So that's something that we do need David to do. Not to add to your-  
3713 David, don't come with a change order. I'm telling you right now. Probably not so cheap, okay? So, we'll need an  
3714 updated property map that encompasses all of-

3715 Spv. Kramer:

3716 And hopefully we'll know what property.

3717 Area Field Director Perez:

3718 Right. The only, the only questions that I have really is what do we want to do with pond mowing? We have that  
3719 buffer zone, that littoral, the upland littoral shelf is what I'll call it, because it's not in the water. It's on the bank.  
3720 Do we want to keep that?

3721 Spv. Berube:

3722 I've said it for years. Mow it to the edge of the pond.

3723 Spv. Leet:

3724 I thought that was policy for us.

3725 Area Field Director Perez:

3726 That's why I'm asking.

3727 Spv. Kassel:

3728 I thought it was a twice a year, mow it to the edge.

3729 Spv. Berube:

3730 No, they don't mow it to the edge.

3731 Spv. Kramer:

3732 We've got a problem right now in that we have some invasive torpedo grass that's come in, has populated that  
3733 edge down to the waterline, and because we don't mow it to there, it's seeding and it's actually getting into our  
3734 ponds and causing a problem.

3735 Spv. Berube:

3736 We've always... Let me interrupt you for a second. We've always maintained that buffer zone because we think  
3737 it's a filter for stuff coming down the slope, right? Fertilizer and all that. The fact of the matter is, unless the water  
3738 is deeper than the grass, you don't need any more filter than the depth of the grass. Having three feet of weeds  
3739 and other growth above that grass area doesn't do any good as a filter. So, all it does is make a mess.

3740 Spv. Kramer:

3741 We have to watch the erosion of the bank.

3742 Area Field Director Perez:

3743 Here's what I'll do. Here's what I've seen done in other districts. There's an 18 to 24-inch-wide strip along the  
3744 high watermark, okay? So, what we're going to call the pond bank. The high watermark. That's maintained 18  
3745 inches tall, okay? So, you don't have that three-foot-wide by twice a year. You get the three, four, five-foot-tall  
3746 growth. Um, to your point on the torpedo grass, it's most of our lake banks in the community are non-irrigated  
3747 Bahia, most of them, except for golf course sites, right? So, we can't even treat right? But we can't control weed



# CARBON

3748 infestation, one, because it's not irrigated, and two, you can't treat that close to the water with landscape  
3749 product. Now in the water, you can use a different product. So, what I'm getting at is if you want to maintain  
3750 that, what's currently there two times a year, fine. I can make sure that's in the specifications. I'm going to just  
3751 make the adjustments, because further down on the agenda is actually your current scope of services with notes.  
3752 If you're okay with what's in there, I'll move forward. But the bigger questions I have are more leaf removal,  
3753 ponds, and irrigation. You know, leaf removal's got to be in there as a property-wide.

3754 Spv. Kramer:

3755 Yes. And not like shovel and a pickup truck. It needs, they need to have some [crosstalk 02:44:53].

3756 Spv. Berube:

3757 You know what's funny? They complain that they get leaves back all over the place. They're using an open mesh  
3758 trailer, with little leaves.

3759 Area Field Director Perez:

3760 Yeah, well, you know, so again, how they collect the leaves, we're not going to dictate, right?

3761 Spv. Kramer:

3762 Right. But they need to understand that it's more than just blowing them from place to place.

3763 Area Field Director Perez:

3764 Yes. It's not blowing into bed or blowing, you know-

3765 Spv. Kramer:

3766 And we've got trees that produce leaves. Trust me.

3767 Area Field Director Perez:

3768 That's true.

3769 Spv. Kramer:

3770 The sycamores.

3771 Spv. Berube:

3772 Go back to your point about the ponds. The reason Servello doesn't do it, because they don't have a side arm  
3773 mower They need a tractor with a side arm mower to get in there and cut them and they don't have one. It's been  
3774 that way forever. So, when we yell and scream at them every once in a while to get in there and cut it, they go in  
3775 there with weed whackers and bush whackers and do it manually and just leave the pile of crap all over and it  
3776 looks worse than what it did before they trimmed it. That needs to be part of that.

3777 Area Field Director Perez:

3778 Dan's got a question.

3779 Spv. Kramer:

# CARBON

3780 I'm in agreement with the 18-inch and the smaller zone, because it affects the quality and the sunlight getting to  
3781 our littoral zone plants. I do not want them... We need to have a company that is sensitive to Florida native  
3782 landscaping and the littoral zones in the ponds. That knows that, you know, you don't just mow over all the  
3783 littoral vegetation or when they come in... And I don't know if it's Servello or who, but they start killing off with  
3784 herbicides our wax myrtles and other things growing around the lakes and our fern, nice ferns and all the  
3785 beneficial plants that are growing, and leaving the trash plants and the invasive plants. I've got issues.

