

CARBON

Agenda 2022-07-28

Subsection 5A

Minutes

{ Two Meetings }

Markup Review Versions

Delivered Herein Under Separate Cover

CARBON

Subsection 5Ai

**Regular Meeting Minutes
April 28, 2022**

1 **MINUTES OF MEETING**
2 **HARMONY**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A regular meeting of the Board of Supervisors of the Harmony Community
6 Development District was held on Thursday, April 28, 2022 at 6:00 p.m. at the
7 Jones Model Home, 3285 Songbird Circle, St. Cloud Florida 34773.

8
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

16 Also present were:

17
18 Angel Montagna District Manager
19 Brett Perez Field Director
20 Tim Qualls District Counsel
21 David Hamstra District Engineer
22 Scottie Feliciano Servello
23 Pete Betancourt Servello
24 Vincent Morello Field Supervisor
25
26
27

28 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

29
30 Supervisor Kramer

31 Good evening, everyone. Welcome to the Harmony Community Development District the regular April
32 meeting. At this time, we'd ask everyone to mute their phones if you have not done so already. That will
33 help us to move through the meeting efficiently. At this point, I'll call the meeting to order and do a roll
34 call. Supervisor Leet?

35 Supervisor Leet

36 Here.

37 Supervisor Kramer

38 Supervisor Kassel?

39 Supervisor Kassel

40 Present.

41 Supervisor Kramer

42 Supervisor Berube?

43 Supervisor Berube

44 Here.

45 Supervisor Kramer

46 Supervisor Scarborough is not present. And Supervisor Kramer is present. So, four members are present
47 in person. Can we check the Zoom meeting to see if Mr. Scarborough has checked in?

48 Supervisor Leet

49 If so, he hasn't made his presence known.

50 Supervisor Berube

51 He had a conflict with his daughter's softball game or something. He may be late it runs per schedule.

52 Supervisor Leet

53 I'll say anything if he comes on.

54 Supervisor Kramer

55 All right, thank you very much. At this point in time, the, second item on our agenda is Audience
56 Comments. So, at this time, this is a time for anyone in the audience to provide up to three minutes of
57 comments to the Board. This is not a back-and-forth between the Board, this is a time for you to present
58 your concerns and observations and then we can consider them, and further or- business as we move
59 forward, or at a later meeting.

60

61 **SECOND ORDER OF BUSINESS**

Audience Comments

62

63 Supervisor Kramer

64 Debra, would you like to step forward? And if you'll stand up and give your name and address for the
65 record? That would be helpful.

66 Debra Baer

67 Debra Baer, 6838 Butterfly Drive. I know you guys are doing the tree trimming stuff, and it's looking
68 great. I just want to know if you've, maybe, a possibility of when, if the money runs out this time, when
69 you put in your next budget, can you consider doing Butterfly Drive? Because previously, that was the
70 last bulk area you were doing, and you had to stop, for some unforeseeable reason, but you left
71 Butterfly Drive there. And we've been there 12 years, and it's only been trimmed one time. And we still
72 have trees that really need to be trimmed. So, basically, when you get your new budget, or when you
73 get the money, when you do your next area, that you're- finishing up this one, can you consider doing
74 Butterfly Drive as part of your next parcel of trees that you do.

CARBON

75 Supervisor Kassel

76 Thank you.

77 Supervisor Leet

78 Wonderful.

79 Debra Baer

80 Okay. Thank you.

81 Supervisor Kramer

82 Thank you for your input, Debra.

83 Debra Baer

84 Sure.

85 Supervisor Kramer

86 Any other members of our audience, either here in the room or on Zoom, that would like to make a
87 comment, or provide input? If there are none, we'll close the audience comments section. I do have one
88 thing that, before we get started further into the meeting, that I would like to bring forward and just
89 mention. It's been brought to my attention that someone out there is impersonating me and identifying
90 themselves as the Chair of the Harmony CDD in phone calls to different people. And that is of concern.
91 I'll be moving forward to gather more information, but if you do get an inquiry from the State Attorney's
92 office or FDLE; because, again, that's impersonation of a public official. It is also, if they're using my
93 name, it is identity theft. So, just to make you all aware. And, members of the Board, if you do get
94 inquiries, please understand that this is where it's coming from.

95 Supervisor Kramer

96 Thank you for that. Okay, at this time if you saw the old agenda, we had a substantial interest hearing.
97 The request for that has been withdrawn, so we will not be doing that this evening.

98 Supervisor Berube

99 What does that mean?

100 Supervisor Kramer

101 What do you mean, what does it mean?

102 Supervisor Berube

103 What is a substantial interest hearing?

104 Supervisor Kassel

105 Mr. Braverman, I believe, wanted to speak before us. You know, the man who had the dog that attacked
106 another dog? He wanted to appear before us, but that request has been withdrawn.

107 Supervisor Berube

- 108 Okay? How did this make it onto the agenda? Normally, there is...
- 109 Supervisor Kramer
- 110 Let me explain. It's substantial interest. Whenever anybody has substantial interest, and it is in our rules,
111 anybody has in fact a substantial interest that is affected, such as removing any of their privileges to the
112 facilities, or if it's a vendor, and that there's a disagreement over what they should be paid, like
113 Brownies Septic System, then they have the right to request a substantial interest, they have a
114 substantial interest in the outcome, a hearing before the Board, like we did with Brownies. You
115 remember about how that hearing happened?
- 116 Supervisor Berube
- 117 Yep.
- 118 Supervisor Kramer
- 119 The hearing is conducted, and then the Board issues a final order as to what our action is, whether to
120 keep our first decision in place, or the-
- 121 Supervisor Berube
- 122 I understand that portion. But how did this get to the... Did you know about this before it made it to the
123 agenda?
- 124 District Manager Montagna
- 125 It was asked to be placed on the agenda, and then he called... Actually, it was going to be last month, he
126 wanted to come before the Board, and he had a conflict or something. And then he had asked to be
127 moved to this month. And then, two days ago, he asked to be removed.
- 128 Supervisor Berube
- 129 Okay. Because it just seems to me that normally, we, the Board, has advanced notice of meeting, of
130 hearings being scheduled, and all of that. It just seemed that this popped up.
- 131 District Manager Montagna
- 132 It did rather "pop up". He called and requested to come before the Board and then he called and said,
133 "No, it was not worth it," were his exact email. And I have that, if
- 134 Supervisor Berube
- 135 Okay. Nah, I just-
- 136 District Manager Montagna
- 137 I can send it out.
- 138 Attorney Qualls
- 139 May I just make a point here, Madam Chair?
- 140 Supervisor Kramer

141 Yes.

142 Attorney Qualls

143 So, it's important. One has to request notice, by your own rules, in writing, within 14 days of the notice
144 we sent. And so, if that wasn't done...

145 Supervisor Kramer

146 He did.

147 Attorney Qualls

148 Or even if it was done...

149 Supervisor Kramer

150 Let me interrupt you. He did. He was not actually served, officially, with notice, until I hand-delivered
151 your letter to him. And within three days of that, he had provided written notice to the District
152 Manager, to request the hearing and explained that he could not be here for the March hearing, and
153 that he would be happy with an April hearing... okay. Next item on the agenda is our contractor's report.
154 Servello, you are our contractor today.

155

156 **THIRD ORDER OF BUSINESS** **Subtractor's Reports**

157

158 **Servello**

159

160 Mr. Betancourt

161 How's everybody tonight?

162 Supervisor Kramer

163 I'm fine.

164 Supervisor Berube

165 Wonderful, now that you're speaking.

166 Mr. Betancourt

167 What does that mean?

168 Supervisor Berube

169 Of course, when Scotty gets up here-

170 Supervisor Kramer

171 Okay. Let's...

172 Supervisor Berube

CARBON

173 It's even better.

174 Mr. Betancourt

175 Oh... All right.

176 Supervisor Kramer

177 Let's keep it on point.

178 Mr. Betancourt

179 The general maintenance, the guys have been working real hard, getting Harmony back into shape after
180 we fell behind a little bit. We're in full-blown April. The irrigation, as we talked earlier, where JR Davis
181 tapped in, they capped the line. The line has been capped up. That's why there's no water going all the
182 way down to the Swim Club. We met- Vincent and I met, with... what was his name?

183 Vincent Morell

184 Bart...

185 Mr. Betancourt

186 He's going try to have a crew there tomorrow, to dig it up and reconnect it; but he did say, for next
187 week, they were going to come over there and start digging again.

188 Supervisor Kramer

189 Okay. So, they're going correct it?

190 Mr. Betancourt

191 Yes. And that-

192 Supervisor Kramer

193 Right now...

194 Mr. Betancourt

195 Supervisor Kramer

196 Let's get some water on these grounds, and...

197 Mr. Betancourt

198 Mm-hmm. As soon as they connect it, we'd open it back up. But we'd have to shut the meter off, wait a
199 day or two, open it back up, and start watering. 'Because right now, you only get water past our
200 driveway, to go in, down to, ... What is it, Middlebrook? That's where the zone is.

201 Supervisor Kramer

202 Okay.

203 Mr. Betancourt

CARBON

204 Okay.

205 Supervisor Kramer

206 All right... any questions at this point in time?

207 Supervisor Kassel

208 Just wanted to know what the story is with the snapdragons that got pulled, and why they haven't been
209 replaced?

210 Mr. Betancourt

211 They died off. We put them in mid-February and they've reached the end of their life cycle, so we're
212 taking them out. I'm getting with Scott to have them replaced again. Well, with the-

213 Supervisor Kassel

214 But they've been missing for a couple weeks now. Right?

215 Mr. Betancourt

216 Yeah. We've been pulling, little by little, as they die out. We've been taking them out. The last item I
217 have is the... butterfly- butterfly ivy, that... are quite... a good number of them already died out.

218 Mr. Feliciano

219 The install manager's going schedule them ASAP, Kerul. That's what he's going do. It should been kind of
220 an in-and-out type of situation. Snapdragons generally last a lot longer than that. Due to warmer
221 weather conditions, they died out. And that's pretty much what happens with annuals. You know, they
222 only last three to four months...

223 Supervisor Kassel

224 They- no. They should've...

225 Mr. Feliciano

226 Yeah.

227 Supervisor Kassel

228 but they lasted less than two months. That's not- I think there was some extenuating circumstance.
229 Maybe they didn't get the water? Maybe they were touched by some cold? Who knows, but-

230 Mr. Feliciano

231 They generally do well in cold, and they can handle drought as well, but with snapdragons, they cannot
232 handle warmer temperatures that are say over the 80s for probably 7 to 10 days consistently. So, that-

233 Supervisor Kassel

234 But I've seen pansies that are doing okay, even though we've had...

235 Mr. Betancourt

CARBON

- 236 We can't use pansies or begonias, as well.
- 237 Supervisor Kassel
- 238 Yeah?
- 239 Mr. Feliciano
- 240 You can't use pansies or begonias because you have dirt issues.
- 241 Supervisor Kassel
- 242 No, no. I'm not suggesting we do. I'm just making a comparison with another cold-weather annual, like
- 243 pansies, that, you know, once it starts hitting 80, they're just- they've had it, right?
- 244 Mr. Betancourt
- 245 Right, right, yes.
- 246 Supervisor Kassel
- 247 And they're- and I've seen them still doing okay. But, the snapdragons
- 248 I just wonder if they're- they had some disease.
- 249 Mr. Feliciano
- 250 Right. Yeah. I understand.
- 251 Supervisor Kassel
- 252 Mold or mildew or something, that... Anyway. Okay.
- 253 Supervisor Kramer
- 254 So, we'll be getting the annuals replaced soon.
- 255 Mr. Feliciano
- 256 Yes. Yes. And there will be- Todd, who is an install manager for us. He will do it. You know, maybe, in the
- 257 future, something like that, a recommendation would be perennials that you need to go with. I know
- 258 deer hates Society Garlic. That we've used those in certain areas, and they've done wonderful jobs. Deer
- 259 love blue daze, but we've also used Liquid Fence on some of our properties, to keep the deer away from
- 260 them. Plus, blue daze attract rabbits. See, finding out there's starting to be rabbit issues with a lot of the
- 261 communities throughout. So, we use society garlics for the rabbit, as well as Liquid Fence.
- 262 Supervisor Kassel
- 263 Have you used geraniums during the winter, at all? And-
- 264 Mr. Feliciano
- 265 Geraniums?
- 266 Supervisor Kassel

CARBON

267 Yeah. Have you used them?

268 Mr. Feliciano

269 Yes, we have used those. Yeah.

270 Supervisor Kassel

271 And, I have them at the ranch, and nothing seems to bother them. No rabbits, no deer.

272 Mr. Feliciano

273 Yeah. Geraniums do well. The only problem with them is they do lose their blooms, and you have all the
274 green there. I know a couple places, in the past, what we've done was, to cut down on expenses, we've
275 used caladiums. Have caladiums pop out, and once they go into their bulbs underground, then you can
276 go in there with some regular annuals on it. You cut your annual expense basically in half, if not three-
277 quarters.

278 Supervisor Kramer

279 You don't have to re-plant.

280 Mr. Feliciano

281 Right.

282 Supervisor Kassel

283 But caladiums are warmer-weather.

284 Mr. Feliciano

285 Yes.

286 Supervisor Kassel

287 Yeah. And geraniums are colder weather. Yeah.

288 Mr. Feliciano

289 Yes.

290 Supervisor Kassel

291 Yep. Okay, thank you.

292 Supervisor Kramer

293 All right. Any further questions for Servello? Okay, do we want to- I know we have a couple of Servello
294 proposals? Do we want to move those up, or take them in order? Let's go ahead and move those up.
295 They are in the Field Manager's report, proposal 6580, for Blazing Star Park, and proposal 6587, for the
296 Swim Club. Now, this one, the one for Blazing Star Park was doubled up in our packet; we- I have not,
297 anyway, seen the Swim Club proposal yet. So, if you would like to discuss those?

298 Mr. Betancourt

CARBON

- 299 Hmm, Blazing Star?
- 300 Supervisor Kramer
- 301 Yes. There's a Blazing Star proposal, for \$4129.40? Are you familiar with that?
- 302 Mr. Betancourt
- 303 That would've been when Gerhardt was here?
- 304 Supervisor Kramer
- 305 Well, it's stated now, so, 4-14?
- 306 Supervisor Kassel
- 307 Yeah.
- 308 Mr. Betancourt
- 309 It goes- it- okay. Yeah, this is the most recent one. Because I know I submitted one in the past, where
- 310 the mimosa was that he wanted to put sod there. For some reason. Yes. This is the most frequent one;
- 311 this was to replace a lot of the missing plants. You got firecracker bushes that are, ... have been missing,
- 312 jack frost...
- 313 Supervisor Kassel
- 314 Ligustrum?
- 315 Mr. Betancourt
- 316 Yep. That... kids play-
- 317 Supervisor Kassel
- 318 Well, that's my question, right? This is Blazing Star. How close are these plants to the areas where the
- 319 children are very active and playing? I'm just wondering if it's...
- 320 Mr. Betancourt
- 321 The fire bush is located where the little bench is? Where the mimosa is, which is all weeds now. That's
- 322 where the fire bushes are. The ligustrum are in the little pathway that leads to the other trellis? Or I call
- 323 it trellis. That's where the fire bushes are, and there is another row of ligustrum and jack frost are over
- 324 by where the town homes are, and that little sidewalk path that goes into their sidewalk, that connects
- 325 to it. They're also in the back sidewalk, where the Fakahatchee grass is. That's another row, couple rows,
- 326 there. And then right across from that sidewalk, there's another couple of rows that have been
- 327 trampled...
- 328 Supervisor Berube
- 329 In short, all these plants are adjacent to the play areas.
- 330 Mr. Betancourt
- 331 Yeah.

CARBON

332 Supervisor Berube

333 Which, that's what that park is for, is the play area, right? So, you get into the same problem we have at
334 Buck Lane Park, where the kids play, they get rough housing, they fall into the plants, they get torn up?
335 But I don't think the situation at Blazing Star is as bad as it is at Buck Lane. I think, though, you don't
336 have- if you want Blazing Star to look decent, which it should; I mean, people live there- I think they- it
337 needs to be planted. If kids run them over, kids run them over. It's just... What are you going do?
338 There's nothing that's kid-proof, unless you put hollies or something.

339 Supervisor Kassel

340 I guess I'm also just wondering what precipitated this proposal, since we know there's lots of plant
341 material missing in a lot of places; I'm just wondering...

342 Area Field Manager Perez

343 With the other inspections. If we go around, and I see open bed areas-

344 Supervisor Kassel

345 Okay.

346 Supervisor Berube

347 There was a whole bunch of pictures of...

348 Supervisor Kassel

349 Yeah.

350 Supervisor Berube

351 This, and various other places where it's brown mulch.

352 Supervisor Kassel

353 Right. But I just was wondering why this is the spot.

354 Supervisor Berube

355 Well, it kind of makes sense. It's- in a park that-you know, it's in the middle of every-

356 Supervisor Kassel

357 I'm not complaining, I was just wondering, because there's lots of places where we need rejuvenation.

358 Supervisor Kramer

359 Yeah. I don't know, my feeling is that we may want to take a step back... because right now, we're
360 concentrating mostly on health and safety issues with the sidewalk grindings, and stuff like this. Is this
361 something that we should really look at Harmony's landscaping as a whole, now that some of it's getting
362 very aged, and been pruned so much, and everything, and really look at what the community wants to
363 do overall, since all these parks need upgrades, and there's so many items- I look all around Harmony
364 and see landscape material, like the fire bush-that's been so heavily pruned that it never gets to do its
365 thing.

CARBON

366 Supervisor Kassel

367 Right.

368 Supervisor Kramer

369 And maybe do a workshop in several months, and do an overall plan for how we're going budget for and
370 stage rejuvenating our landscape. Instead of doing it in one little parcel at a time.

371 Supervisor Berube

372 It kind of makes sense, except you're still going end up... getting a proposal for this area, and a proposal
373 for that area, and a proposal for this area... I don't know. You and I both live next to that park, and you
374 know what it's like to look at. Like, it- you know, it doesn't look good. There's a whole bunch of people
375 that live near this park, and it doesn't look good. And they pay their dues every year, or fees, whatever
376 you want to call it, and I think that they expect that we're going make it look fairly pretty. And it doesn't!
377 I mean, I don't think it's unreasonable.

378 Supervisor Kassel

379 But we haven't heard a motion from you.

380 Supervisor Berube

381 I will move to approve the Blazing Star Park in the amount, of \$4000-

382 Supervisor Kassel

383 What's the proposal number?

384 Supervisor Berube

385 Blazing Star Park improvements, in the amount of 4000...

386 Supervisor Kramer

387 6580.

388 Supervisor Kassel

389 Proposal number 6580.

390 Supervisor Berube

391 Proposal number 6580, in the amount of \$4129.40.

392 Supervisor Leet

393 I'll second.

394 Supervisor Kassel

395 And that doesn't mean that we don't... sorry. Yes?

396 Supervisor Berube

CARBON

397 Don't do an overall...

398 Supervisor Kassel

399 Yes. Right.

400 Supervisor Berube

401 Yes. Absolutely.

402 Supervisor Kassel

403 Right? So, I think that's a great idea, to have that discussion, and, but, maybe let's get to work on getting
404 some of it accomplished?

405 Supervisor Berube

406 Those- those Zooms take months and months and months to-

407 Supervisor Kassel

408 Yeah.

409 Supervisor Berube

410 you know, and- and it just goes on.

411 Supervisor Kassel

412 Mm-hmm.

413 Supervisor Berube

414 So, anyway, we have a motion and a second.

415 Supervisor Kramer

416 Okay, we have a motion and second. Any further discussion from the Board? Hearing none, I'll call the
417 question: All in favor?

418 All Supervisors present

419 Aye.

420 Supervisor Kramer

421 Any opposed? Hearing none, it passes.

422 Supervisor Kassel

423 Unanimously.

424

425

CARBON

426
427
428
429
430
431
432
433

On MOTION by Spv. Berube, SECOND by Spv. Leet, with all in favor, the Board approved the Blazing Star Park proposal.

434

Supervisor Kramer

435

Proposal 6587. Now, I do not have that in front of me. Does anyone have that?