3786 Area Field Director Perez

3787 So, you're good with me changing the specifications to 18 to 24-inch buffers maintained at 18 inches as needed?

3788 Spv. Kramer:

3789 I am. As long as we have enough to prevent the erosion of our pond banks.

3790 Area Field Director Perez:

3791 So, again, the 18-inch and the buffer strip are going to, you know, it's root to shoot ratios. The taller the grass,  
3792 typically the deeper the roots, right? So that's what you're really pushing. The good news with torpedo grass is  
3793 it's very similar to Bermuda grass. That's why it's almost impossible to get out of the bed. It pushes root system.

3794 Spv. Kramer:

3795 Yeah. And the only problem is that it grows out in the water.

3796 Area Field Director Perez:

3797 Unfortunately, Correct. It's an aquatic, it's an aquatic weed.

3798 Spv. Leet:

3799 Any management will be better than what we have now.

3800 Area Field Director Perez:

3801 Yes, and I'll have updated reporting mechanisms in there. We will frame it very similar to what we're doing with  
3802 Celebration with detailed reports, attending meetings with monthly or as requested, it'll be in there. Do we have  
3803 any buffer areas that have to be pushed back?

3804 Spv. Berube:

3805 Virtually all of them.

3806 Spv. Kramer:

3807 And we have signs there, so they can see the edges of those buffer areas. And they need to be mowing up to the  
3808 signs. They need to expose those signs. And keep that zone. Right now, they're letting it get further and further  
3809 and further out.

3810 Area Field Director Perez:

3811 But that'll only be the District property. So, anything that abuts residential property will not be included, even  
3812 though it's District.

3813 Spv. Leet:

3814 No, those are only on conservation areas.

3815 Spv. Berube:

3816 Conservation areas. Yeah. The signs you see, if it's a white sign on a four-by-four post, and it says conservation  
3817 area, do not mow beyond this sign, and they're set up every 50 or 100 feet all along those areas. Now many  
3818 areas, you got to go looking for them because they're four feet in the grass.

3819 Area Field Director Perez:

3820 So, what may happen is you might have an initial cleanup. The last thing, and then I think I'll be able to wrap it up,  
3821 I am reducing your mowing frequencies on Bahia.

3822 Spv. Kramer:

3823 Thank you.

3824 Area Field Director Perez:

3825 I'm going to reduce them to 32. Okay? Versus 41 to 45 I think is one of the specifications. However, we lay that  
3826 out, we can, but that's going to improve your density of your Bahia grass. It's a low maintenance, low input turf  
3827 grass. We're mowing it too short. There'll be mowing heights in there. I think your current specs say St. Augustine  
3828 is like, two and a half to three and a half inches.

3829 Spv. Kassel:

3830 Not healthy.

3831 Area Field Director Perez:

3832 I don't know where that came from.

3833 Spv. Kramer:

3834 Not at all.

3835 Spv. Leet:

3836 Getting back to Billy's Trail again, do we, Is that acreage part of,

3837 Area Field Director Perez:

3838 We'll make sure David includes that on the map. The revised map that's free of charge. You're welcome.

3839 Spv. Kassel:

3840 Thank you, David.

3841 Area Field Director Perez:

3842 There's your cookies.

3843 Spv. Berube:

3844 Are you bringing cookies, too?

3845 Brett Peerez:

3846 No. Angel. I don't bake. I think that's it. I would stay away from manpower requests. I know that was floated. The  
3847 only reason I say that is each crew, each company might have 15 kick butt employees. And if we say, "Hey, you  
3848 need 15," you're going to see a price driven by their labor rates and there, you know, If the company wants to  
3849 send 30 guys out here for one day and mow the place out and trim it, does it matter? Or do they need to be here  
3850 five days a week? Here's the best way to explain it. It's their kitchen. It's their ingredients. We're just giving them  
3851 the recipe. I don't care how they make it as long as it tastes good. Okay?

3852 Spv. Berube:

3853 Manage the performance.

3854 Spv. Kramer:

3855 Right.

3856 Spv. Berube:

3857 The end result is what matters. If one guy can be here 24/7 and he gets it all done, so what?

3858 Spv. Kramer:

3859 That's right.

3860 Spv. Berube:

3861 But the fact of the matter is, over the years, we've learned it takes five guys and one supervisor.

3862 Area Field Director Perez:

3863 It, well, again, that all can be based on how good the body is. You know, how good the worker is. I will forewarn  
3864 you that, don't be alarmed if prices are substantially higher than what you're currently paying. Material has gone  
3865 up. Labor rates have gone up. I'm saying it across the board, you know, because it's a real cost.