436

Supervisor Kassel

437

No. I don't.

438

District Manager Montagna

439

No?

440

Supervisor Kassel

441

It didn't appear in the- it did not appear in the agenda.

442

Supervisor Kramer

443

Then we will take that up in our next meeting.

444

Area Field Manager Perez

445

I believe that there was a duplicate proposal sent in; there were supposed to be two, for two separate

446

locations, but they were the same proposal, so they removed it.

447

Supervisor Kramer

448

Okay.

449

Area Field Manager Perez

450

From the agenda.

451

Supervisor Kramer

452

Okay. So, that was removed. I'd also like, while we're under Servello's business to revisit another pocket

453

park, and that is Buck Lane. The contract, the final contract, for the artificial turf in that area came to me

454

for signature and it bordered on \$30,000.

455

Supervisor Kassel

456

Ooh!

457

Supervisor Kramer

CARBON

458 Yes. And, again, I sat in Buck Lane Park, and... pondered it. I really think what we need to do is to work
459 with the kids and the families, they have started to play more in other yard areas, and they're venturing
460 out, so I think the traffic on that area is being reduced. I think we might try to go back and do sodding
461 and reworking of that area, and rope it off for a period of time, and speak to the families that have been
462 heavily using it, and try the turf again. We've redirected some of the families to other areas, so...

463 Supervisor Leet

464 I mean, that sounds like a good topic for this landscaping workshop.

465 Supervisor Kramer

466 Right. So since I was on the prevailing side in the motion to approve the artificial turf for Buck Lane Park,
467 I'd like to bring that up for reconsideration and make the motion that we withdraw our approval for
468 upwards to \$30,000 of work in that area to put down artificial turf.

469 Supervisor Berube

470 Well, we had...

471 Supervisor Kassel

472 Wait, we nee-

473 Supervisor Berube

474 We had no one-

475 Supervisor Kassel

476 Either need a second or withdrawals.

477 Supervisor Berube

478 Oh.

479 Supervisor Kramer

480 Right.

481 Supervisor Kassel

482 Then we can have discussion.

483 Supervisor Leet

484 I'll second to discuss.

485 Supervisor Kramer

486 Okay... I have a motion and a second, any further discussion on-

487 Supervisor Berube

488 I don't understand why the \$30,000 was a surprise. We knew what the total was at the time-

CARBON

489 Supervisor Kassel

490 It was \$24.

491 Supervisor Berube

492 And we were going to add about 25% of square footage to it. So, I had anticipated it was going cost
493 \$30,000.

494 Supervisor Kramer

495 And you voted against it, right?

496 Supervisor Berube

497 I understand that. Because of, you bought the most expensive one. Not because of... the doing of it. But-

498 Supervisor Kramer

499 Well, and one of the issues about it is that there was a temperature differential vs. grass? The
500 temperature is much higher on the artificial turf. They say anywhere from 10 or more degrees? And on a
501 90-degree day, that could be really tough on the kids. It's also a more difficult surface and those
502 surfaces, through more research can cause more soft tissue injuries. And that's a lot of money right now,
503 out of our budget, when we're looking at huge other hits for just a very small little park. And I think if we
504 work with the families and the kids, we could probably get the grass growing; I don't know how much it
505 would take to sod that area. It's about a 2000-square-foot area, and it may need some aeration.

506 Supervisor Berube

507 Well-

508 Supervisor Kassel

509 What's the cost?

510 Supervisor Berube

511 What's St. Augustine worth? Roughly, per square foot?

512 Mr. Feliciano

513 It's- you get 400 square feet per pallet. So you're talking about five palettes out there, and you're
514 probably looking at somewhere in between- upwards from, lower end, \$1.55, to maybe \$1.95 per
515 square foot, on it. What I would also suggest, too, is, minimize your turf in the area. Maybe do some
516 pockets of plantings in there. Maybe some carissa hollies, on- to deter the kids from playing in there.
517 Just shrink up the beds- the size in there. Put turf back in there; the kids are probably going gravitate
518 back to it. They're probably not playing in it right now, because it's dirt, and it's hard, and it's
519 compacted, so they're going find something else softer to play on. So, if you put turf in there, I would
520 minimize the turf, and maybe put pockets of plants in there.

521 Supervisor Kassel

522 So, you're saying-

CARBON

- 523 Supervisor Berube
524 On a per-square-foot-
- 525 Supervisor Kassel
526 I'm sorry.
- 527 Supervisor Berube
528 On a per-square-foot basis, aren't landscape plantings more expensive than sod?
- 529 Mr. Feliciano
530 They last a lot longer.
- 531 Supervisor Berube
532 We hope.
- 533 Mr. Feliciano
534 You're- you're having to do reoccurring sod replacement in there. And I'm not saying-
- 535 Supervisor Berube
536 Well, we just had the discussion about kids playing in parks, and we have a concern about kids running
537 through the plantings, so you're telling us to take the opposite tack and take out some sod and put
538 plants in, but-
- 539 Mr. Feliciano
540 What I'm saying? Yes. I would, if you put the right plantings in there you're going keep the kids out of
541 there. You know, it's not our goal to hurt anyone, but I wouldn't want to get pricked by anything either
542 and, plus, if you put cord grass or any type of grass in there, in the heat and stuff, and you rub up against
543 your skin, it's not a good feeling there. So, I- I'm just saying...
- 544 Supervisor Kramer
545 I don't know that I want to keep the kids out of there, but I'd like to put something more durable in
546 there. But I'm just looking at it. It sounds like we're talking about \$3000.00? So, we can do that 10 years
547 in a row, before we hit the cost of the-
- 548 Mr. Feliciano
549 You could-
- 550 Supervisor Kramer
551 -artificial turf.
- 552 Mr. Feliciano
553 I mean, yeah. I mean, yeah. You're right, yes, absolutely correct. It's cheaper in the long run. I knew the
554 artificial turf was going be expensive when we discussed it the first time. I mean, we've done some
555 swimming pools with a lot less square foot issues.

CARBON

- 556 Supervisor Kramer
557 All right, but Harmony just doesn't say "artificial turf".
- 558 Mr. Feliciano
559 No. Not in that one area. But I'm just thinking-
- 560 Supervisor Berube
561 Well, doesn't say "dirt" either, and that's what we've got.
562 Mr. Feliciano Right. And again, that's why, I think the kids are not playing there right now. Because it's
563 just dirt.
- 564 Supervisor Kramer
565 No, trust me. They were rolling around there in the dirt.
- 566 Supervisor Berube
567 They don't care.
- 568 Supervisor Kramer
569 They're starting to venture out-Some older kids are coming in, and they're going across the street, into
570 more of the recreation areas.
- 571 Supervisor Berube
572 A couple of them will be leaving in a month or two, and they're the ringleaders. Well, we're in the
573 middle of a motion and a second here?
- 574 Supervisor Kramer
575 Yes.
- 576 Supervisor Kassel
577 Right.
- 578 Supervisor Kramer
579 We have a motion and a second to rescind the artificial turf for Buck Lane Park.
- 580 Supervisor Berube
581 Okay, so we have a motion. So, it's time for a vote, right?
- 582 Supervisor Kassel
583 Right.
- 584 Supervisor Kramer
585 Any further discussion? Okay, all in favor?

CARBON

586 All Supervisors present

587 Aye.

588

589 On MOTION by Spv. Kramer, SECOND by Spv. Leet,
590 with all in favor, the Board rescinded the Board action
591 from the March 31, 2022 Regular Board Meeting that
592 approved the proposal for artificial turf in Buck Lane
593 Park.

594

595

596

597 Supervisor Berube

598 Can I move to... Well, I will move to have- well, get a proposal from Servello to turf all of the appropriate
599 areas where we were going put AstroTurf or whatever you want to - artificial turf.

600 Supervisor Kramer

601 So... We want to return it back to where it was before it was all cut down because it was the cutting
602 down of everything that unleashed the kids in the park.

603 Supervisor Kassel

604 Right, yeah.

605 Supervisor Berube

606 Yeah. It didn't help.

607 District Manager Montagna

608 So, that's a motion to have the proposal -

609 Supervisor Berube

610 But my proposal is to put sod in the entire park including the areas where the plants use to be and make
611 it all sod.

612 Supervisor Kramer

613 Okay, I would love to see the plants back around the benches. I would like to see the-

614 Mr. Feliciano

615 I was going say, nothing around the benches? You want to keep those in?

616 Supervisor Kramer

617 It was just absolutely beautiful and you had ginger plants around the benches. It was a gorgeous park.

618

CARBON

- 619 Supervisor Kassel
620 I agree.
- 621 Supervisor Kramer
622 So, I could not support all sod.
- 623 Supervisor Berube
624 Okay. Well, you just raised your price...
- 625 Supervisor Kramer
626 Well, let's see what the prices are.
- 627 Supervisor Berube
628 Okay.
- 629 Supervisor Kramer
630 Why don't you get the price either way. Both ways, and also-
- 631 Supervisor Berube
632 Let me clarify my motion.
- 633 Supervisor Kramer
634 Okay.
- 635 Supervisor Berube
636 I'll go along with that. I will move to request a proposal from Servello. We don't really need a motion-
- 637 Supervisor Kramer
638 Do we need to do a motion?
- 639 Supervisor Berube
640 No. We don't.
- 641 Supervisor Kramer
642 We were just asking.
- 643 Supervisor Berube
644 Never mind. I was going put a "not to exceed" in, but never mind. Go ahead.
- 645 District Manager Montagna
646 So, you're going to provide a proposal to return it back to its original...
- 647 Supervisor Berube

CARBON

- 648 Sod and ginger.
- 649 District Manager Montagna
650 Whatever?
- 651 Mr. Feliciano
652 Yes. Sod and ginger, and then we'll do a separate proposal with just sod.
- 653 Supervisor Berube
654 What have we done in the back corner, where there was jasmine or something?
- 655 Supervisor Kassel
656 Well... Hollies. We'll put some hollies in there. Put some hollies in there.
657 Mr. Feliciano A holly?
- 658 Supervisor Kassel
659 Let's put hollies in there.
- 660 Supervisor Berube
661 You know where the one-way sign is? There's jasmine there or something. It doesn't...
662 Mr. Feliciano It's all mixed in together.
- 663 Supervisor Kramer
664 Yeah. It is.
- 665 Mr. Betancourt
666 It's grown out since the holly came out, and everything is just...
- 667 Supervisor Berube
668 Doesn't look good. The jasmine doesn't. But-
- 669 Supervisor Kramer
670 The only other item for Servello, since they're still here, is proposal 6544 and this is a proposal, we have
671 cogon grass popping up in our open landscape areas. There's one area of about 2000 square feet,
672 between...
- 673 Supervisor Kassel
674 Do you mean Congo grass? I'm just kidding. That was just in the agenda. Right.
- 675 Supervisor Kramer
676 And there's some over near Dog Trot Trail, a large area, coming up there. The cogon grass is an invasive
677 species, and I think it's class one which is pretty serious. It spreads very rapidly once it takes a foothold.
678 We have a lot of these coming up on the edges of our Conservation Areas, but now they're starting to

CARBON

679 pop up in the middle of our other areas. Their proposal would be \$7894.56. A word of caution: their
680 proposal that's written out, they did a very good job on laying out a good treatment plan, as far as tilling
681 it up, but the tilling must, if it's going to start this year, must start, like, yesterday.

682 Supervisor Kassel

683 Now!

684 Supervisor Kramer

685 Because the wet weather season, you can't till it if it's going be wet.

686 Mr. Feliciano

687 Right. Well, you going to spray it too, and then...

688 Supervisor Kramer

689 Right.

690 Servello

691 You're going to spray it first, and then you want to till it up. That's the only way you're going to eradicate
692 the cogon grass.

693 Supervisor Kassel

694 As long as it's not going to seed.

695 Supervisor Berube

696 The two sprays are going take a month. Right?

697 Mr. Feliciano

698 Nah.

699 Supervisor Berube

700 No?

701 Servello

702 Yeah. It's like 14 days or something like that. You got to spray it, one week, and then you come back in
703 and spray it again with it.

704 Supervisor Berube

705 Right. So...

706 Supervisor Kramer

707 Okay. Are we going have time, though, to till, because we're right on top of the rainy season... It starts in
708 the end of May/June?

709 Mr. Feliciano

CARBON

- 710 Pete gets with me, shows me the area; I get my install manager in here, and we can get it done.
- 711 Supervisor Kramer
- 712 Okay.
- 713 Servello
- 714 I'll make sure it gets done.
- 715 Supervisor Kramer
- 716 Now, our ecological consultant said to caution you that any equipment used in this area needs to be
717 washed in the area itself; you need to be very careful, and essentially, stake it and rope it off, so this
718 stuff doesn't get carried around the community. Because even a small, small piece of the root will
719 because it to spread like crazy.
- 720 Supervisor Kassel
- 721 It's all over 192. In the medians; on the side of the road. It is just everywhere.
- 722 Mr. Feliciano
- 723 Everywhere. Yeah. Well, 'because-
- 724 Supervisor Kramer
- 725 The change in temperature has just caused it to spread like crazy.
- 726 Supervisor Berube
- 727 And you read the proposal here, and it says... you're going have three weeks between the spraying. And
728 three weeks after the second spray. So that's six weeks from first treatment. Before we get to doing any
729 work.
- 730 Mr. Feliciano
- 731 That's just cautionary. We don't need that long of a time to put it down.
- 732 Supervisor Berube
- 733 Okay.
- 734 Mr. Feliciano
- 735 And especially with temperatures that we're having right now, you get up and you spray it on it, don't
736 cut it; that way we get a good application of round up.
- 737 Supervisor Kramer
- 738 Okay, what I'd like to do, now that you answered some of our questions, is to wait and vote on this,
739 actually, after- our ecological consultant will be with us shortly. Is that okay? And then, we can let you
740 know?
- 741 Mr. Feliciano

CARBON

742 Absolutely.

743 Supervisor Kramer

744 Okay, I just want to be sure. It doesn't mean that we can't approve it, can't start with the chemical
745 treatment.

746 Mr. Feliciano

747 Right.

748 Supervisor Kramer

749 ... and then come back, and when we roll around to next dry season, or...

750 Mr. Feliciano

751 Right.

752 Supervisor Kramer

753 A dry period. To do the tilling.

754 Mr. Feliciano

755 Yeah. Because we're in the process of doing that right now, just to let you know, at another community,
756 much larger community, Victoria Park, and it had the same issue, that Brightview didn't do anything
757 about. So, we were awarded the contract, and we're in the middle of working on that as well.

758 Supervisor Kramer

759 Okay. So, you have experience with the cogon grass.

760 Mr. Feliciano

761 Oh yeah, I know all about it. And it gets in the plant beds, the same thing. You know, they're
762 experiencing it over there. You got to remove everything, you still got to spray to till it.

763 Supervisor Kramer

764 Yeah.

765 Supervisor Kassel

766 So, we're tabling this for now?

767 Supervisor Kramer

768 We're just going to postpone it until later in the meeting.

769 Supervisor Kassel

770 Okay.

771 Supervisor Kramer

CARBON

772 to make a decision after we talk to our ecological consultant to see if one week between spraying will
773 be adequate.

774 Supervisor Kassel

775 Okay, thank you.

776 Supervisor Kramer

777 If that's okay with everyone? Okay, any other business for Servello?

778 District Manager Montagna

779 The addendum?

780 Supervisor Kramer

781 Oh yes, the addendum. Thank you for bringing that up. The last one is the addendum to the contract for
782 Servello. This would provide for Servello's mowing services for the parcels on the front that go across
783 the frontage on either side of our East entrance and the B-1 parcel that comes down the middle and
784 connects into that little stub road that connects to Five Oaks Drive. The proposal is an extra \$280 per
785 month, is that correct, to keep that mowed. It is still- the frontage pieces are still being mowed and the
786 B-1 piece is in coreopsis wildflowers right now. I hate to mow it but it is our responsibility, we do own
787 these parcels and we do need to make sure that these are maintained as they are our major frontage.
788 So, do I hear any-

789 Supervisor Berube

790 To be clear, these are the areas that we thought were privately owned before and we stopped the
791 mowing on?

792 Supervisor Kassel

793 That's my understanding, yeah.

794 Supervisor Kramer

795 That's right, that's the one that back in, I guess mid-2020, we took out of Servello's contract.

796 Supervisor Berube

797 Yes, okay, to that point, we stopped the irrigation at that time. So, we should put the irrigation back on,
798 yes?

799 Supervisor Kramer

800 That would be-, I wish we hadn't have ever turned it off. But evidently it is on.

801 Supervisor Berube

802 No, it's off.

803 Supervisor Kramer

804 It's been kept watered up there.

- 805 Mr. Betancourt
806 That area does not have irrigation.
- 807 Supervisor Kramer
808 No irrigation whatsoever? Okay, then we will need to get with the property owner and get proper
809 permission to access ...
- 810 Mr. Betancourt
811 You're watering from my understanding the west side.
- 812 Supervisor Berube
813 I thought it was our- I thought it was our property?
- 814 Supervisor Kramer
815 The box is not on that strip.
- 816 Supervisor Berube
817 I think we have a new property owner.
- 818 Mr. Feliciano
819 Yes, inside the fence and ...
- 820 Supervisor Kramer
821 No, well not that it has shown up on the Property Appraiser website yet.
- 822 Supervisor Berube
823 Apparently, it's pretty fresh. But anyway.
- 824 Supervisor Kramer
825 It shows, the new ownership shows on the west side of our entry road, the east entrance but not on the
826 east side. So, we can-
- 827 Supervisor Berube
828 Well, if it's growing, the water must not be that much of an issue, right?
- 829 Supervisor Kramer
830 It may not be, it may be fine.
- 831 District Manager Montagna
832 Wildflowers don't need that much to grow.
- 833 Supervisor Berube

CARBON

834 Yeah, well it's just something to keep in mind. If this is coming back to us, it's an easy matter to put the
835 irrigation back. It's on, right? So.

836 Supervisor Kramer
837 Well, easy to say-

838 Mr. Feliciano
839 Well, the control and everything is on someone else's property.

840 Supervisor Berube
841 I know and that's-

842 Supervisor Kramer
843 Right so, we [crosstalk 00:35:32] Nope, we're not asking anyone to go out-

844 Supervisor Berube
845 The actual connection is easy. Gaining the hieroglyphic to get out there...

846 Supervisor Kramer
847 Yeah, we will work on that. Do I hear any discussion or a motion on adding this to-

848 Supervisor Berube
849 Move- move to approve the-

850 Supervisor Kassel
851 Second.

852 Supervisor Kramer
853 Okay. I have a motion to approve and a second...

854 Supervisor Kassel
855 The addendum.

856 Supervisor Kramer
857 All in favor.

858 All Supervisors present
859 Aye.

860

861 On MOTION by Spv. Berube, SECOND by Spv. Kassel,
862 with all in favor, the Board approved the Servello
863 Addendum to mow the B1 and the frontage parcels U-1
864 and U-2.

865
866
867
868



869 Supervisor Berube
870 Aye. I guess, I mean I don't know. I'm not for sure what we're voting on right now.

871 Supervisor Leet
872 That's like a blank check.

873 Supervisor Berube
874 I was going for a different proposal but okay.

875 Supervisor Kramer
876 Well, all right. Thank you so much Servello for joining us.

877

878 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

879

880 Supervisor Kramer
881 And our next item on the agenda is our consent agenda, this includes our March 31st, 2022 meeting
882 minutes, our financial statements for March 2022, and approval of number 264 invoices and check
883 register.

884 Supervisor Kassel
885 So, I have, before I move to approve, there was a correction that I sent, I think. I copied you on it.

886 District Manager Montagna
887 You did.

888 Supervisor Kassel
889 It said that one of Inframark's staff people was part of ownership of the new proper- or no it was that
890 they were part of the group that wanted to purchase the property.

891 District Manager Montagna
892 Yeah.

893 Supervisor Kassel
894 But I think it meant to say that she had talked with those people.

895 District Manager Montagna

- 896 Correct.
- 897 Supervisor Kassel
- 898 So, with that-
- 899 District Manager Montagna
- 900 Elizabeth.
- 901 Supervisor Kassel
- 902 Right.
- 903 Supervisor Kassel
- 904 With that correction, I move to approve.
- 905 Supervisor Kramer
- 906 So we have a motion to approve. Do I hear a second?
- 907 Supervisor Berube
- 908 I'll second.
- 909 Supervisor Kramer
- 910 I have a motion to approve and a second. Any discussion? Okay, hearing none. The consent addend is
- 911 approved with the minor change.
- 912 District Manager Montagna
- 913 Yep.
- 914 Supervisor Kramer
- 915 And we're not congo grassing it, we're cogon grassing it.
- 916 Supervisor Berube
- 917 Did anybody say "aye"? Did we-?
- 918 Supervisor Kramer
- 919 Oh, was that-?
- 920 District Manager Montagna
- 921 The proposal says congo grass...
- 922 Supervisor Kassel
- 923 Yeah, so that's what-
- 924 District Manager Montagna

- 925 So, she copied the agenda from the proposal. That's why it was in the agenda listed as ...
- 926 Supervisor Kassel
- 927 Congo grass.
- 928 District Manager Montagna
- 929 Congo grass.
- 930 Supervisor Kramer
- 931 Okay.
- 932 Supervisor Kramer
- 933 I changed it on my cheat sheet.
- 934 Supervisor Leet
- 935 We moved and seconded, do we need to vote?
- 936 Supervisor Berube
- 937 We moved and second, we didn't get a vote.
- 938 Supervisor Kramer
- 939 Okay, motion is seconded. All in favor?
- 940 All Supervisors present
- 941 Aye
- 942 Supervisor Kramer
- 943 All opposed? Hearing none, passes unanimously. All right, staff report. Can someone let them know?
- 944
- 945 On MOTION by Spv. Kassel, SECOND by Spv. Berube,
946 with all in favor, the Board approved the consent
947 agenda as amended.
948
949
950
- 951
- 952
- 953 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 954
- 955 **District Engineer**
- 956 District Manager Montagna

CARBON

- 957 I did, just did. I said, "You have about ten minutes."
- 958 Supervisor Kramer
- 959 Okay.
- 960 District Manager Montagna
- 961 District Engineer Hamstra's going to talk about Garden Road first.
- 962 Supervisor Berube
- 963 No, he's not.
- 964 Supervisor Kassel
- 965 Would you like a microphone?
- 966 District Engineer Hamstra
- 967 No, I- I'll speak off mic. Yes, I'll be short. Since we have 14 topics, I'm only going to give an update on
- 968 four of them. So first one is the Garden Road. If you recall from our bid opening last week- or last
- 969 month, we were over the public threshold for public bids which is \$195,000 dollars. You asked me to go
- 970 back to the Contractor to see if we reduce the thickness of the recycle concrete aggregate and get below
- 971 the \$195k. He said he could, but then we went to the County to make sure they were okay with the
- 972 thinner product and that led into a discussion with the fire department in which they told us the weight
- 973 of the vehicle and whether or not that thinner product would be sufficient, myself and Greg went back
- 974 and forth with several geo-technical engineers and other people in the business and we were not
- 975 comfortable going six inches less. And then the plan showed it has to accommodate a 67,000-pound fire
- 976 truck. So, the question on Garden Road is whether or not we want to publicly advertise for a bid, or, and
- 977 there's discussion on it later in the agenda, whether the Garden Road's going to be tabled period. But at
- 978 least wanted to give you an- an update from the engineering side of it.
- 979 Second item is the RV storage area. We have received comments from Osceola County. We are down to
- 980 two comments, and they are that they want an address for the trailer, I guess it's the Inframark trailer or
- 981 whatever you want to call the trailer on Garden Road, for 911 emergency services and we cannot use
- 982 Garden Road as a street address because it's already taken elsewhere within the County. So, if the RV
- 983 storage and the Garden Road project moves forward after later discussion today, we have to pick a
- 984 name for Garden Road and assign an address for the trailer so they can add it to their 911 system.
- 985 Supervisor Kramer
- 986 Okay. Just so there's no- what I'd like to do is take a motion and go ahead and pick a name for that road
- 987 even though we may have later discussion, so we don't lose it in the mix., I would move that we rename
- 988 it to Harmony Garden Road.
- 989 Supervisor Kassel
- 990 Or Community Garden Road.
- 991 Supervisor Kramer
- 992 Or Community. Does anybody have a preference?

CARBON

- 993 Supervisor Kassel
- 994 Marilyn...
- 995 Marilyn Ash-Mower-Community Garden Representative
- 996 No.
- 997 Supervisor Kassel
- 998 ...you're the community garden person. Do you have a preference?
- 999 Marilyn Ash-Mower-Community Garden Representative
- 1000 It's fine. It always had been Five Oaks.
- 1001 Supervisor Kassel
- 1002 Yeah, but it's off of Five Oaks.
- 1003 Supervisor Kramer
- 1004 I know it's off of Five Oaks, but that's what they've always called it.
- 1005 Supervisor Kassel
- 1006 Because we have to name it as a new road.
- 1007 Supervisor Berube
- 1008 It can't be anymore.
- 1009 Supervisor Kassel
- 1010 Do you want Harmony Garden Road or Community Garden Road?
- 1011 Marilyn Ash-Mower-Community Garden Representative
- 1012 Harmony Garden Road is fine.
- 1013 Supervisor Kassel
- 1014 Okay.
- 1015 Supervisor Kramer
- 1016 Okay. So, I made a motion to ...
- 1017 Supervisor Kassel
- 1018 Second.
- 1019 Supervisor Kramer
- 1020 I have a motion and second to rename it Harmony Garden Road. All in favor?

CARBON

1021 Board Members

1022 Aye.

1023 Supervisor Kramer

1024 All opposed? Motion passes unanimously. Back to you District Engineer Hamstra.

1025

1026 On MOTION by Spv. Kramer, SECOND by Spv. Kassel,
1027 with all in favor, the Board approved changing the
1028 name to Harmony Garden Road for what is currently
1029 called the Garden Road .

1030

1031

1032

1033

1034 District Engineer Hamstra

1035 All right, second to last topic is the C1 C2 neighborhood milling and resurfacing project. And my Senior
1036 Engineer Greg has gone back and forth with the District Counsel. We have the public advertisement
1037 language worked out and we are ready to advertise for bids at the direction of the Board tonight. Do
1038 you want to table it or go forward?

1039 District Manager Montagna

1040 We have four bids, is that what you said?

1041 District Engineer Hamstra

1042 No.

1043 Supervisor Kramer

1044 No. They'll go out for bids. And it's important for us to have these numbers for budget. Will we have
1045 them back by that time?

1046 District Engineer Hamstra

1047 It'll be tight because by the time we put it in the newspaper, if you want to run it for at least two weeks,
1048 we can get the bids back maybe before the next Board meeting. It'd be tight but.

1049 Supervisor Berube

1050 You had anticipated at \$550,000, right?

1051 District Engineer Hamstra

1052 It was- was it \$ 550k the latest?

1053 Supervisor Berube

1054 Yeah.

- 1055 District Engineer Hamstra
1056 It was \$660k, and after we do some -
- 1057 Supervisor Berube
1058 The last number that I saw was \$550k.
- 1059 District Engineer Hamstra
1060 Yeah, that seems right.
- 1061 Supervisor Berube
1062 Based on what's going on since, should we anticipate a little bit more than that?
- 1063 District Engineer Hamstra
1064 It can easily get to 20% above that, easily. Things are continuing to escalate so-
- 1065 Supervisor Kassel
1066 So -
- 1067 Supervisor Berube
1068 Well, I'm just thinking from the budget, right? Because we're going to get into the budget before we
1069 have the bids.
- 1070 District Engineer Hamstra
1071 When is the budget workshop?
- 1072 District Manager Montagna
1073 By mid- - the tentative budget is due June 14th.
- 1074 District Engineer Hamstra
1075 Well, I can get bids back before then so you have the real number.
- 1076 District Manager Montagna
1077 Yeah, and what we can do is take the highest number because they're going to have until August 30th to
1078 cut that down, the overall budget. So, it's going to be better to put the highest in there.
- 1079 Supervisor Berube
1080 Well then, we- I think we'd be safe if we plug in a number of \$660k. Because that's what he just
1081 suggested is 20% over where we were.
- 1082 District Manager Montagna
1083 Just remember, when you set that budget, you can only go down. You can't go up.
- 1084 Supervisor Berube

CARBON

- 1085 I understand.
- 1086 Supervisor Kassel
- 1087 So question, how- what's the- I mean you don't have a crystal ball, none of us do. But what's the
1088 likelihood that in six or ten or twelve months, prices for things may come down? Will they only be going
1089 up, is your estimate?
- 1090 District Engineer Hamstra
- 1091 I've received no indication, unless we have a major correction in the market, things are going to going to
1092 go down at all. No. I still hear supply issues, material issues, labor issues, and -
- 1093 Supervisor Kramer
- 1094 It's like a rollercoaster, it's kind of hit and miss. We've been watching lumber prices and they're like this.
1095 And if you're lucky enough to hit, but there's no way of gaming it right now.
- 1096 Supervisor Kassel
- 1097 Yeah, I was just wondering if...
- 1098 Supervisor Kramer
- 1099 Yeah.
- 1100 Supervisor Kassel
- 1101 It might not be prudent to wait a little bit.
- 1102 Supervisor Berube
- 1103 The you know the problem is once the number gets up, they rise quickly but they come down slowly,
1104 like gasoline, right?
- 1105 Supervisor Kassel
- 1106 Yeah.
- 1107 Supervisor Berube
- 1108 That's the nature of the beast.
- 1109 District Engineer Hamstra
- 1110 So, is the Board's direction to go ahead and proceed with advertising for bids?
- 1111 Supervisor Berube
- 1112 I think so.
- 1113 Supervisor Kramer
- 1114 Yeah. I think we missed the boat when we didn't do this a while ago.
- 1115 Supervisor Kassel

1116 Couple years ago.

1117 District Manager Montagna

1118 Yeah, absolutely.

1119 Supervisor Leet

1120 I'll move.

1121 Supervisor Berube

1122 Because it's always a giant number-

1123 Supervisor Kramer

1124 Okay, I have a motion to go forward with advertising. Do I hear a second?

1125 Supervisor Berube

1126 Seconded.

1127 Supervisor Kramer

1128 I have a motion and a second. Any further discussion? All in favor?

1129 Board Members

1130 Aye

1131 Supervisor Kramer

1132 All opposed? No opposition, motion passes.

1133

1134 On MOTION by Spv. Leet, SECOND by Spv. Berube,
1135 with all in favor, the Board approved to move forward
1136 with the advertising for the C1/C2 re-paving/milling of
1137 the alleyways.

1138

1139

1140

1141 District Engineer Hamstra

1142 All right, the busy one for the last 30 days has been the Estates. Good news is Osceola County Road and
1143 Bridge has completed their cleaning of every pipe within their public right-of-way, so they've all been
1144 taken care of. I've done a follow up site inspection recently of four lots under construction, two by
1145 Regatta, two by Millennia Holding Group. I've issued an email to Millennia telling them of the significant
1146 issues in their lots that need to be fixed. A gentleman named Jamie Rodriguez did respond in that same
1147 day, said he would take care of it this week, which is Thursday. I will probably be out there this weekend
1148 to see if it's been taken care of. I had to do a follow up email to Regatta homes, they didn't respond to
1149 my request to fix their-

CARBON

- 1150 Supervisor Kassel
1151 They've just had a death in the family.
- 1152 Supervisor Kramer
1153 Yeah, his wife just died.
- 1154 District Engineer Hamstra
1155 I'll be respectful, but yes, I'll follow up with them in a timely manner. I also coordinated with Vincent,
1156 and they did a terrific job doing some locates of new inlets that needed to be found, the as-built plans or
1157 the old plans had indicated, so Vincent and staff found those new inlets. He also found the bleed down
1158 pipe that drains these ponds and removed the tree that was stuck inside the inlet. So, all that's been
1159 taken care of. I did follow up with Atlantic Pipe Services to make sure they can come back out now that
1160 the County has done their work to finish their CCTV inspection and cleaning program for the inlets
1161 within the CDD open space. I've also talked to Roads and Bridge Osceola County to repair that inlet by
1162 7147 Oak Glen Trail, that- if you drive out there it's sinking in the road. They're going to do a band-aid fix
1163 and they're going to rip up the road once it's appropriate to do the permanent fix to the pipe, so it
1164 doesn't continue doing that to the roadway out there. And the last issue is, I talked to Mr. Gabel who's
1165 been pumping his yard as things get wet, and if we do any miscellaneous survey work I told him I would
1166 survey the top of his pump to see if he's going to have to continue doing that for the foreseeable future,
1167 or if there could be something done, once all this piping and cleaning is all complete whether that can
1168 cease. So that is it for the updates. There are other tentative projects but if you want to discuss them at
1169 a later date, then they're there for your questions.
- 1170 District Manager Montagna
1171 The invasive weed is under District Engineer Hamstra's business and Catherine, and I believe Mr. Snivley
1172 of Site Land Maintenance is on as well.
- 1173 District Engineer Hamstra
1174 Okay.
- 1175 Area Field Manager Perez
1176 Before we go, District Engineer Hamstra did you mention the new drains that were found by Vincent's
1177 group?
- 1178 District Engineer Hamstra
1179 Yes, so we thought there were 12 but we found in the as-builts, we found there were 13, and he found
1180 two more today.
- 1181 Area Field Manager Perez
1182 Good.
- 1183 District Engineer Hamstra
1184 They weren't on any of the plans, or the as-builts.
- 1185 Supervisor Kassel

1186 Wow.

1187 District Engineer Hamstra
1188 And they were all buried in dirt.

1189 Supervisor Kramer
1190 Good job!

1191 District Engineer Hamstra
1192 Thank you very much.

1193 Supervisor Kassel
1194 How did you locate them?

1195 District Engineer Hamstra
1196 How did you locate them, Vincent?

1197 Vincent
1198 We went through the Conservation Area that were inside the Estates. We work inside of the trees, so
1199 we found it.

1200 Area Field Manager Perez
1201 Just stumbled across them basically.

1202 Supervisor Kassel
1203 Wow, amazing.

1204 District Engineer Hamstra
1205 Any questions further before I sit down somewhere else?

1206 Supervisor Kassel
1207 Do we need him here for the discussion with, Catherine Bowman?

1208 Supervisor Kramer
1209 I don't think you need be here

1210 District Engineer Hamstra
1211 I'll be right behind you, I'm not leaving.

1212 Supervisor Kramer
1213 He'll slide over.

1214 Supervisor Kassel
1215 You're going to talk behind my back?

1216 District Engineer Hamstra

1217 Of course.

1218 Supervisor Kramer

1219 It's not a problem because all of our folks are on Zoom. So, I guess I'll go ahead and introduce this. This is
1220 the invasive weed proposal we had approved, contingent upon approval by the South Florida Water
1221 Management District, the Site Works proposal. Unfortunately, the report came back that we would need
1222 to get specific permits to allow that much mechanical equipment into our Conservation Areas. But I will
1223 turn it over at this point. Catherine Bowman, if you're there?

1224 Supervisor Kassel

1225 And Catherine if- we can't hear you, so you may be on mute. Do you see her, Dan?

1226 Supervisor Leet

1227 I understand they dialed in. There's are they calling from a 407 or a 321 number, do we know?

1228 Supervisor Berube

1229 There's only four up there.

1230 District Manager Montagna

1231 Catherine, yes Catherine Bowman is the 407 number, ending in 7109.

1232 Supervisor Leet

1233 Yeah, I just asked them to unmute.

1234 District Manager Montagna

1235 And then Mr. Snively.

1236 Supervisor Leet

1237 Yeah, so as of right now everyone dialed in is still muted. Oh, there we- they dropped off. So maybe they
1238 were trying to reconnect.

1239 Supervisor Kramer

1240 So, we'll wait until Catherine reconnects.

1241 District Manager Montagna

1242 I'm calling Bill Snively here, he's not answering.

1243 Supervisor Kramer

1244 My understanding is he's far away in an area where he does not get cell reception.

1245 Supervisor Kramer

1246 Did you send him a text?

1247 District Manager Montagna

1248 I did.

1249 District Manager Montagna

1250 Hi Mr. Snively, this is District Manager Montagna.

1251 Bill Snively

1252 Thanks for calling, I was trying to get in, but I appreciate you calling me.

1253 District Manager Montagna

1254 No, that's okay. I'm going to put you right here, and the conversation we're waiting on Catherine to log
1255 back in and then we should be ready to go.

1256 Bill Snively

1257 Great.

1258 District Manager Montagna

1259 Did she get back on?

1260 Supervisor Leet

1261 Not yet.

1262 District Manager Montagna

1263 Let me call her, I can see if I can call her.

1264 Supervisor Berube

1265 Technology is a wonderful thing when it works.

1266 Supervisor Kassel

1267 You can - well call her on this phone and then conference her in.

1268 Catherine Bowman

1269 This is Catherine.

1270 District Manager Montagna

1271 Hi Catherine, this is Angel. Is this easier for you?

1272 Catherine Bowman

1273 Hi Angel, yes...

1274 District Manager Montagna

1275 Okay.

CARBON

1276 Catherine Bowman

1277 ...that is b- much better. Can you hear me all right?

1278 District Manager Montagna

1279 Yes.

1280 Catherine Bowman

1281 Can you put me on speaker or something?

1282 District Manager Montagna

1283 Yes ma'am.

1284 Catherine Bowman

1285 Okay, I'm so sorry about that. I'm actually I'm out- I'm out in the field right now, so yes, I don't know
1286 what you were saying but I did look at both proposals initially, I spoke with Stefan at the Water
1287 Management District, and I researched the requirements of the permit with regard to what activities are
1288 allowed and not allowed in the Conservation Areas and I think it's pretty clear that we should not have
1289 any vehicles in there. And specifically, it says in condition 8, "Activities prohibited within the
1290 Conservation Areas include, but are not limited to, construction or placing soil or other substances such
1291 as trash; removal or destruction of trees, shrubs, or other vegetation, with the exception of exotic
1292 nuisance vegetation removal. , and then it says that , "In perpetuity, no class 1 or class 2 invasive, non-
1293 native plants as described by the EPPC," which is not the Florida Exotic Plant Council or Florida Invasive
1294 Species Council, "shall have no more than 5% vegetative cover between maintenance activities and
1295 nuisance plants," I guess that refers mostly to grape vines that are not appreciated, "can be no more
1296 than 10%."

1297 So, it seems to me, having done the monitoring and seeing all of those 10 wetlands now in intimate
1298 detail, it seems to me that it would be not a good idea to have any equipment in there, other than
1299 backpacks, unless someone's walking along the edge or mowing along the edge of the cogon grass,
1300 since that's the process for cogon grass. Or potentially cutting and mulching the Brazilian pepper over
1301 there on the edges, but we're inside the wetlands and I know that it is going to be time-consuming, but I
1302 just don't see any other way that the areas- the procedure for removing the Lyonium, which is to cut it
1303 at about chest-high, and remove that material away from the rest of where it's growing, and then spray
1304 it on the ground can be done in a way other than with a backpack and hand implements. Or, I don't
1305 know what kind of tools someone might use, maybe a hedge trimmer or a, I don't know, electric saw or
1306 something. I'm not really sure what the cutting method would be but, it's not mulching. Mulching is
1307 going to throw spores everywhere and drag them around on equipment to parts of the conservation
1308 easements that are not infected now.

1309 And it just seems like while it might seem cost-effective, in the long-run I think it'd be very damaging.
1310 And what you need is people who can identify not only the invasive exotics, but the desirable native
1311 plants that we're trying to keep diverse in the conservation easements. It seems to me that
1312 backpacking's the only way to do it internally. We saw a number of places like in, oh let's see, wetlands
1313 Conservation Areas 7 and 5, I believe, which have an internal marsh, and most of those areas are in
1314 really lovely condition, except here and there there's a shooting up of one piece of lygodium that you're
1315 not going to get and find without someone walking in, cautiously looking around for new spreading
1316 areas of lygodium and treating it with a backpack spray. And it would be a shame to start losing some of
1317 the really nice areas that are not infested to recklessness, and you know, maybe expediency. I think that

CARBON

1318 it's not something that can be- it's so far out of control in many areas, particularly wetland 4 and some
1319 areas of 7 and 8 and 6, that it's really going to take some time and some cautious intensive effort to get
1320 it back under control. I'm hopeful that it can be gotten back under control. And that's really the basis of
1321 what I meant to say as far as recommending or not recommending a particular approach in treating the
1322 invasions. You're welcome to ask me questions. I've been out there, I've been all over those areas. I've
1323 seen what's going on, and it's not good.