3866 Spv. Kramer:

3867 Now, selection in the past, have you used committees? We do, we do have some folks, I don't know what their  
3868 position... We've got some retired folks who headed up the landscape divisions at Disney and stuff like that. I  
3869 don't know how to rank a landscape proposal particularly well, so...

3870 District Manager Montagna:

3871 So, the criteria will be, I mean, it's pretty basic.

3872 Area Field Director Perez:

3873 It'll be price, personnel, location, experience, you know.

3874 Spv. Berube:

3875 And usually on a scale of 1 to 10, everybody ranks everybody. You turn it all in. You add up the ranks and...

- 3876 District Manager Montagna:  
3877 You can also not do that and you can decide to rank as a Board.
- 3878 Spv. Berube:  
3879 Okay.
- 3880 District Manager Montagna:  
3881 You can talk
- 3882 Spv. Kramer:  
3883 I didn't know.
- 3884 District Manager Montagna:  
3885 There's different ways.
- 3886 Spv. Kramer:  
3887 sat in on a couple Celebration meetings and they had committees that would do it and then make  
3888 recommendations to the Board, and
- 3889 District Manager Montagna:  
3890 You can do that.
- 3891 Area Field Director Perez:  
3892 You can do that. There are plenty of ways to do it. Is Tim still on?
- 3893 Spv. Leet:  
3894 Yeah.
- 3895 District Manager Montagna:  
3896 You can narrow it down and only ask those particular contractors to come.
- 3897 Area Field Director Perez:  
3898 I would highly suggest, on a job this size, you look at a bid bond or a performance bond. It's an insurance policy  
3899 for you... where someone says, "Here's my price," and then they don't perform or they walk off on you. They owe  
3900 that percent... Typically it's 10% of the contract. So, if you want that in there, I'll get with Tim and Angel and we'll  
3901 add that language in.
- 3902 District Manager Montagna  
3903 Yeah. I would recommend it as well.
- 3904 Area Field Director Perez:  
3905 Tim, you good?

3906 Tim Qualls:

3907 Perfect.

3908 Spv. Berube:

3909 We had, we had a walk away once.

3910 Tim

3911 I could do this all night, guys.

3912 Spv. Kramer

3913 That's because you don't have a drive home tonight, right?

3914 District Manager Montagna:

3915 Right.

3916 Area Field Director Perez:

3917 We will get moving on that. I will finalize the RFP scope of services. And I can send them out individually to the  
3918 Board and not poll you, but just so you have an opportunity to see it, that way or we just...I guess we can approve  
3919 it for next meeting.

3920 Spv. Kramer:

3921 Just do it.

3922 District Manager Montagna:

3923 I would ask tonight for a motion to approve the scope as Brett presented it. He's got everybody's feedback, so we  
3924 can get it advertised and move forward.

3925 Spv. Kassel:

3926 Motion to move forward the approved scope for the landscape RFP. Aye.

3927 Spv. Leet:

3928 Second. Aye.

3929 Spv. Kramer:

3930 Aye.

3931 Spv. Berube:

3932 Aye.

3933

3934

3935

3936

3937

On MOTION by Supv. Kassel seconded by Supv. Leet, with all in favor, the Board approved the scope of services for the landscape RFP and authorized staff to move forward with advertising the RFP.

- 3938 Spv. Berube:  
3939 Aye, aye. Motion to adjourn.
- 3940 District Manager Montagna:  
3941 Kerul, did you make the motion?
- 3942 David Hamstra:  
3943 I had one more question. Now when Tim said it's \$195,000 and above, that would be for public bid?
- 3944 Spv. Kramer:  
3945 Yes.
- 3946 Area Field Director Perez:  
3947 Yes.
- 3948 David Hamstra:  
3949 \$195k.
- 3950 District Manager Montagna:  
3951 Yes. It, the threshold's \$195k before you have to go to a formal RFP bid process.
- 3952 Area Field Director Perez:  
3953 Correct.
- 3954 David Hamstra:  
3955 All right. Yes.
- 3956 Spv. Berube:  
3957 We're almost getting to the point where we need a public bid for you.
- 3958 Spv. Kramer:  
3959 He's under a whole different category.
- 3960 Spv. Berube:  
3961 We have a motion and a second to adjourn. Everybody say aye. Aye, aye, aye. Thanks, folks.  
3962
- 3963 On MOTION by Supv. Berube seconded by Supv. ?, with all in  
3964 favor, the Board moved to adjourn the meeting
- 3965  
3966  
3967 **EIGHTH ORDER OF BUSINESS** **New Business**

3968 None

3969

3970 **NINETH ORDER OF BUSINESS**

**Supervisors Requests**

3971 None

3972 **TENTH ORDER OF BUSINESS**

**Adjournment**

3973

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Chair/Vice Chair