1324 Supervisor Kramer

1325 Okay, does anybody from the Board have any questions of Catherine at this time?

1326 Supervisor Kassel

1327 No.

1328 Supervisor Leet

1329 So, to be clear, the language that we heard was that vehicles cannot be used back there, and I think I got
1330 this right, with the exception of the removal of exotics. Are we clear on that there's no, never mind the
1331 efficacy of doing it this way, but that that doesn't allow for the vehicles to be, you know, I'm trying to
1332 phrase my question right...

1333 Catherine Bowman

1334 Well no. Yes, I'd like to answer that by saying that if there were invasive, non-native species within
1335 Conservation Areas that could only be treated with equipment, such as Brazilian pepper, or cogon grass,
1336 or non-native primrose willows, maybe you would need to take something inside there and risk running
1337 over surrounding vegetation to get those treated. But I don't think that's the problem here, for the most
1338 part. I think it's the lygodium. And if you are doing- I mean even when you go in there to cut the
1339 lygodium and spray it, the guidelines are that you need to bag up your clothing while you're on site and
1340 not dispose of it anywhere. And, you know, make sure that your equipment is not dragging around
1341 spores, that it's washed off before you leave the site, so things like that don't make me think that in the
1342 case of lygodium, taking any vehicles inside there, unless it's to you know just cautiously drive in with an
1343 ATV or something, park where you're not damaging anything and use your hose reel, maybe, to spray
1344 some big infestations. That seems reasonable to me, as long as you're not driving around on the
1345 lygodium that's sprawling all over the ground.

1346 Those spores move around so easily and the people that are doing the work need to be very cautious
1347 with what they're doing with their equipment and with their selves, with their purses, and their boots,
1348 and their- whatever they're wearing. That will spread spores around to areas that are not contaminated
1349 yet. So I don't think in the case of the Harmony situation with the lygodium, there's any need to take
1350 much vehicles, except just maybe with the tank where you have the big infestations and you're not
1351 going to drive on vegetation that is desirable and, you know, drive on the lygodium and spread the
1352 spores around. And I think that really goes to an appreciation and a respect for the natural community
1353 and knowing what you're not supposed to be damaging as well as focusing on the things you're trying to
1354 get rid of. And I've just seen too many Conservation Areas really having to go and replant repeatedly
1355 because while they had some cost-effective people who were spraying invasives, they were also over-
1356 spraying because they didn't know what not to kill. And, we've replanted a lot of areas where, you
1357 know, that could've been avoided by , spending money appropriately early on and really doing an
1358 appropriate job of getting rid of the particular invasives that were, in question.

CARBON

- 1359 Supervisor Leet
1360 Understood, thank you.
- 1361 Supervisor Kramer
1362 Okay, any further questions of Catherine?
- 1363 Supervisor Kassel
1364 Nope.
- 1365 Supervisor Kramer
1366 Okay Catherine. Does the Board have any questions of Site Works?
- 1367 Supervisor Kassel
1368 Yes, I'd like to hear what they have to say in response to Catherine's, what Catherine just had to offer.
- 1369 James Piney
1370 Can you hear me?
- 1371 Supervisor Kramer
1372 Yes., James
- 1373 James Piney
1374 I had some audio issues there, but I heard most of it. And I understand what she's saying. I think the
1375 process that I stated may have gotten a bad rap or misinterpretation of what we do , but I do
1376 understand what she's saying. There are going to be some- I can't say there's not going to be any
1377 "casualties" when you're going there and making the trails that I had in mind, so yes, that is something
1378 that happens. But the idea was to effectively get that 90% coverage. Where yes, you can do it with
1379 backpacks, it's going to be much, much more labor intensive. That's probably the discrepancy between
1380 the two proposals so, you know, obviously ours would change without being able to do that. It's just,
1381 you need more manpower to do it; a lot of backpacks, a lot of men, a lot of hours.
- 1382 Supervisor Kramer
1383 Okay. Any specific questions of James? At this point we also have, Mr. Bill Snively on the line who had
1384 proposed using backpack sprayers and essentially walking in and treating by hand to avoid mechanical
1385 disruption of Conservation Areas. Mr. Snively did you have anything you wanted to add?
- 1386 Bill Snively
1387 I just wanted to, I hope the Board had the opportunity to read the follow up email I sent out on April
1388 5th. It sort of outlined a little better our scope of work and how we would tackle this project. My
1389 opinion is if you go in there heavy on the mechanical side, in anywhere except for the buffer, that you're
1390 going to have more of an issue next year than you possibly have this year, just because of the ground
1391 disturbance. You know, we own one of those track machines, we have a forest tree mulcher. It's great in
1392 its place, but outside of its place it can do some pretty good ground disturbance. And, I'd like to say the
1393 spore dispersion on the lygodium, dragging vines, just the turning of that track machine, knocking holes

CARBON

1394 in the ground.,you know, it's just going to give daylight to seed that's already laying there waiting to
1395 germinate. And not to mention the wetland issue of being able to move that machine around and get in
1396 areas where it's needed without- I mean you don't just jump up and move over, you have to mulch a
1397 path to it. And if you're mulching natives out, even though it may not be killing the native itself, it's still
1398 going to give more daylight to invasives to fill that void and, I think it's going to give you more long term
1399 issues than it's going gain and, and I think you're opening yourself up to the possibility of having to
1400 revegetate with native species by permit just to keep the Water Management District appeased. It is a
1401 search and rescue type deal. I mean, you go in with guys in a lateral line, just like you were looking for a
1402 lost kid in that swamp and you literally cut your way through whatever you have to do to make your
1403 little path through you'd go to the target plant. If you need to cut it, we cut it with hedge trimmers and
1404 treat the lower vines. That way you're not spraying up in the air and causing non-target damage where
1405 the chemicals fall. And plus, in, in a lot of those vines, they may be 30, 40, 50 feet in the air and not be,
1406 you can't spray there with your backpack sprayer anyway. So you're really having to cut it down, focus
1407 your chemical on where it should be, and yes, it is labor intensive. We have done a lot of this for 20
1408 years and there's really not another way to do it other than to go in there and spend the time it takes
1409 and do it right, or you may open yourself up to a worse problem in years to come.

1410 Supervisor Kramer

1411 Okay, thank you so much. Any other questions from the Board members.

1412 Supervisor Kassel

1413 Nope.

1414 Supervisor Kramer

1415 Okay. Hearing none I do want to touch on one other issue. We'll bring this back to the Board and discuss
1416 it in just a moment. But while I have you all on the line particularly Catherine we just heard a proposal to
1417 treat the cogon grass that is not adjacent to our Conservation Areas.

1418 Catherine Bowman

1419 Yes.

1420 Supervisor Kramer

1421 We have it showing up in our open field areas and they are proposing to spray it. The original treatment
1422 was to spray with a glyphosate and then to allow three weeks, spray it again, allow three weeks and
1423 then till it up. That puts us into the wet season. They mentioned today that they could just go with one
1424 week between sprayings and then till it to catch the end of the dry season. Would that be appropriate
1425 treatment or would you suggest with that-

1426 Catherine Bowman

1427 I know that tillage is used sometimes, particularly on newer infestations and I'm looking to Bill
1428 commenting on this. He has better knowledge and he might want to say something different than what
1429 I'm saying I have seen that it's very effective to spray and then cut as low as you can mow it and then
1430 wait for it to regenerate to 10- or 12-inches height and then spray it again. I understand that some
1431 tillage system, repeated, can be useful and I don't have any particular personal experience of doing that.
1432 On particular projects where I have worked, where there has been a cogon grass problem, we have
1433 used, simply, the cutting and spraying repeatedly. And it takes multiple years, and it takes repeat

CARBON

1434 spraying and it particularly takes someone being there to check it at the right time and make sure that
1435 the follow-up treatments are done at a time that will be useful, and not cutting it when there are seed
1436 heads around and not using equipment in the tillage unless you are washing it right there, where, when
1437 you're done, so that you're not taking those propagules, little pieces of rhizome me around to other
1438 areas. I think that tilling can be useful, but like all equipment that's used with the base of exotics, it's got
1439 to be really meticulously cleaned afterwards and between areas that you're treating so you're not
1440 dragging those around. So, I don't know, other than that and, I think that the key is to make sure that it's
1441 getting followed up and retreated at times that are useful.

1442 Supervisor Kramer

1443 Okay, great. Thank you for your advice on that. -

1444 Bill Snively

1445 Can I make one comment on that, Teresa?

1446 Supervisor Kramer

1447 Yes, please.

1448 Bill Snively

1449 I agree with Catherine's plan. I would spray it, mow it. What you usually have is, it grows out with
1450 rhizomes. You're going have a fringe area that's going to be your first area that wants to grow back that
1451 was underground that you couldn't get chemical on because it was underground, but like I said, the
1452 mowing just gets it down to where you can see the new shoots or whatever was covered up. It can be so
1453 dense and it's hard to get chemical in there sometimes so you spray it down the best you can, mow it,
1454 let it do its thing but, you know... And stay on it, multiple applications, but then some form of
1455 restoration, has to be done or just a big bare ground spot, it's just an open canvas for the next invasive-

1456 Catherine Bowman

1457 Oh. Yeah, thank you. Thank you, Bill. Yeah, you're right.

1458 Supervisor Kramer

1459 Yes, and I think that was part of their tillage. They were going till it up, let it dry out some and then take
1460 it off so that they could then replant it with our sod.

1461 Supervisor Berube

1462 I- Am I hearing correctly that you are not recommending tilling it?

1463 Supervisor Kassel

1464 That's what I'm hearing.

1465 Catherine Bowman

1466 I don't have any good experience. I don't have any experience one way or the other with tilling it. I know
1467 that spraying it and cutting it, spraying it and cutting it, spraying it and cutting it, does work over time if
1468 someone's cautious. And I don't know how much tilling it will help, particularly in thick, established
1469 areas. It might help on new infestations that are not really dense, but I don't know how it would work on

CARBON

1470 really dense infestations and I also wonder with the tillage, how it, what's going to keep those
1471 propagules from being moved around on the equipment to other areas.

1472 Bill Snively

1473 My only concern with tilling is you're just cutting up more "seed" and you're still trying to exhaust the
1474 seed source that's there and I don't know what type of sod you'll use, if this is a golf course area,
1475 whatever, but blanketing it with something, it's going to be your best bet and if it is a Bermuda grass
1476 area, that would be fantastic, if that's what it's supposed to be. If there was enough dirt there to grow
1477 the grass, I wouldn't recommend tilling, but a Phd., you know somebody may have a better outlook on
1478 that than I do.

1479 Supervisor Berube

1480 To that point, so if we go back to your recommendation of spraying and cutting, how do we prevent the
1481 cutting from shooting the seeds and rhizomes and everything else all around. How do you-

1482 Supervisor Kassel

1483 'Because you cut it when it's not in flower, when it's not in seed.

1484 Supervisor Berube

1485 So that requires a little bit of management. Careful there.

1486 Bill Snively

1487 Yes, and it's not, it's not really prolific, as prolific, by seed.

1488 Supervisor Berube

1489 Okay.

1490 Bill Snively

1491 Anyway, but yes, you, you, you going to stop the bleeding sometime. So, you know your best course it
1492 just to get chemical and get the issue stopped and then, like you say, you're mowing down the, the
1493 foliage, the plant material, the grass, letting it decompose and then staying on top of it. You know,
1494 you're going have seed there that's going sprout. You're going have many shoots that were covered that
1495 are going sprout. You're going have stuff that's underground, but after a couple treatments you should
1496 gain a lot and then restoration, you know. It's your, it's half of your key, because just walking away from
1497 it and saying, "Oh boy, we did a great job," yeah, it'll, it'll grow something worse when you come back.

1498 Supervisor Kramer

1499 Right.

1500 Supervisor Berube

1501 So, to, to be... To take this to the logical end, you spray it when it shows seed, let that die, cut it off-

1502 Supervisor Kassel

1503 Before it shows seed.

CARBON

1504 Supervisor Berube
1505 Oh, before it shows seed.

1506 Catherine Bowman
1507 Yeah.

1508 Supervisor Berube
1509 So, then you cut it off-

1510 Catherine Bowman
1511 I mean, I don't-

1512 Supervisor Berube
1513 ... and it grows up again. You spray it again?

1514 Supervisor Kassel
1515 Yeah, you... But you're spraying it before it goes to flower and seed.

1516 Supervisor Berube
1517 Right, okay.

1518 Bill Snively
1519 That's right.

1520 Supervisor Kassel
1521 We keep on cutting it. You just keep on cutting it back before it goes to flower and seed. And eventually
1522 you're starving the rhizomes so they can't reproduce anymore.

1523 Supervisor Kramer
1524 Right.

1525 Supervisor Kassel
1526 Is that, is that correct Catherine and Bill?

1527 Catherine Bowman
1528 Yes, yes that is correct.

1529 Supervisor Kassel
1530 Yeah.

1531 Bill Snively
1532 I agree with that.

CARBON

- 1533 Supervisor Berube
1534 So, when do they... Multi-month?
- 1535 Supervisor Kramer
1536 Yes.
- 1537 Bill Snively
1538 You said it's being spraying it, before it goes to seed.
- 1539 Supervisor Kassel
1540 Multi-year.
- 1541 Supervisor Berube
1542 Multi-year project?
- 1543 Catherine Bowman
1544 Then you want to be careful what your mix is on your herbicide because you don't want to just kill the
1545 top and not have the herbicide taking down into the root zone-
- 1546 Supervisor Kassel
1547 Rhizome.
- 1548 Catherine Bowman
1549 ... , where it's going, you really want to, want to get it to.
- 1550 Bill Snively
1551 Correct.
- 1552 Supervisor Kassel
1553 So, it's not just glyphosate?
- 1554 Catherine Bowman
1555 No, I think glyphosate is a perfectly good product, you don't want to really use some... And I think that,
1556 some people have a mix that they use, but you don't want to use anything like, Imazapyr or Arsenal,
1557 whatever their names are, because that would kill trees and everything. So, I think glyphosate is a good
1558 option. I was just on a site this week where it was glyphosate and something else that I don't know
1559 because I'm not a herbicide person, in the mix and they were having really good success with it, but I
1560 don't know what that is.
- 1561 Supervisor Kassel
1562 Didn't somebody mention-
- 1563 Catherine Bowman

CARBON

- 1564 I know that it's not Imazapyr or whatever its tradenames are, Arsenal.
- 1565 Supervisor Kassel
- 1566 Wasn't... Didn't somebody mention Triclopyr? Didn't I see that on the agenda?
- 1567 Supervisor Kramer
- 1568 Yeah.
- 1569 Catherine Bowman
- 1570 Triclopyr? Oh, yeah, that is probably what they said and I, I am not knowledgeable enough about the
1571 details of how you can treat these. I think that I may have sent along a sheet about cogon grass
1572 treatment recommendations. Did I send that to somebody, or did I just imagine it?
- 1573 Supervisor Kassel
- 1574 I think she did send it, but it, it was a while ago.
- 1575 Catherine Bowman
- 1576 It was from, Georgia, from the state of Georgia, their highway department. Where they were
1577 recommending, protocol for cogon treatment.
- 1578 Supervisor Kramer
- 1579 Okay, great. Thank you so much for that input, that's helpful. Okay, at this time we're going to bring,
1580 discussion back to the Board. I want to, ... Do we have any motions, what to do or how to go forward
1581 with-
- 1582 Supervisor Kassel
- 1583 I don't have the aquatic weed proposal in front of me, so-
- 1584 Supervisor Kramer
- 1585 Their proposal was a 90% success rate, for \$194,000. There'll be three treatments a year, in a one-year
1586 period with a resulting kill rate of 90% of the class one and class two invasives. Did I state that right, Bill?
1587 He may be gone now.
- 1588 Supervisor Kassel
- 1589 Move to approve that proposal.
- 1590 Supervisor Kramer
- 1591 I have a motion to approve. Do I hear second?
- 1592 Supervisor Leet
- 1593 I'll second, but the, ... So, for that amount, is there, ... I mean, do we need to find other, does this meet
1594 our...
- 1595 District Manager Montagna

1596 You're just under.

1597 Supervisor Kassel

1598 Yeah, it's \$195k.

1599 District Manager Montagna

1600 You're fine.

1601 Supervisor Kassel

1602 That's why they came with \$194k.

1603 Supervisor Leet

1604 Oh okay, because I, maybe it's an old copy of the last agenda I was seeing higher, okay.

1605 Supervisor Berube

1606 But is sure does violate our procurement policy.

1607 Supervisor Kassel

1608 Well, we did get a second proposal from Syte Works.

1609 Supervisor Kramer

1610 And we did request other proposals.

1611 Supervisor Kassel

1612 Right.

1613 District Manager Montagna

1614 Correct.

1615 Supervisor Kassel

1616 But they were non responsive.

1617 District Manager Montagna

1618 That is correct.

1619 Supervisor Kassel

1620 So, we did-

1621 Catherine Bowman

1622 It's a big scary project- It's a big scary process and like, a huge amount of work for somebody. They'd

1623 have to dedicate a lot of crew to it over a long period of time.

1624 Supervisor Kramer

CARBON

1625 Okay, so I have a motion and a second. Do I hear any further discussion? All those in favor?

1626 All Supervisors Present

1627 Aye

1628 Supervisor Kramer

1629 No opposition, motion passes. Thank you, everyone.

1630

1631

1632

On MOTION by Spv. Kassel, SECOND by Spv. Leet, with all in favor, the Board approved the proposal from Aquatic Weed Mgmt for Invasive Weed Control in Harmony CDD owned Conservation Areas and Buffers for \$194,000.

1633

1634

1635

1636

1637

1638

1639

1640

1641

1642 Catherine Bowman

1643 Thank you.

1644 Supervisor Berube

1645 No, this supersedes what we did last month, right?

1646 Supervisor Kramer

1647 Yes.

1648 District Manager Montagna

1649 Yes.

1650 Supervisor Kramer

1651 Because, it was, that was contingent on approval by Water Management-

1652 Supervisor Kassel

1653 Right.

1654 Supervisor Kramer

1655 ... District and our consultants.

1656 Supervisor Berube

- 1657 Do we need to undo that?
- 1658 Supervisor Kassel
- 1659 No, because it was only approved contingent upon the approval of Dr. Bowman
- 1660 Supervisor Kramer
- 1661 Okay, that is-
- 1662 Supervisor Kassel
- 1663 It's, it's Aquatics Weed, Aquatic Weed-
- 1664 District Manager Montagna
- 1665 I thought it was maintenance.
- 1666 Supervisor Leet
- 1667 It says Management
- 1668 Supervisor Kassel
- 1669 Thank you.
- 1670 District Manager Montagna
- 1671 My apologies.
- 1672 Supervisor Leet
- 1673 AWM.
- 1674 District Manager Montagna
- 1675 Yes.
- 1676 Supervisor Kramer
- 1677 All right, so unless anybody has any further questions for our engineer, David Hamstra, his business is
1678 finished. Thank you very much. ...
- 1679 Supervisor Leet
- 1680 Should we take up the cogon issues-
- 1681 Supervisor Kassel
- 1682 Yeah, with Servello.
- 1683 Supervisor Kramer
- 1684 Yes, the cogon grass was with Servello, a proposal. Now their proposal included tillage.
- 1685 Supervisor Berube

- 1686 Yes.
- 1687 Supervisor Leet
- 1688 And sodding, following the tilling.
- 1689 Supervisor Kramer
- 1690 And sodding, following, yes.
- 1691 Supervisor Leet
- 1692 So, it sounds like, -
- 1693 Supervisor Kassel
- 1694 But their proposal just included spraying three times and then tilling.
- 1695 Supervisor Berube
- 1696 Two times.
- 1697 Supervisor Kassel
- 1698 I thought it was three.
- 1699 Supervisor Berube
- 1700 Two times, three weeks apart.
- 1701 Supervisor Kassel
- 1702 Oh.
- 1703 Supervisor Berube
- 1704 I think that proposal needs to be redone.
- 1705 Supervisor Kassel
- 1706 Yeah.
- 1707 Supervisor Leet
- 1708 Well I was going say, could we maybe approve just the glyphosate portion of this proposal so they can at
1709 least get started on that and then the updated proposal to kind of go on to the end of this would be the
1710 any ongoing or larger scope. This way we at least get started on this.
- 1711 Supervisor Berube
- 1712 Well, the problem is that their proposal for glyphosate is two times, three weeks apart. This sounds like
1713 we're going need it time after time, after time, after time we need it cut.
- 1714 Supervisor Kramer
- 1715 Yeah.

- 1716 Supervisor Leet
- 1717 Yes. Yeah, no, I'm, I'm only saying I was going to move that we approve just the spraying portion from
1718 this proposal so at least it gets started. The beginning of it is as soon as possible versus waiting the other
1719 month to even start on anything.
- 1720 Supervisor Berube
- 1721 To that point, don't we use glyphosate in our routine treatment around here? CouldInframark spray
1722 these areas. We have glyphosate on, on... And we have a herbicide sprayer, right?
- 1723 District Manager Montagna
- 1724 Only under the direction of Catherine.
- 1725 Area Field Manager Perez
- 1726 We use the glyphosate label for aquatics, which is different. We can't use that on land.
- 1727 Supervisor Berube
- 1728 Okay.
- 1729 Area Field Manager Perez
- 1730 If that makes sense.
- 1731 Supervisor Berube
- 1732 Yeah, it does.
- 1733 Area Field Manager Perez
- 1734 Now, I believe he can purchase with his license, we can check, we literally can purchase it and I think, we
1735 can mark the area out so that it sprays inside of a square, in a sense. So that we're not getting crazy with
1736 it. We'll have to watch for drift and when we need to find signage for the job there, make sure that
1737 people stay off it until its dry.
- 1738 District Manager Montagna
- 1739 Catherine needs to oversee it.
- 1740 Area Field Manager Perez
- 1741 Catherine would need to be one that oversees it.
- 1742 Supervisor Kassel
- 1743 And then, what about the mowing of it?
- 1744 Area Field Manager Perez
- 1745 That, we don't have the ability to do.
- 1746 Supervisor Kassel

- 1747 Right.
- 1748 Supervisor Berube
- 1749 Technically you do. The red tractor, and it has a mower. And it's a virgin mower and it could be cleaned
1750 after each time.
- 1751 Area Field Manager Perez
- 1752 Can it get low enough is my question? It's a bush hog.
- 1753 Supervisor Berube
- 1754 I think so. No, no, that's a grass mower. All behind the trailer, there's a red mower and it goes with that
1755 tractor. We bought it for cutting.
- 1756 Supervisor Kassel
- 1757 Is it a belly mower or is it a, is it a rear attachment?
- 1758 Supervisor Berube
- 1759 It's a under-
- 1760 Supervisor Kassel
- 1761 Belly mower, it's a belly mower.
- 1762 Supervisor Berube
- 1763 Yeah, it's-
- 1764 Supervisor Kassel
- 1765 It sits under the belly of the tractor.
- 1766 Supervisor Berube
- 1767 Rotary, yeah, it's a rotary mower for cutting grass. You have the equipment to cut it. If you go look at it,
1768 I'll bet you it'll cut down to an inch and a half.
- 1769 Area Field Manager Perez
- 1770 I don't know if that's low enough. I think they want it scalped, like to bare soils you're exposing...
- 1771 Supervisor Berube
- 1772 The roller wheels, take the roller wheels off. It will cut right down on the ground like you wanted it. But
1773 look at it, I think you, that, that equipment was bought just for special purposes like this. Areas that we
1774 need it to cut.
- 1775 Area Field Manager Perez
- 1776 I know we can spray it-
- 1777 Supervisor Berube

CARBON

- 1778 Right.
- 1779 Area Field Manager Perez
- 1780 ... but I know we can spray it, you know, we'll definitely look into it, but Catherine still needs to make
1781 sure to oversee it. If we can't get it low enough, don't know why. It's not a big area. What's the problem
1782 with when we cut it
- 1783 Supervisor Berube
- 1784 But the deal is we don't want the... We, I think we want control of that mower after it leaves that area
1785 fto make sure it's clean.
- 1786 Area Field Manager Perez
- 1787 I get that it should be cleaned up right there on site, but-
- 1788 Supervisor Berube
- 1789 Yes.
- 1790 Supervisor Kramer
- 1791 It must be, yes.
- 1792 Supervisor Berube
- 1793 Right, and so the problem is-
- 1794 Supervisor Kramer
- 1795 Well, that's, yeah, and-
- 1796 Supervisor Berube
- 1797 ... can you, can you bet that Servello is going to do that?
- 1798 Supervisor Kramer
- 1799 Well, the cleaning right there on site is... We need to do it, we should do it as a practice, but the more
1800 critical thing is if we are tilling it.
- 1801 Area Field Manager Perez
- 1802 Yeah, you're removing rhizomes from below.
- 1803 Supervisor Kramer
- 1804 because it's the rhizomes that will propagate and spread. Actually, cogon grass doesn't spread very
1805 significantly, well, they say it doesn't spread very significantly by seed.
- 1806 I don't know how we're ending up with all of these plants-
- 1807 Supervisor Kassel
- 1808 I don't either.

CARBON

1809 Supervisor Berube
1810 Well, Servello may be carrying it in, because they were universal through all the property, right? But,
1811 what we-

1812 Supervisor Kramer
1813 Well, we have it on 192. I think it's coming in...

1814 Supervisor Berube
1815 My point of view is that with that mower, that could be a single purpose use of that mower is just to cut
1816 that. They could spray it, they could cut it. Wouldn't even have to clean it, just get the mower out of
1817 there and only bring it back when it's time to cut it again. It could be done in house. You got the
1818 equipment. You got you guy. All you need is the chemical and we can buy that.
1819 What do you think?

1820 Area Field Manager Perez
1821 It's worth a shot.

1822 Supervisor Kramer
1823 Okay, so is there any opposition trying to do this in-house, or doing this in-house? .

1824 Supervisor Berube
1825 It's part of their... Vincent, you're comfortable with what we're trying to do here? The other guy's going
1826 be out there doing it.

1827 Vincent
1828 I'll be glad.

1829 Supervisor Berube
1830 And we'll have Brad will be spraying?

1831 Area Field Manager Perez
1832 Brad'll be spraying, yeah.

1833 Area Field Manager Perez
1834 Brad will be the one performing the work. Vincent would oversee. We need to get some signs out...

1835 Supervisor Berube
1836 Sure.

1837 Area Field Manager Perez
1838 ... stay off until dry and then...

1839 Supervisor Berube

1840 Okay.

1841 Supervisor Leet

1842 Thank you.

1843 Supervisor Kramer

1844 All right, wonderful.

1845 Supervisor Berube

1846 That takes care of that.

1847 Supervisor Kramer

1848 All right, we're going on to District Counsel's report.

1849

1850 **District Counsel**

1851 Attorney Qualls

1852 Yes. Well, good evening. So I've submitted my written report and what was in the agenda was a wee bit
1853 different, so I'll just go in that order, if that's okay. . The first subject is the subject of what is a
1854 requirement for serving on the Board. So, the statute says, "All elected board members must be
1855 qualified electors. Qualified elector means any person at least 18 years of age who's a citizen of the
1856 United States, a legal resident of Florida, and of the District." That turns out to be the operative
1857 language there. , so an elected Board member must be a legal resident of the District. The statute does
1858 not define when a vacancy occurs. There was an Attorney General's opinion that's not on point and it
1859 deals with a special district, although a totally different kind, but it cites to the Constitution as
1860 instructive, the Constitution's not on all fours, because this isn't a office created by the Constitution, but
1861 again, it's instructive, just like a dictionary is. (laughs). "Vacancy in office shall occur upon the failure to
1862 maintain the residence required when elected." So, when I was first asked this question, I said to
1863 Supervisor Kassel, and this was two times ago, I said, "Well, this is really clear." And then she said, "Well,
1864 yeah, but it doesn't really talk about this vacancy issue." So, last month I said, "You know what? If it's
1865 okay with the Board let me reach out to my contacts at the Attorney General's office." Now I need to be
1866 very clear for the record, now that it's verbatim, and isn't that a joy, reading what we say at the last
1867 meeting? The... I did not make a formal request to the Attorney General nor did I make an informal
1868 request, so a, a golden rule that I was taught is, "You don't ask a question unless you know the answer
1869 before you ask," and so this is in the nature of reaching out to my friends and contacts who are in the
1870 Opinions Department of the AG, just to go through it and talk as two attorneys. And so, basically, she
1871 followed the same line of logic. Now, the interesting thing she did indicate is that the Attorney General
1872 wouldn't address this question because it's a mixed issue of law and fact. And it all goes down to what
1873 does it mean to be a qualified elector of the District. And you have to be, you have to be a resident of
1874 the District in order to be on the Board. So that's the summary.

1875 Supervisor Kassel

1876 In order to not only be elected, but to continue to serve on the Board? That's the question, right?

1877 Attorney Qualls

CARBON

1878 Mm-hmm (affirmative), because all elected Board members must be qualified electors of the District
1879 and a qualified elector is a legal resident of the District, so yes. Now some, this is where it, the practice
1880 of law as Madame Chair knows, many statutes dealing with, because there's many different types of
1881 officers with many different types of terms for the office, and many of those statutes specifically define
1882 how a vacancy is created. That's what's missing in, in chapter 190, so... And, you know, for what it's
1883 worth, that's why I say, "You know what? I still feel safe citing to the Constitution." And so that's the law
1884 on that subject. Moving along. The next-

1885 Supervisor Kramer

1886 Okay, so the question then comes in. We have a supervisor who has-

1887 Supervisor Kassel

1888 Well, first wait. Let's ask him, have you moved or are you still here?

1889 Supervisor Berube

1890 My legal residency has not changed.

1891 Supervisor Kramer

1892 Okay. Is your intent...

1893 Supervisor Berube

1894 My legal residency has not changed.

1895 Supervisor Kramer

1896 Okay.

1897 Supervisor Kassel

1898 So, you have not moved out of Harmony?

1899 Supervisor Kramer

1900 I need to ask a specific question.

1901 Supervisor Kassel

1902 Okay.

1903 Supervisor Kramer

1904 Is it your intent to change your principal residence, to a location outside of the District?

1905 Supervisor Berube

1906 My legal residency has not changed. We can go back and forth all you want. I'm not going change my
1907 answer.

1908 Supervisor Kramer

CARBON

- 1909 All right, then... Did you enter into a mortgage that requires that within 60 days of that mortgage that
1910 you establish a principal residence at another location outside the District bounds.
- 1911 Supervisor Berube
- 1912 Madame Chair, with all due respect, I've answered your question. This is not a deposition nor a trial. I
1913 answered your question. My legal residency has not changed. When it does, if it does, you'll know. This
1914 is a policy setting board, not an inquisition board. Thank you very much. Move on. I'm not changing my
1915 answer.
- 1916 Supervisor Kramer
- 1917 Well, there's no way we can ask the proper question to the Attorney General's office until, I mean, I
1918 think it's well settled and, and I'll just lay it out. Mr. Berube ...
- 1919 Supervisor Berube
- 1920 For whatever reason, you want me off the Board. That's what it comes down to. Your entire family-Every
1921 adult in your family has written about where I may or may not live... multiple times in public forums in
1922 the last month.
- 1923 Supervisor Kramer
- 1924 Excuse me, you're out of order.
- 1925 Supervisor Berube
- 1926 Oh, I'm sure I am. So are you.
- 1927
- 1928 Marylin Ash-Mower
- 1929 You are such a bully.
- 1930 Supervisor Berube
- 1931 I certainly am. Certainly am.
- 1932 Supervisor Kramer
- 1933 Excuse me, excuse me. The conversation is with the Board. Our attorney has opined. The statutes are
1934 very clear as to who can serve. The case law is very clear as to who can serve. It boils down to intent and
1935 the intent is whether Mr. Berube, because he has physically moved out of the neighborhood, so he is
1936 physically not residing in the neighborhood right now. The question is whether his intent is to establish
1937 principal residence outside of Harmony.
- 1938 Attorney Qualls
- 1939 Legal, legal. Well, I would just say legal residence.
- 1940 Supervisor Kramer
- 1941 His principal residency outside the... That's what it turns on is where is your principal residency.
- 1942 Attorney Qualls

CARBON

- 1943 Okay.
- 1944 Supervisor Kramer
- 1945 Okay.
- 1946 Attorney Qualls
- 1947 And maybe that's the same as legal residency.
- 1948 Supervisor Kramer
- 1949 Right.
- 1950 Attorney Qualls
- 1951 I'm just giving you the statute language.
- 1952 Supervisor Kramer
- 1953 Right.
- 1954 Attorney Qualls
- 1955 I know you love that.
- 1956 Supervisor Kramer
- 1957 So, the question is, are you, are you... I guess what the question, are you lying to us now that your
- 1958 principal residence is still in Harmony, or did you mislead and lie to the loan company?
- 1959 Supervisor Berube
- 1960 I've answered your question three times. My legal residence has not changed. How much more direct
- 1961 can I be. And I'm not going change from that. You can spend the next three hours asking whatever
- 1962 questions you want. I'm not going change. That's it. You and the lady next to you both want me off the
- 1963 Board for whatever reason.
- 1964 Supervisor Kassel
- 1965 That, it's not true.
- 1966 Supervisor Kramer
- 1967 We want, all right.
- 1968 Supervisor Berube
- 1969 It's been the track forever.
- 1970 Supervisor Kramer
- 1971 The issue here and correct-
- 1972 Supervisor Berube

CARBON

- 1973 The issue is I'm not going change my mind.
- 1974 Supervisor Kramer
- 1975 The question is, if we move forward with an individual who is not qualified to sit on this Board, we will
1976 be the, the whole Harmony CDD, will possibly open ourselves up to having any decision that we make
1977 with Mr. Berube voting on the Board under challenge.
- 1978 Attorney Qualls
- 1979 You're saying if, if indeed there's a vacancy? The, the other interesting fact, didn't you, didn't... I'm
1980 talking to you about it, but it was about you. Doesn't your term end at the end of this year?
- 1981 Supervisor Berube
- 1982 Yes.
- 1983 Attorney Qualls
- 1984 Yeah, so that's the... There, there definitely would be a vacancy at that point Madam Chair.
- 1985 Supervisor Kramer
- 1986 Right. The statute 190 says-
- 1987 Supervisor Kassel
- 1988 Well, Mr... Before you go there, Mr. Berube has stated, at least online, that he intends to run again. No?
1989 You don't? You've taken that, you no longer? Okay.
- 1990 Supervisor Berube
- 1991 No, that's not going happen.
- 1992 Supervisor Kramer
- 1993 It says, "Members of the Board shall be known as Supervisors upon entering the office and shall take
1994 and subscribe to the oath. They shall hold office for the terms of which they were elected or appointed,
1995 or until their successors are chosen and qualify. If during the term of office, a vacancy occurs, the
1996 remaining members of the Board shall fill the vacancy by appointment." And a vacancy occurs when,
1997 according to the law, and this is stating from our Supervisor of Elections, Qualifications for Elected
1998 Office, it says, "Any residency requirement for an office is a continuous one. Failure to maintain the
1999 residency throughout the term results in vacancy in the office." And that's based on section 3, article 10
2000 of the Florida Constitution. And so, at this point in time, based on his intent, he signed a mortgage
2001 stating his intent to establish his principal residency outside of our District. He has since moved all of his
2002 belongings from his home to that location. He is living in that location. He's no longer residing in the
2003 District. So, at this point we have a vacancy, and we need to move forward on filling that vacancy.
- 2004 Supervisor Berube
- 2005 It's all a wonderful hypothesis, but my legal residency has not changed.
- 2006 Supervisor Kassel

CARBON

- 2007 And how is it that you state that if, if you have, are no longer living here.
- 2008 Supervisor Berube
- 2009 There's a process to changing your legal residency and it hasn't changed.
- 2010 Supervisor Kassel
- 2011 In other words, what you're saying is-
- 2012 Supervisor Berube
- 2013 Instead of jumping on me and throwing, kicking dirt in my grave before the body's even cold-
- 2014 Supervisor Kassel
- 2015 I'm just asking some questions here, Mr...
- 2016 Supervisor Berube
- 2017 ... why don't you just leave a little bit of time. Maybe it all works itself out. Ever think about that?
- 2018 Supervisor Kassel
- 2019 So, I'm just asking some questions-
- 2020 Supervisor Berube
- 2021 I understand that.
- 2022 Supervisor Kassel
- 2023 ... and I'm not trying to get you off the Board. I feel you have been a very valued member of the Board
- 2024 for many years. You've made a lot of great decisions that have benefited the community and I'm just
- 2025 trying to do what is the appropriate thing to do based on who we are as a community and who we are
- 2026 as a Board. There's nobody that I'm thinking of to replace you or anything like that and I think that I'll
- 2027 miss your perspective on the Board. You know , honestly, I think I'll miss your perspective on the Board
- 2028 but still, fair is fair. And, you know, if you're no longer a resident, the appropriate thing to do is to
- 2029 vacate. Now, if you want another month to change your driver's license and your voter's registration
- 2030 and all of that, I understand that and-
- 2031 Supervisor Berube
- 2032 There is a principle involved here and I know what, what, what's everybody saying. I get it. What I'm
- 2033 telling you is, I didn't say I was going stay here forever. I didn't say... And I know what I said about
- 2034 running, that was just to irritate people. Which it does, gets certain people following me, fired up. I
- 2035 choose my words carefully. But I understand the process and my legal residency has not changed. That's
- 2036 the answer to the whole question. Would you just let it play out? It's not that big of a deal.
- 2037 Supervisor Kassel
- 2038 When you say, "Let it play out," what does that mean?
- 2039 Supervisor Berube

CARBON

- 2040 Obviously, my legal residency's going change at some point. When that does, you'll know it. And I
2041 haven't even looked at the statute and what the timeframe is or anything like that. I just haven't done it.
- 2042 Supervisor Kramer
2043 Well, according-
- 2044 Supervisor Berube
2045 I've been a little bit busy. I'm trying to earn a living too.
- 2046 Supervisor Kramer
2047 According to your mortgage documents it's 60 days from when you signed your documents.
- 2048 Supervisor Berube
2049 How do you know what my mortgage documents say?
- 2050 Supervisor Kramer
2051 Because they're in the public record.
- 2052 Supervisor Berube
2053 Oh, you went and read my mortgage?
- 2054 Supervisor Kramer
2055 I did.
- 2056 Supervisor Berube
2057 Wow
- 2058 Supervisor Kramer
2059 and that would be May 21st-
- 2060 Supervisor Berube
2061 Talk about an obsession.
- 2062 Supervisor Kramer
2063 ... which the important factor-... at this point in time is that this Board needs to move forward to be
2064 ready to fill Mr. Berube's seat when that time comes. And I think it would help everyone involved if Mr.
2065 Berube would just let us know if it will be on May 21st or will it be before May 21st?
- 2066 Supervisor Kassel
2067 When's our next board meeting? What's the date of the next one?
- 2068 Supervisor Kramer
2069 It'll be May-

- 2070 Supervisor Leet
2071 The last Thursday's the 26th.
- 2072 Supervisor Kramer
2073 ... May 26th.
- 2074 Supervisor Kassel
2075 26th. Thank you. So, we are... I'm okay with having Mr. Berube stay on the Board until our next Board
2076 meeting and in the interim, we can be looking for someone to fill the seat. Does that sit okay with you,
2077 Mr. Berube?
- 2078 Supervisor Berube
2079 Sounds alright.
- 2080 Supervisor Kassel
2081 Okay.
- 2082 Supervisor Leet
2083 I mean, if we can get to the next meeting, if there is a, if something has changed significantly in that time
2084 frame we'd still... I don't think the business of the Board is at risk. You know, we still can muster three or
2085 four people here, we have a quorum. We'd be able to proceed.
- 2086 So, in that sense, I too, I mean, let's... If, if... Answering the question if your legal residence is still in,
2087 within the district and everything, let's... Your words. Let it play out.
- 2088 Supervisor Kramer
2089 All right. So, the next item on the agenda or...
- 2090 Attorney Qualls
2091 Yes, the next item on the agenda was a plan for determining CDD ownership of lands within the District.
2092 So, my plan has four parts. One, we continue to gather the official documents working with the clerk's
2093 office and the Property Appraiser's office. I did meet with the clerk's office, on the 19th of this month.
2094 I'm learning and feel like I'm grasping a reliable process to go through and find the deeds to the CDD.
2095 Also, you know, this is a very technical area. And I mentioned at the last meeting, that what I... I would
2096 reach out to a real estate expert. I've done that. We had some initial discussions and, need more time to
2097 get a little more, more input. I've also reached out to Bruce Vickers and Scott Randolph, two good
2098 friends to ask about specialists in the area. I think where you would need a specialist is when you're
2099 going, when we get all the deeds from the grantee index. And then what I understand you guys want to
2100 do is then go back to when the District was formed and to see if there's any discrepancies. That's where I
2101 believe you'll need a title company. I would recommend one with a attorney in house, that has that
2102 specialist. And then of course having begun the process, what I realize is that each time land was
2103 dedicated to the District, it happened at a publicly noticed meeting, the deed was submitted in the
2104 agenda packet, and the deeds were prepared so that your District didn't have that expense by the
2105 developer's counsel. And on each of those deeds, it says, "Prepared by X and such law firm," like Kristen
2106 Idle for Mr. Jerman. And I forget the young man's name.

2107 Supervisor Kassel
2108 David Hof...

2109 Attorney Qualls
2110 You know what I'm talking about.

2111 Supervisor Kassel
2112 Yeah.

2113 Attorney Qualls
2114 So, reaching out to them for what records they have. I have my team going through trying to find what
2115 we have-

2116 Supervisor Kassel
2117 Hostetler?

2118 Attorney Qualls
2119 That was it.
2120 The firm is Baker Hostetler, the attorney's name was David Baker, maybe.

2121 Supervisor Kassel
2122 Maybe.

2123 Attorney Qualls
2124 I don't know. Maybe it was Baker Hostetler, but you know what I'm saying. It says on the top of the
2125 deeds who it was prepared by. So, we reached out to them and say, provide that as well. So I think, you
2126 know, it'll take a process and it'll take some time, but certainly e-each time it, it's really been exciting to
2127 be able to learn more about this and look into it. And, and everybody is, is very helpful at the-

2128 Supervisor Kassel
2129 County.

2130 Attorney Qualls
2131 Yeah. The constitutional officers there are very helpful and they're willing to help. And so, this is all tried
2132 and true stuff and if you're a real estate attorney, I think, a lot of this is... It's what they deal in every
2133 day. But I think before you guys need to expend that amount, we can do a lot to get things to the table
2134 and get you a good idea of where you stand so you're not spending extra money. And as we do that and
2135 these other processes, this plan would continue to crystallize. So that's the due diligence on that in a
2136 nutshell. And I believe other than what we submitted in our written report, the last item on my report
2137 was already addressed by your engineer.

2138 Supervisor Kassel
2139 Just go back to the, the deed issue. So you're not suggesting that we work with a title company at this
2140 time to determine...

CARBON

2141 Attorney Qualls
2142 Mm-mm. No, because we, we really... I mean, basically the question presented is, "Hey, we think there
2143 may be, at this point, we think there may be properties out there that were deeded to us, but we don't
2144 know about that." Well, let's start by gathering what we do know about and then for these tricky things I
2145 think, if there are any, that's when we could use the expertise. But also, the way I do this is when I call
2146 these folks, because you know, as an attorney, Madam Chair, it's like people want free and you're busy
2147 and it's time. I always say, "Look, I will pay you for your help to just to point me in the right direction,"
2148 and most good attorneys when you get to them through a friend they know like Bruce Vickers or Scott,
2149 they're like, "Oh yeah," but they don't end up charging me, but I offer for my time. So, let's... My
2150 recommendation, let's just keep gathering the information, see what we compile. I think we can make a
2151 huge... If what you're ultimately seeking is sort of like a Harmony CDD-created, index of all the
2152 properties, you know, all those records are... The official records are kept. Well, then, the real tricky
2153 problem is going be, say, well, where are these official records wrong? And that's where you're going
2154 need somebody who can dig in and go back to when it was created. And-

2155 Supervisor Kassel
2156 Right.

2157 Supervisor Berube
2158 A question for you counsel. Do we believe that we can trust the Property Appraiser's office?

2159 Supervisor Kramer
2160 I don't think they're doing anything nefarious, but-

2161 Supervisor Berube
2162 Well-

2163 Supervisor Kramer
2164 ... they do make mistakes.

2165 Supervisor Berube
2166 I understand.
2167 So, here's where I'm going

2168 Supervisor Kramer
2169 For instance, the Estates. The Property Appraiser's office shows we own it, but they can't point us to a
2170 deed that gives us the-

2171 Supervisor Berube
2172 The overall Estates.

2173 Supervisor Kramer
2174 Well, the parks within the Estates and all of those...

CARBON

- 2175 Supervisor Berube
2176 So, if-
- 2177 Supervisor Kramer
2178 I hate to say common areas because I know you don't like it-
- 2179 Attorney Qualls
2180 Systems and facilities.
- 2181 Supervisor Berube
2182 In the end where I'm going-
- 2183 Supervisor Kramer
2184 All of those... Yes.
- 2185 Supervisor Berube
2186 ... when you look at the Property Appraiser's site, right, you can, you can bring up Harmony and you can,
2187 you know-
- 2188 Supervisor Kassel
2189 Click on individual parcels.
- 2190 Supervisor Berube
2191 ... drill down and get each parcel, right? And I've never done it because my computer screen isn't big
2192 enough. But can you get an overall view of all the parcels in Harmony that the Property Appraiser says
2193 we own?
- 2194 Attorney Qualls
2195 Well, what you can get is a bunch of plats... And I've seen them, they're huge maps... And when you try
2196 to pull up those plat... And I'm sorry, did I... I'm, I'm just-
- 2197 Supervisor Kramer
2198 No, go.
- 2199 Attorney Qualls
2200 I was like, I'm excited. I know the answer.
2201 Hey, I know a So, so it's like when you try to look at those plat books on the computer, I need a pair of
2202 magnifying glasses, but at the appraiser's office, it's all...
- 2203 Supervisor Kramer
2204 Laid out?
- 2205 Attorney Qualls

CARBON

- 2206 Yeah. But, but the plot, interesting enough, the plat is not what governs, because...
- 2207 Supervisor Kramer
- 2208 Right.
- 2209 Attorney Qualls
- 2210 ...this is under the Statute of Frauds. And so, any property owned by the District has to be in writing-
- 2211 Supervisor Berube
- 2212 You have to have the paper.
- 2213 Attorney Qualls
- 2214 You have to have... Yes. It's the Statute of Frauds. Signed by somebody, witnessed by two people,
- 2215 notarized. And by the way, this was done at your regularly scheduled meetings.
- 2216 Supervisor Kramer
- 2217 That's what we need to find. Again-
- 2218 Supervisor Berube
- 2219 This becomes a huge problem.
- 2220 Supervisor Kassel
- 2221 Well. Oh.
- 2222 Supervisor Kramer
- 2223 Some of it's very easy to find. Some of it's right there. The Property Appraiser has the link to the deed
- 2224 and it's easy to get there. Other things like the areas in the Estates that are known as open areas or-
- 2225 Supervisor Berube
- 2226 Infrastructure.
- 2227 Supervisor Kassel
- 2228 Systems and-
- 2229 District Manager Montagna
- 2230 It's a common area.
- 2231 Supervisor Kramer
- 2232 It's common areas.
- 2233 Supervisor Berube
- 2234 Our land.

- 2235 Supervisor Kramer
2236 It's common areas.
- 2237 District Manager Montagna
2238 Use common areas.
- 2239 Supervisor Kassel
2240 Systems and facilities.
- 2241 Attorney Qualls
2242 Yeah.
- 2243 Supervisor Kramer
2244 But anyway, those areas are not linked to a deed. And the question is, if we don't have a deed to those,
2245 if that fell through a crack somewhere back when, we need to get that cleaned up and get ownership
2246 over to the CDD, so-
- 2247 Supervisor Berube
2248 Well, I guess... I guess my question to that is if the Property Appraiser says you own it, right? That's... so
2249 you pick up an area in the Estates-which apparently, you've done. And you went to look for a link to a
2250 deed.
- 2251 Supervisor Kramer
2252 Right.
- 2253 Supervisor Berube
2254 So, you have the red line around it, says, Harmony CDD owns this? You click on it. No deed. My
2255 obvious... This is too obvious. How did the Property Appraiser know that we owned it if they don't have
2256 the deed recorded somewhere?
- 2257 Attorney Qualls
2258 Well, but, but what they do-
- 2259 Supervisor Kramer
2260 Right.
- 2261 Attorney Qualls
2262 This is not an exact science- because when you look at a deed, what it has is a legal description-
- 2263 Supervisor Kassel
2264 Right.
- 2265 Attorney Qualls

CARBON

2266 And of course, there are experts. And, and in law school they taught us the one thing for the bar exams
2267 is make sure forms are complete.

2268 Supervisor Berube
2269 Right.

2270 Attorney Qualls

2271 That's all I know about.

2272 But when you're a Property Appraiser, they only look at a partial. And
2273 I am not an expert in this. This is what I heard from that company-

2274 Supervisor Berube
2275 Okay.

2276 Attorney Qualls

2277 ... Title clerk that we talked to. It's been going on for a while now. But she said that like the Property
2278 Appraiser only looks at a partial description. So, everybody's trying to do the best they can, but look, the
2279 Property Appraiser, even though that's what is official and what's sent to the tax collector for collection,
2280 that can't possibly trump the deed that's recorded in the official records.

2281 Supervisor Kramer

2282 And so, we have properties like in the Estates that everybody presumes we own, but we may not have a
2283 deed to it. We have properties out there like U-1 and U-2, I mean, these got us into a lawsuit. So that's
2284 why it's so important that we know what we own, which, for whatever reason, we lost track of. I mean,
2285 we see back in 2007, we knew we owned it. 2009, we knew we owned it. It looks like in 2017 was when
2286 that-

2287 Supervisor Berube
2288 It all went haywire.

2289 Supervisor Kramer
2290 Right. And so, we have both sides of the coin.

2291 Supervisor Berube
2292 Can I suggest something while we do this? Whatever happened in 2006... You going to have a jumping
2293 off point.

2294 Supervisor Kramer
2295 Well, I know 2017 is the major point and that's where Starwood sold to other entities.

2296 Supervisor Kassel
2297 Starwood Yeah

2298 Supervisor Berube

CARBON

2299 Starwood went to Sunterra-and then Sunterra-
2300 resold to Harmony-

2301 Supervisor Kramer

2302 And Starwood sold properties that had previously been deeded to us. But again, that's a big point right
2303 there. So that's one major point we need to look at. But the other point we need to look at is, were
2304 these turning over of lands, like Tim explained, were they followed through, and a deed recorded, or
2305 was a deed executed and then it got turned over to somebody and never ended up in the clerk's office.
2306 And that's the other question. So, there are two different-

2307 Supervisor Berube

2308 The jumping off point should be from September of 2017 to December of 2017 because that's when
2309 Sunterra went-

2310 Supervisor Kramer

2311 I don't think so.

2312 Supervisor Berube

2313 I mean-

2314 Supervisor Kassel

2315 Bought it from Starwood.

2316 Supervisor Berube

2317 Starwood. Then Starwood went to Sunterra and then Sunterra carved it all up and sold it to Harmony,
2318 what? I don't even...

2319 Supervisor Kassel

2320 Retail.

2321 Supervisor Berube

2322 Retail, whatever it is.

2323 Supervisor Kassel

2324 Compass Trading.

2325 Supervisor Berube

2326 And that probably made a big mess of a whole bunch of stuff. And those may finger out into our other
2327 things. But if you going to have a starting point, that might be it.

2328 Supervisor Kassel

2329 Yeah, but-

2330 Attorney Qualls

2331 But we talked... I'm sorry-

2332 Supervisor Kassel

2333 But... I'm sorry. But that's where the mistake happened because perhaps some deed did not get
2334 recorded earlier on.

2335 Supervisor Berube

2336 Right. And you lose the little piece.

2337 Supervisor Kassel

2338 You lose what showed that we owned it-

2339 Supervisor Berube

2340 Circle gets broken.

2341 Supervisor Kassel

2342 ... and so that's, that's why... Yeah.

2343 Supervisor Berube

2344 Yep.

2345 Attorney Qualls

2346 Well, but in the one instance we have... Not "but." In the one instance... Because I'm not disagreeing
2347 with you at all. I'm agreeing with you. In the one instance we have, your deed was recorded-

2348 Supervisor Kramer

2349 That's right.

2350 Attorney Qualls

2351 ... and it was transferred anyhow. And remember, It's not as if the dev... The developer had every
2352 incentive to give you that land. There's not a developer in the State of Florida that's still in business
2353 that's just giving away land.

2354 Supervisor Berube

2355 Sure.

2356 Attorney Qualls

2357 And there's not a developer that has a good reputation as... And I know it gets a little testy between
2358 CDDs, but the developers in this community, they have professionals who go through this process. Does
2359 that... Mistakes are made. Absolutely. But, when they're incentivized to do the right thing. And so, the
2360 only thing I would caution the Board on is to say, "Well, gee, something crazy happened and there's a lot
2361 of problems." We just don't know that yet. That's just pure speculation.

2362 Supervisor Berube

- 2363 Right.
- 2364 Supervisor Kassel
- 2365 But you know, a couple of things. Number one, we've got two significant parcels upon which debt
2366 service was never levied. So-
- 2367 Attorney Qualls
- 2368 Oh, I'm glad you said that.
- 2369 Supervisor Kassel
- 2370 Yes?
- 2371 Attorney Qualls
- 2372 That was the last thing. The Board needs to make a motion for Elizabeth to add those properties to the
2373 roll.
- 2374 Supervisor Kassel
- 2375 So, moved.
- 2376 District Manager Montagna
- 2377 If... And if you look it's under New Business.
- 2378 Supervisor Berube
- 2379 Seconded.
- 2380 Attorney Qualls
- 2381 Thank you for that.
- 2382 Supervisor Kramer
- 2383 I have a motion.
- 2384 Attorney Qualls
- 2385 ... I forgot that.
- 2386 Supervisor Berube
- 2387 Seconded.
- 2388 Supervisor Kramer
- 2389 I have a second to add two parcels...
- 2390 District Manager Montagna
- 2391 Yes, I can.

- 2392 Supervisor Berube
2393 It's that big square over there and that other piece over there.
- 2394 District Manager Montagna
2395 ... 30263229890010GA0 across from Harmony Community School also known as GA and the parcel
2396 across access for Cat Lake, which is 30263231170010... Is that I?
2397 IJ5.
- 2398 Supervisor Berube
2399 Last month, Madam Chairman
- 2400 Supervisor Kramer
2401 Okay, we have-
- 2402 Supervisor Berube
2403 ... we something in between here. You asked... I mentioned that there was a reason these didn't get on
2404 the roll. And I thought about it, because you said, "Well, what's the reason?" I said, "I'm too old to
2405 remember." Right? Well...
- 2406 Supervisor Kramer
2407 Did it come up?
- 2408 Supervisor Berube
2409 I thought... Yes. At some point I asked somebody a long time ago and the reason they weren't under roll
2410 is because they were originally designated as commercial.
- 2411 District Manager Montagna
2412 Or recreational.
- 2413 Supervisor Berube
2414 Well, commercial, recreation, some other purpose. The one across the street from the school was going
2415 have a gas station, a pool, and a convenience store on it.
- 2416 Supervisor Kassel
2417 Gas station?
- 2418 Supervisor Kramer
2419 Okay, I heard... I heard a pool.
- 2420 District Manager Montagna
2421 A pool.
- 2422 Supervisor Kramer

- 2423 A pool.
- 2424 Supervisor Kassel
- 2425 Yeah-
- 2426 Supervisor Berube
- 2427 The original plan was a gas station... a gas station, convenience store, and a swimming pool. That was
- 2428 the original concept. And the one down by Cat Lake was going to be some commercial-
- 2429 District Manager Montagna
- 2430 Recreational.
- 2431 Supervisor Berube
- 2432 ... over there as well. So, they'd never been put on a roll at that point for that reason. Now they should
- 2433 be because-
- 2434 Supervisor Kramer
- 2435 Well, commercial would've been on the rolls though.
- 2436 Supervisor Berube
- 2437 Well, golf courses, the golf course building isn't-
- 2438 Supervisor Kramer
- 2439 No.
- 2440 Supervisor Berube
- 2441 ... in town square isn't.
- 2442 Supervisor Kramer
- 2443 Yeah, it is.
- 2444 Supervisor Berube
- 2445 Town square was?
- 2446 Supervisor Kramer
- 2447 Yes.
- 2448 District Manager Montagna
- 2449 Yeah.
- 2450 Supervisor Berube
- 2451 I mean the buildings. The original?

- 2452 District Manager Montagna
2453 Yes. When we looked into it, it was due because they were originally, -
- 2454 Supervisor Kramer
2455 Supposed to come to the CDD.
- 2456 District Manager Montagna
2457 ... set up for recreational facilities of some sort-
- 2458 Supervisor Kassel
2459 Yeah.
- 2460 District Manager Montagna
2461 ... and then obviously the District-
- 2462 Supervisor Kassel
2463 I still have-
- 2464 District Manager Montagna
2465 The District would own them.
- 2466 District Manager Montagna
2467 That's why.
- 2468 Supervisor Kramer
2469 ... that's on the map showing.
- 2470 Supervisor Kassel
2471 I have... yeah. I have a marketing-
- 2472 District Manager Montagna
2473 That's the last we've shown.
- 2474 Supervisor Kassel
2475 ... piece of marketing material showing the parcel across from the school as a, as a community pool.
- 2476 Supervisor Berube
2477 The aspirational map of Harmony.
- 2478 Supervisor Kramer
2479 Okay.
- 2480 Supervisor Kassel

- 2481 So we haven't-
- 2482 Attorney Qualls
- 2483 So, so legally the only thing that matters is, is the property receiving a special-pecuniary, benefit-
- 2484 Supervisor Kramer
- 2485 And it definitely is.
- 2486 Attorney Qualls
- 2487 ... and if so you reasonably apportioned the debts?
- 2488 Supervisor Kramer
- 2489 Okay. So I have a motion and a second to add these two parcels to our assessment rolls. All in favor?
- 2490 All Supervisors Present
- 2491 Aye.
- 2492 Supervisor Kramer
- 2493 Any opposed?
- 2494
- 2495 On MOTION by Spv. Kassel, SECOND by Spv. Berube,
2496 with all in favor, the Board to add parcels
2497 30263229890010GA0 and 30263231170010IJ5 to the
2498 assessment rolls. approved
2499
2500
2501
- 2502
- 2503 District Manager Montagna
- 2504 And just so you know, as soon as the preliminary budget gets done, Elizabeth can add them.
- 2505 Supervisor Kramer
- 2506 So that will put them on the next year's tax.
- 2507 Supervisor Berube
- 2508 And that'll go on as raw acreage, right?
- 2509 District Manager Montagna
- 2510 Yes.
- 2511 Supervisor Berube

CARBON

- 2512 Yeah.
- 2513 Supervisor Kassel
- 2514 Do we know what the amount is that that's going to add to our revenue?
- 2515 District Manager Montagna
- 2516 We don't until, the accountants finish your budget and then she'll be able to give you a ballpark figure.
- 2517 That was asked today.
- 2518 Supervisor Leet
- 2519 It's just under nine acres altogether.
- 2520 District Manager Montagna
- 2521 Okay.
- 2522 Supervisor Kramer
- 2523 All right, anything else for our attorney?
- 2524 Supervisor Berube
- 2525 No, I think we killed him.
- 2526 Supervisor Kassel
- 2527 Yeah, and then other-
- 2528 Attorney Qualls
- 2529 Y'all were pretty easy on me.
- 2530 Supervisor Kassel
- 2531 ... the other parcel was Central Bark. So, you said you were going look into that because part of that was
- 2532 a split parcel and part of it was-
- 2533 road frontage. And did you find anything about it?
- 2534 Supervisor Kramer
- 2535 That parcel's being assessed, for both bond debt and for O &M, so it's being assessed. Again, I haven't
- 2536 found anything that explains why it's separated out. And hopefully as we go through property
- 2537 ownership, we might find a little bit more on-
- 2538 Supervisor Berube
- 2539 That's, that's the one where the other piece of that parcel is up near 192-
- 2540 Supervisor Kassel
- 2541 Yep.

2542 Supervisor Berube
2543 ... and there's a break in-between-

2544 Supervisor Kassel
2545 Yeah.

2546 Supervisor Berube
2547 ... but as you get... Yeah.

2548 Supervisor Kassel
2549 Yeah. There're wetlands in-between.

2550 Supervisor Kramer
2551 Wetlands. Yeah. Conservation areas... that we don't own yet. Nothing left for our Counsel. We will call
2552 our Field Manager.

2553 Supervisor Kassel
2554 Thank you, sir.

2555 Attorney Qualls
2556 Thank y'all. I look forward to a speedy resolution-

2557 Supervisor Kramer
2558 Or our
2559 Field Services Director.
2560

2561 Supervisor Berube
2562 Too bad you can't make a motion.

2563 Attorney Qualls
2564 To adjourn?

2565 Attorney Qualls
2566 If I could, I'd have tried it.
2567 Before my report!
2568

2569 **Field Services Report**

2570 Supervisor Kramer
2571 Okay. We've done away with some of your work already.

- 2572 Area Field Manager Perez
2573 Somebody's on a roll today.
- 2574 Supervisor Berube
2575 Click, click, click.
- 2576 Area Field Manager Perez
2577 It's a tough act to follow.
- 2578 Area Field Manager Perez
2579 All right. So, you do have the field report in front of you. -
- 2580 Supervisor Berube
2581 One quick question for you.
- 2582 Area Field Manager Perez
2583 Absolutely.
- 2584 Supervisor Berube
2585 I didn't say it in front of Servello but are they being responsive to these things?
- 2586 Area Field Manager Perez
2587 So-
- 2588 Supervisor Berube
2589 As a change.
- 2590 Area Field Manager Perez
2591 Yes. I did get... We've asked... This report here in front of you, that was under separate cover, okay, the
2592 first one, which has the Harmony CDD previous... This is in turn. This was done by-
- 2593 Supervisor Berube
2594 Right.
- 2595 Area Field Manager Perez
2596 Vincent, where he is going back through the previous audit, following up with what's been completed,
2597 what hasn't been completed and noting it for you all to review. The second part, which answers your
2598 question, after we did the April audit and we sent it off to Servello, we were getting responses, but they
2599 would be in the form of an email. So, so an email would come in and say, items one through three were
2600 completed, proposal coming. Then we'd get another email, items eight through so and so were
2601 completed and we'd send a proposal. So, what I responded back to Pete, Scotty, and the team was, I
2602 don't need them trickling in. That makes it hard for us to follow-
- 2603 Supervisor Berube

- 2604 Right.
- 2605 Area Field Manager Perez
- 2606 ... which has been completed, which is not. So, what we want is within five days, work on the list that,
2607 once you get it, mark what's been completed, but then give us actionable service days on the remainder
2608 of the items to be completed. That was sent to them last week, early last week. So, when Vincent does
2609 his May inspection, we should see that then transition into a singular response, whether it's this format,
2610 whether it's going into the PDF and adding a note and then saving it as notes, however they see fit.
- 2611 Supervisor Leet
- 2612 . Can I make you guys a suggestion? I did this as a resident several years ago. There was... Is there a
2613 reason, any reason not to just have like an online document, that anyone with a phone would be able to
2614 go in and in real time make whatever updates to each action item as they come up rather than having
2615 this communicating back-
- 2616 Supervisor Kassel
- 2617 Like a Google Doc.
- 2618 Supervisor Leet
- 2619 Exactly that.
- 2620 Area Field Manager Perez
- 2621 Well, so the app we use on our phone generates a PDF. Right. So that's a working doc. They can add
2622 notes to it as they complete it like that day, they're... They can have a copy of it when Pete is done
2623 during the day.
- 2624 Supervisor Leet
- 2625 Okay, so yeah.
- 2626 Area Field Manager Perez
- 2627 So, they open it back up and add a note.
- 2628 District Manager Montagna
- 2629 Yes.
- 2630 Supervisor Leet
- 2631 So, it's still a single shared document. Okay.
- 2632 Area Field Manager Perez
- 2633 Yes.
- 2634 Supervisor Leet
- 2635 I'm hearing about emails back and forth.

CARBON

- 2636 Area Field Manager Perez
2637 Right. So, what they were doing was basically responding back to the document.
- 2638 Supervisor Leet
2639 Okay. Okay.
- 2640 Area Field Manager Perez
2641 ... via email...
- 2642 District Manager Montagna
2643 Here and there.
- 2644 Area Field Manager Perez
2645 ... here and there.
- 2646 Supervisor Berube
2647 Bits and pieces.
- 2648 Area Field Manager Perez
2649 Yes.
- 2650 Supervisor Leet
2651 Okay.
- 2652 Supervisor Berube
2653 So, what I'm hearing here is that there has not been a complete and total change in the way they
2654 respond to your request for service. It's still hit or miss.
- 2655 Supervisor Kassel
2656 Well, it's better. It sounds like it's better.
- 2657 Area Field Manager Perez
2658 Well, what I would say is there's improvement from lack of response, period. Right?
- 2659 Supervisor Berube
2660 Okay.
- 2661 Area Field Manager Perez
2662 So, there is improvement. We're asking them to refine that, which will then go into my, one of my notes-
- 2663 Supervisor Berube
2664 Okay.

CARBON

2665 Area Field Manager Perez

2666 I will give an update. The landscape RFP is underway. , we did have six proposers. All six did show up at
2667 the pre-bid meeting. We did make a slight adjustment to the maintenance map versus the one that was
2668 provided where the right-of-way mowings that you have on Cat Brier, Schoolhouse, Five Oaks, that are
2669 in front of residential homes. When we originally designed the map, it was just oversight on my part and
2670 actually kudos to Servello for calling it out and actually being honest with it. They said that the side road,
2671 some of the side roads that are off those main drags, that they actually are responsible for maintaining,
2672 were included on the map.

2673 Area Field Manager Perez

2674 So, they did,, that is a good thing because other vendors would've proposed it. The question-and-answer
2675 period did pass. We did have some questions. We did provide answers. So, you're, you're... Everything's
2676 moving smoothly with the landscape RFP. We should receive proposals. And I apologize, I don't have the
2677 date etched in my head, but it will be here. So, the May meeting, we will have a bid summary together
2678 that has... It's not necessarily going be ranked. It's just going show an alphabetized order of the vendors,
2679 their pricing for year one, year two, year three, optional year four, year five and everything that we've
2680 discussed. There will be a optional price to, not include right-of-way mowing. Again, that's all Board
2681 discussion at that point. I don't know if we can remove it, if we can't. I'm just telling you you'll see it. And
2682 then there can be open discussion at that point, but you'll have numbers in time for your budget, which
2683 is great news because now you can set whether whoever the vendor is, whatever the number is, to now
2684 etch that and lock it in for your budget. All vendors were made well aware of an October 1 start.

2685 District Manager Montagna

2686 But there's nothing that holds this Board to start at October 1-

2687 Area Field Manager Perez

2688 Absolutely not.

2689 District Manager Montagna

2690 You can start earlier if you so choose.

2691 Area Field Manager Perez

2692 Correct. The only thought to that is, would be if it's drastically higher than your current budget, can you
2693 afford to make that adjustment? And that's again, a Board decision, but I'm pointing it out as...

2694 Okay. So, the field report said that if you have any questions you can ask. I can go through that. Vincent
2695 is doing the field reports, and is doing a great job with them. We're working. We're going to probably get
2696 Vincent into some training with some of our other field managers to get the best management practice.
2697 It's always good, you know. There're strengths that he has, but not everybody was a former landscaper
2698 or horticulturalist who can go out and tell you what's what, and what's going on with it. And that's no
2699 detriment to Vincent. Right? So, we're going provide that training and get him in there. There are
2700 proposals for UTVs and utility vehicles in the agenda. Want to make a point of clarification on that?

2701 Supervisor Berube

2702 There are?

CARBON

2703 Area Field Manager Perez
2704 There's... Yeah.

2705 Supervisor Kassel
2706 Yeah.

2707 Area Field Manager Perez
2708 There's some-

2709 Supervisor Kassel
2710 There's one page with the name of an item and the cost, but no descriptions of-

2711 Area Field Manager Perez
2712 I'm sorry.

2713 Area Field Manager Perez
2714 So, the reasoning behind that is obviously the Board's well aware of the incident that took place with
2715 one of the field staff members that did total a Kawasaki MULE.

2716 Supervisor Kramer
2717 And the theft.

2718 Area Field Manager Perez
2719 And then we had a theft of the Viking. So currently field staff has an Inframark truck, the Harmony truck,
2720 the Polaris, which is having some issues. Has that been repaired yet Vincent?

2721 Vincent
2722 Nope.

2723 Area Field Manager Perez
2724 Okay. We need to get that in. And then there's one more utility... The UMAX.

2725 Supervisor Kramer
2726 The UMAX.

2727 Area Field Manager Perez
2728 Sorry. So, there's four. We're trying to get the two that were basically out of our control. Well, I
2729 shouldn't say. The two missing ones... replaced as quickly as possible under insurance claims. Angel's
2730 working on the insurance side of it.

2731 We have the UMAX still on order. I did get an update from Kissimmee Motor Sports. It's probably going
2732 to be July, August before we see it.

2733 Supervisor Kassel

CARBON

- 2734 If you're lucky.
- 2735 Area Field Manager Perez
- 2736 If we're lucky. I have been following up with them via email. But we did ask at the same time to send
2737 over some additional pricing for what they have in inventory. And I think a solid solution is instead of
2738 staying so focused and localized in the Orlando, Kissimmee area, we need to look outwards- Whether
2739 it's Miami, Broward...
- 2740 Supervisor Berube
- 2741 Here's a suggestion for you. The vehicle you need to buy is another one of those Polaris's so you have
2742 another vehicle that can legally tow the pressure washer. And the only way you can do that with any of
2743 these UTVs is with that Polaris XD. It's made for that. You can also buy that on the Sourcewell contract
2744 directly from Polaris commercial and government in Minnesota, the factory. 99% of the time they have
2745 them available to go and your pricing is already set up on Sourcewell, which is accepted by everybody
2746 for government bids. It's a discount and that's how we bought the last one. You could probably
2747 accomplish that in less than two weeks. If that's the way the Board wants to go. That's how we bought
2748 the last one.
- 2749 Area Field Manager Perez
- 2750 I still need to get a quote though, correct? From Sourcewell?
- 2751 Supervisor Berube
- 2752 Oh, they'll give you a quote. Yeah, you ask for a Sourcewell quote. I, I can send you all that information.
- 2753 Area Field Manager Perez
- 2754 So, what we'll probably do is if we get that, we can probably get it over into the May agenda for
2755 approval. ...
- 2756 Supervisor Berube
- 2757 I'm looking at this Yamaha Viking quote. \$16,808. If I remember right, the Polaris was right around that
2758 money. It's probably gone up a little bit but the Polaris should be less than \$18,000.
- 2759 Area Field Manager Perez
- 2760 And it's got better towing.
- 2761 Supervisor Berube
- 2762 It's got the absolute towing capacity that you need.
- 2763 Area Field Manager Perez
- 2764 Right. Yes
- 2765 Supervisor Berube
- 2766 It's a diesel.

CARBON

- 2767 Supervisor Kramer
- 2768 Now, all of the ones before us are gasoline or diesel. We had talked about wanting to go to all electric.
2769 There is a new Polaris out there that should have the towing capacity and everything that we need. So,
2770 let's just be sure to check-
- 2771 Supervisor Berube
- 2772 Yeah.
- 2773 Supervisor Kramer
- 2774 ... and verify that before, and in the replacement of the other ones, we want to try and get the electric
2775 versus-
- 2776 Supervisor Berube
- 2777 Well-
- 2778 Supervisor Kramer
- 2779 ... Because the maintenance cost on the-
- 2780 Supervisor Berube
- 2781 Oh, the electric is the way to go-
- 2782 Supervisor Kramer
- 2783 Right.
- 2784 Supervisor Berube
- 2785 ... except when you have to tow. All of these utility vehicles have... The target market is 1500 pounds of
2786 capacity. They all sit right at 1500 pounds. The Polaris with the diesel is 2,500. That's why it stands out in
2787 market. It's made for governments and commercial. And we need that for that pressure washer because
2788 of the weight. If, if you don't get the 2,500 pound capacity, then they are going to put 50 gallons of
2789 water in the pressure washer instead of 250-
- 2790 Supervisor Kramer
- 2791 And they'll be right back.
- 2792 Supervisor Berube
- 2793 ... and then back and forth all day long, going across town to get 50 gallons of water. It makes no sense.
2794 But only the Polaris XD in the entire market has that capacity. But I agree with you. Electric's the way to
2795 go. Without doubt.
- 2796 Supervisor Kramer
- 2797 I had heard that there was a Polaris electric that had come out that rivals that, so-
- 2798 Supervisor Berube

2799 They just came out with it-

2800 Supervisor Kramer

2801 I just want to make sure about that.

2802 Supervisor Berube

2803 I didn't... I saw it quickly. I didn't look at the tow capacity.

2804 Supervisor Kramer

2805 Yeah.

2806 Supervisor Berube

2807 If it's got 2,500 pounds of capacity? Without a doubt.

2808 Supervisor Kassel

2809 Dan's looking it up.

2810 Supervisor Berube

2811 However, you're going have a problem with getting one because of the chip shortage. That's the

2812 problem with all these electrics. They all need chips and nobody has chips.

2813 Supervisor Kassel

2814 It's not just electrics.

2815 Supervisor Berube

2816 Oh, I understand. No, it's a lot of stuff, cars and trucks.

2817 Supervisor Kramer

2818 Okay, so you're going to be furthering the search.

2819 Area Field Manager Perez

2820 We're going continue. Yeah. We're going expand the search. So again-

2821 Supervisor Berube

2822 Dan, you looking at that?

2823 Supervisor Leet

2824 I'm trying to, yeah. Let me

2825 Supervisor Berube

2826 Polaris, Polaris commercial, and government. They have a separate website.

2827 Area Field Manager Perez

CARBON

- 2828 While Dan's looking I can continue tree...
- 2829 Unless you have something specific.
- 2830 Supervisor Kramer
- 2831 What else do we have?
- 2832 Area Field Manager Perez
- 2833 Well, I was going give a tree trimming update.
- 2834 Supervisor Kramer
- 2835 Okay.
- 2836 Supervisor Berube
- 2837 Polaris?
- 2838 Supervisor Kassel
- 2839 Mm-hmm. Government.
- 2840 Area Field Manager Perez
- 2841 So, tree trimming update, I did get an email from Bee & Bee. They did turn in an invoice stating they
- 2842 were completed, but that the invoice is wrong. They included the pine tree removals at the Estates into
- 2843 the not to exceed of \$ 10,000. So, there was like a thousand dollars additional for the pine trees. That
- 2844 was not... That was a separate call. So, I've reached back out to Matthew and asked for obviously a
- 2845 thousand dollars credit in terms of being out here to trim for that thousand dollars and re-invoicing. I
- 2846 have not gotten a response at this time. I was able to go out today and, and review some of the trees.
- 2847 He did provide pictures, which was shared with the board today as well, that all... Both those emails
- 2848 came in today from, from Bee& Bee. So, we are reviewing some before and afters. There was some
- 2849 larger limbs removed from trees. And I think going forward, what we will be doing is definitely more
- 2850 handholding is probably a better way to describe it. I think there was too much-
- 2851 Supervisor Kassel
- 2852 Removed.
- 2853 Area Field Manager Perez
- 2854 ... lag time in between what we discussed versus contract being signed versus work being executed. And
- 2855 I think there was discussion in that term that was lost in translation. So we will be, probably-
- 2856 Area Field Manager Perez
- 2857 ... you know, marking trees.
- 2858 District Manager Montagna
- 2859 Keeping up.
- 2860 Area Field Manager Perez

CARBON

2861 Yeah. Marking trees probably for him that we want to be identified to be trimmed, and going forward in
2862 that regard. So, then the next discussion would be, once he's done is for the Board to discuss where we
2863 want to move forward in the tree trimming process. For the most part his cuts are professional, from
2864 what we're seeing versus some of the previous work that was done by other providers.

2865 Supervisor Kassel

2866 Contractors.

2867 Supervisor Kassel

2868 So, did you say that, B&B is complete on the work we contracted them to do?

2869 Area Field Manager Perez

2870 Not yet.

2871 Supervisor Kramer

2872 Not yet.

2873 Supervisor Kassel

2874 Oh, okay. That's what I thought you said-

2875 Supervisor Kramer

2876 So, we can further discuss this at the next... Yeah.

2877 Supervisor Kassel

2878 Oh.

2879 Area Field Manager Perez

2880 They're not, they're not completed yet. They mis-invoiced and they-

2881 Supervisor Kramer

2882 And they have a little more... Yeah.

2883 Area Field Manager Perez

2884 ... they have a little bit more money they owe us. Trimming services. They owe us for the money we
2885 were paying.

2886 Supervisor Kassel

2887 Okay.

2888 District Manager Montagna

2889 And I put in my email that it was complete so that's where you're probably getting that from. Sorry.

2890 Supervisor Kassel

CARBON

2891 Well, I also thought I heard Brett say it too, that's why I was confused.
2892
2893 Supervisor Kramer
2894 Yeah. I know they have a little more.

2895 Area Field Manager Perez
2896 The only last... Quick question I have is the UTVs that are damaged... Well, there, there's one that's
2897 already back there, right? There's another mule that's pretty much- Two mules? The mule that was
2898 damaged in the vehicle accident and then one that's been cannibalized and not been used for a while.

2899 Supervisor Berube
2900 You have three. Red one. You have the white Bobcat, which has lost an axle. You have the mule, which
2901 was damaged in the vehicle accident-

2902 Area Field Manager Perez
2903 That's right. Right. Those three, we need to sell them.

2904 District Manager Montagna
2905 The damage that... The mule that was in the accident, don't do-

2906 Area Field Manager Perez
2907 You can't sell it yet.

2908 District Manager Montagna
2909 You can't do anything with that.

2910 Area Field Manager Perez
2911 You can't sell that yet.

2912 District Manager Montagna
2913 Don't touch it. Don't do anything with it until insurance inspects it and then gives us the go-ahead to do
2914 whatever.

2915 Area Field Manager Perez
2916 But the other two, we need to get... I think Tim helps with that, doesn't he? With the...?

2917 District Manager Montagna
2918 What?

2919 Supervisor Berube
2920 We have a disposal policy.

2921 District Manager Montagna

- 2922 Yeah.
- 2923 Supervisor Berube
2924 Written disposal.
- 2925 Area Field Manager Perez
2926 Right.
- 2927 District Manager Montagna
2928 Right.
- 2929 Area Field Manager Perez
2930 We've got to advertise it and there's
- 2931 District Manager Montagna
2932 And it goes into-
- 2933 Area Field Manager Perez
2934 Does counsel help with that, or?
- 2935 District Manager Montagna
2936 No.
- 2937 Supervisor Kramer
2938 Just follow the policy.
- 2939 Supervisor Berube
2940 You can do an online auction, too. That's part of the policy.
- 2941 Area Field Manager Perez
2942 Okay.
- 2943 District Manager Montagna
2944 And then it just goes into surplus revenue in the District.
- 2945 Area Field Manager Perez
2946 We'll get working on that. That is all I have.
- 2947 Supervisor Kramer
2948 All right. Thank you. Any other questions from the Board or...?
- 2949 Supervisor Kassel

CARBON

2950 Yeah. Just... I know we got an email from a resident who lives on an interior street, asking about tree-
2951 trimming. So, I was just wondering what, you know, the-
2952 District Manager Montagna Was that the one that talked... They used the term-
2953 Supervisor Kassel
2954 Airspace.
2955 Supervisor Berube
2956 Airspace?
2957 Supervisor Kassel
2958 Yes.
2959 Supervisor Kramer
2960 I went by that and that tree is so far off their house. I-
2961 Supervisor Kassel
2962 Really?
2963 Area Field Manager Perez
2964 We did get pictures.
2965 I had Vincent go by and get me pictures of it. It's not... It's not even close, within five feet at this time.
2966 Supervisor Kassel
2967 Yeah.
2968 Supervisor Kramer
2969 Yeah, it's-
2970 Supervisor Kassel
2971 Have you responded to them then?
2972 Area Field Manager Perez
2973 Well, I was... Okay.
2974 Supervisor Kassel
2975 You will be?
2976 Area Field Manager Perez
2977 Yes.
2978 Supervisor Kassel
2979 Okay.

CARBON

- 2980 District Manager Montagna
- 2981 I've never had this request yet, but we did get a request from a resident who wants to plant trees...is it
2982 in the right of ways?
- 2983 Area Field Manager Perez
- 2984 Yeah.
- 2985 District Manager Montagna
- 2986 Does that come before the Board? Or do you just automatically authorize them? That they can plant
2987 trees?
- 2988 Supervisor Kramer
- 2989 As long as-
- 2990 Area Field Manager Perez
- 2991 It's at... So-
- 2992 Area Field Manager Perez
- 2993 One clarification. It's in the Estates. And this particular house does not have, in between the sidewalk
2994 and the road, any street trees. They are putting them in themselves. They requested laurel oaks on their
2995 landscape plans. I suggested back live oaks because laurels tend to have...are more prone to disease and
2996 decline a little bit quicker.
- 2997 Supervisor Kramer
- 2998 And they drop a lot of wood.
- 2999 Area Field Manager Perez
- 3000 Yeah. So that was the discussion that I had had with them. If you feel that we need to-
- 3001 Supervisor Berube
- 3002 Street trees, they're large, with live oaks in there, aren't they?
- 3003 Supervisor Kramer
- 3004 Yeah.
- 3005 Area Field Manager Perez
- 3006 Yeah, but this house doesn't have-
- 3007 Supervisor Berube
- 3008 Well, I understand that but-
- 3009 Supervisor Kramer
- 3010 And-

- 3011 Supervisor Berube
3012 ... You want it to be-
- 3013 Supervisor Kramer
3014 They want it... They're agreeing to live oaks, right?
- 3015 Area Field Manager Perez
3016 Mm-hmm (affirmative).
- 3017 Supervisor Kramer
3018 Right, so-
- 3019 Area Field Manager Perez
3020 They've agreed to it and I also made sure, to make them aware that they need to call 8-1-1 prior to
3021 installation in that right of way. We don't want to see a Bobcat flying in the air, and I'm not talking about
3022 an animal. An excavator.
- 3023 District Manager Montagna
3024 So, my question is, if we get these requests, this is the first one I've had since I've been here. Is it policy?
3025 I couldn't find anything in your... In your policy procedures.
- 3026 Board Member
3027 Because there is nothing about this.
- 3028 District Manager Montagna
3029 Right. So, do they come to the Board? Or are you allowing... Just to plant.
- 3030 Supervisor Kassel
3031 I would suggest they come to the Board because-
- 3032 District Manager Montagna
3033 The Board approving it?
- 3034 Supervisor Kassel
3035 ... If we say, "You can do whatever, you can plant," then people interpret that as "We can do whatever
3036 we want," without-
- 3037 District Manager Montagna
3038 Right.
- 3039 Supervisor Kassel
3040 ... needing to go through the Board and that, you know, will end up in-

CARBON

- 3041 Supervisor Berube
3042 Some people already have.
- 3043 Supervisor Kramer
3044 I mean, do we need it to come before the Board or can our District staff-
- 3045 Supervisor Kassel
3046 Handle it.
- 3047 Supervisor Kramer
3048 ... Evaluate and approve? It seems like
- 3049 Supervisor Kassel
3050 Yeah, yes. I suppose that's-
- 3051 Supervisor Berube
3052 Yeah, if it's in line with our community standards
- 3053 Supervisor Berube
3054 ... You know, along Beargrass you get all sycamores. You wouldn't want to tell people you got to use a
3055 live oak. And with the live oaks, you wouldn't-
- 3056 Supervisor Kassel
3057 Right.
- 3058 Supervisor Berube
3059 ... Say, "Now you got to use a sycamore," right? So, these folks know what we have and as long as it
3060 meets the-
- 3061 Supervisor Kassel
3062 Right.
- 3063 Supervisor Berube
3064 ... Community standard, plant away.
- 3065 Supervisor Kassel
3066 Yeah. And, of course, I'm sure that you'll recommend trees that are less likely to pull up sidewalks and
3067 have disease and-
- 3068 Area Field Manager Perez
3069 A live oak isn't going to fall in the first part of that-
- 3070 Supervisor Berube

- 3071 The live oaks aren't as bad as the sycamores.
- 3072 Area Field Manager Perez
- 3073 Yeah. ...
- 3074 District Manager Montagna
- 3075 Perfect.
- 3076 Area Field Manager Perez
- 3077 Perfect. I'll recommend coconut palms to everyone.
- 3078 Supervisor Berube
- 3079 Ah... probably not.
- 3080 Supervisor Kramer
- 3081 Okay, so-
- 3082 Area Field Manager Perez
- 3083 That's all I have. Thank you.
- 3084 Supervisor Kramer
- 3085 Onto our District Manager's report.
- 3086
- 3087 **District Manager**
- 3088 District Manager Montagna
- 3089 So, real fast. A couple of things. Super-fast, actually. I checked on meeting spaces. You asked... I did talk
- 3090 to the Tavern. It is the small room, Members' Room. No charge. Holds up to 30 people. The only reason
- 3091 you can't do the larger room, or they're will do this room, is because we wouldn't be bumped off. We
- 3092 could do our year advertisement That's why. You're... The bigger room would be according to... If they
- 3093 had... Parties, events whatever. No charge. So Library. Same thing. You have to call every single month.
- 3094 Or every single time and see if the, a meeting room is available.
- 3095 Supervisor Berube
- 3096 Back to the second, to no charge. You could get the ballroom for no charge?
- 3097 District Manager Montagna
- 3098 No.
- 3099 District Manager Montagna
- 3100 No. The members' room.
- 3101 Supervisor Berube

3102 Oh. Okay.

3103 Supervisor Kassel and District Manager Montagna

3104 The problem with the ballroom... Is that they can bump us.

3105 Supervisor Berube

3106 I understand.

3107 District Manager Montagna

3108 And we can't be bumped.

3109 Supervisor Berube

3110 Well, for once in a while...

3111 District Manager Montagna

3112 No, because it has to be advertised. Our meeting has to be advertised.

3113 Supervisor Berube

3114 I understand that. But it's just that the address, not necessarily the room

3115 Supervisor Leet

3116 I see what you're saying... Where we could, yeah. If we, if-

3117 District Manager Montagna

3118 It has to be advertised exactly where you're having it.

3119 Supervisor Leet

3120 It'd be the same street address.

3121 Supervisor Leet

3122 My question is, if we are a paying customer, paying for the use of their facility, how would they then

3123 bump us?

3124 Supervisor Berube

3125 They'd bump us for somebody with more money. A bigger party.

3126 District Manager Montagna

3127 And, I... But let's be clear. I did not ask about the ballroom.

3128 I asked about having a meeting. We advertise a year in advance. We can't be bumped.

3129 That was the problem with before.

3130 And they said, "Well, we can definitely give you the Members' Room. It holds 30 people at no charge.

3131 And you will not be bumped."

CARBON

- 3132 Supervisor Berube
3133 Having been in meetings in that Members' Room, it's probably worse than this. Supervisor Kassel has
3134 been there.
- 3135 Supervisor Kassel
3136 Yeah, not for a while. So, I don't know if they've done any revision to the space. It's, ah, yeah. It's not
3137 really well set up for a meeting. It's narrow and it's not long.
- 3138 Supervisor Leet
3139 Yeah. 30 people standing room, but once you have the table and everything set up and-
- 3140 Supervisor Kassel
3141 And chairs.
- 3142 Supervisor Leet
3143 It's tough.
- 3144 District Manager Montagna
3145 So, I'm having to keep looking. Library, again, surrounding hotels. None of which we can book out a year.
- 3146 Supervisor Kassel
3147 So, how about this. What if, we were to reserve... Ask them for the ballroom. Find out what they would
3148 want to charge us. And ask them if they had to bump us from the ballroom, could they guarantee us the
3149 interior room, the Members' Room?
- 3150 District Manager Montagna
3151 Okay.
- 3152 Supervisor Kassel
3153 Does that make... Does that sound like a, a possible plan?
- 3154 Supervisor Leet
3155 Well, I mean, if-
- 3156 District Manager Montagna
3157 We need to ask. Tim? So, if-
- 3158 Supervisor Kassel
3159 It's the same building.
- 3160 District Manager Montagna
3161 ... If we advertise for a year, and say it's the ballroom at the tavern, and we get bumped, and it goes to
3162 the meeting room, even though it's the same address, it's just a different room, but we've advertised

CARBON

3163 the, the ballroom for the year. Does that mean you have to re-advertise, just because it's the same
3164 address?

3165 Attorney Qualls

3166 I don't think so. You guys want me to ask the Attorney General?

3167 Supervisors Berube and Kassel

3168 No.

3169 Supervisor Berube

3170 Go ahead and just advertise the address and let people fig-

3171 Attorney Qualls

3172 We just got to put a sign. Say we're right next door.

3173 Supervisor Kramer

3174 Let me ask a question. What... Is this uncomfortable for everybody?

3175 District Manager Montagna

3176 I love it here.

3177 Supervisor Kramer

3178 I mean, it's free. It's-

3179 Supervisor Kassel

3180 You love it here?

3181 District Manager Montagna

3182 I do.

3183 Supervisor Kramer

3184 They provide us free Internet and

3185 Supervisor Leet

3186 It's... Yeah, I mean, it's I'm not sure if we had a more. Yeah, any facility we have, we're still going to be
3187 lugging our gear, in and out, every time.

3188 So, that's not the issue.

3189 Supervisor Berube

3190 The thing that I've seen is, these guys back here, behind, you know... I don't know. It just seems that
3191 everybody should be gathered around the same table and not looking at other people's back of their
3192 heads.

CARBON

3193 Debra Baer- Audience
3194 At least we can hear you and understand you.
3195
3196 Marilyn Ash-Mower- Audience
3197 What do you mean? They're all good-looking guys. We're sitting here, looking at all these good-looking
3198 guys. What do you want?

3199 Supervisor Kassel
3200 No wonder Marilyn loves it.

3201 Supervisor Berube
3202 I see some beautiful women. I don't know about the guys.

3203 Marilyn Ash-Mower-Audience
3204 No, there's beautiful women in the front and handsome guys in the back. What more could you ask for?

3205 Supervisor Kramer
3206 Yeah. We're, we're a little off topic.

3207 Supervisor Berube
3208 A little bit.

3209 Supervisor Kramer
3210 Well, anyway, so for the time being, we will stay here.
3211

3212 Supervisor Kramer
3213 For some reason, there was an email or notice put out, that we were over the Tavern.

3214 Supervisor Kassel
3215 Really?

3216 Supervisor Kramer
3217 Yes.

3218 District Manager Montagna
3219 Yeah, I didn't hear that.

3220 Supervisor Kramer
3221 So-

3222 District Manager Montagna

CARBON

- 3223 I will go back and ask about the ballroom, as Supervisor Kassel requested.
- 3224 Supervisor Kassel
- 3225 But if we don't want to move?
- 3226 District Manager Montagna
- 3227 Well, you tell me and I will do my due diligence.
- 3228 Supervisor Kassel
- 3229 Well, we've heard from a number of people that it's not a comfortable place to meet. So, I mean, I don't
- 3230 know-
- 3231 Marilyn Ash-Mower-Audience
- 3232 Oh, really?
- 3233 Supervisor Kassel
- 3234 Yeah.
- 3235 Debra Baer-Audience
- 3236 I love it here. And you guys go to the library off this campus, forget it. I'm not driving that far.
- 3237 Supervisor Kassel
- 3238 Well, good thing we didn't make it at First Nature Ranch, then.
- 3239 Debra Baer-Audience
- 3240 What?
- 3241 Supervisor Kassel
- 3242 Good thing we didn't make it at my ranch, then.
- 3243 Debra Baer-Audience
- 3244 No, that's a little bit different.
- 3245 Supervisor Leet
- 3246 Do we have-
- 3247 Supervisor Berube
- 3248 It's closer.
- 3249 Supervisor Leet
- 3250 ... I know that when we first talked to Jones, is we, I guess we only talked about one year at a time.
- 3251 They'd give us an indication of how-

- 3252 Supervisor Berube
3253 Yeah, that's coming up.
- 3254 Supervisor Leet
3255 ... when the sunset for this location is, when they're ultimately ending this?
- 3256 District Manager Montagna
3257 It's not. They've got a whole lot of building to do. I can double check with her, but to my knowledge, it
3258 wasn't an issue.
- 3259 Supervisor Leet
3260 Right. I mean, it-
- 3261 District Manager Montagna
3262 But, I can definitely-
- 3263 Supervisor Leet
3264 ... Yeah. Listening, it doesn't sound like they're building this model here, but if it's, you know, Harmony
3265 West or whatever, but it's still a model home, so that'll be the only other concern.
- 3266 District Manager Montagna
3267 I will ask that as well. I don't know if everybody got wind of the whole thing of... Somebody did a public
3268 records request, requested your audit. They did get it. Nothing illegal happened. There's nothing that
3269 says the Board has to approve an audit before it... There's nothing like that, however, we like to present
3270 it to the Board first. So, if you have any questions or revisions or something needs to be done, the
3271 auditor can do it and then it's presented, approved, and posted on your website. So, your audit is in
3272 here. And there was nothing hidden about the audit. There was nothing, done inappropriately. She just
3273 happened to catch the right person, at the right time, when she did a records request and it didn't run
3274 through me because it was scheduled to be on your agenda, to be approved. March 21st, I was sent the
3275 draft. So, the draft of your audit for 2021, was just done on the 21st of March. So, anyway, just wanted
3276 to put that out there. Your audit is on there. Nothing wrong happened.
- 3277 Supervisor Kassel
3278 What was the thing about nine months?
- 3279 District Manager Montagna
3280 I don't know. What's nine months?
- 3281 Supervisor Leet
3282 How long it took?
- 3283 Supervisor Kassel
3284 Yeah.

CARBON

- 3285 Supervisor Kramer
- 3286 I looked at the date that was the end of our fiscal year.
- 3287 And she didn't allow for time to select an auditor and have the audit done and so she thought-
- 3288 District Manager Montagna
- 3289 There are deadlines to have audits done.
- 3290 Supervisor Kramer
- 3291 -something nefarious was going on and it wasn't.
- 3292 District Manager Montagna
- 3293 Yeah, you have to follow those. There's deadlines. And of course, it gets posted. Like, every other one
- 3294 that you've ever had, has gotten posted. It will be posted this time. There's nothing covert going on
- 3295 behind closed doors. It just kind of... It was the perfect storm with this lady who called and got a records
- 3296 request. To tie into what your counsel said, Inframark was also pulling all the deeds they have and then
- 3297 we'll compare notes, I'm sure, at some point. So, we're pulling all of that. Elizabeth, you've got the go-
- 3298 ahead to... For her to assess. She will do that and she'll be able to provide ballpark numbers as soon as
- 3299 the accounts get done with your rough budget, which should be, by the latest, Monday or Tuesday. And
- 3300 she'll be able to provide those numbers. Once she gives me those, I'll send them out to everyone. Okay,
- 3301 let's see. I think that was all I had.
- 3302 Supervisor Kramer
- 3303 You were going to discuss a possible workshop in early May?
- 3304 District Manager Montagna
- 3305 Yes. I want to.
- 3306 Supervisor Kramer
- 3307 Because this Board likes to be more hands-on with the budget.
- 3308 District Manager Montagna
- 3309 Yep. I got a request, if everyone is available in the first week of May, very latest, the second week of
- 3310 May, to do a full budget workshop. Only the budget, to go line per line, through it. And then you would
- 3311 be able to just move smoothly into your May regular meeting and approve that tentative budget. If we
- 3312 don't do that, then in June, you're going to have to move your meeting up because the deadline is June
- 3313 14th.
- 3314 Supervisor Kassel
- 3315 Did you have a date in May you are proposing?
- 3316 District Manager Montagna
- 3317 Sure. Let me see my calendar.
- 3318 Supervisor Leet

CARBON

- 3319 Yeah, we've had the 26th I guess, in the past, haven't we done the budget workshop immediately
3320 before that May meeting, or...?
- 3321 Supervisor Berube
3322 Yes.
- 3323 District Manager Montagna
3324 Yeah. And I don't know if... I mean, if everybody-
- 3325 Supervisor Leet
3326 I thought May was already moving it up to accommodate the-
- 3327 Supervisor Berube
3328 Well, I think in the past, we did it before the April meeting, so you didn't run into-
- 3329 Supervisor Leet
3330 Ah-
- 3331 Supervisor Berube
3332 ... the May crunch.
- 3333 Supervisor Leet
3334 Gotcha.
- 3335 Supervisor Kramer
3336 Yeah. The other thing about having this time to sit down and really workshop it, is that one, we have the
3337 inflation problem. We've seen our chlorine go up, our chemicals go up, everything's going up pretty
3338 significantly. We have to take that into consideration, as well as some of our projects are coming in
3339 really high. I think a time to sit down and really discuss what's going on. Plus, we have our reserve report
3340 that we have to consider. So, some serious discussion and conversation about that will probably be in
3341 order.
- 3342 District Engineer Hamstra
3343 And will this be an evening or an afternoon?
- 3344 Supervisor Kramer
3345 That's up to the Board.
- 3346 Supervisor Leet
3347 Yeah, so for me, I was already planning on leaving my job early for that May 26th workshop. If it ends up
3348 being later in the day, that's better for me. But I'm already leaving work early to be here on a Thursday
3349 afternoon, so, whatever.
- 3350 District Manager Montagna

CARBON

- 3351 Early for the six o'clock meeting?
- 3352 Supervisor Leet
- 3353 No, no, no. I'm saying for earlier in the month I would favor it being later in the day, just based on what
3354 everyone else, that they wanted.
- 3355 Supervisor Kassel
- 3356 When you say, "later in the day," do you mean four? Do you mean six?
- 3357 Supervisor Berube
- 3358 You mean an evening with Zoom?
- 3359 Supervisor Leet
- 3360 Eh... Ah... Oh, yeah, yeah, this is a workshop, so it's going to be Zoom, right?
- 3361 Supervisor Berube
- 3362 Yeah.
- 3363 Supervisor Leet
- 3364 Ah... Yeah I'd still prefer later, if possible. But not, like going after seven or eight.
- 3365 Supervisor Kassel
- 3366 How soon will the budget be ready?
- 3367 District Manager Montagna
- 3368 She told me today that she'll have it complete tomorrow, or early next week. And that was the other
3369 thing, as well, ... It... It wasn't-
- 3370 Supervisor Kassel
- 3371 May 12th?
- 3372 District Manager Montagna
- 3373 It's updated. But May 12th, is everybody available May 12th?
- 3374 Supervisor Berube
- 3375 Updating.
- 3376 Supervisor Kramer
- 3377 I'm good May 12th.
- 3378 Supervisor Leet
- 3379 I will find out.

CARBON

- 3380 Supervisor Kramer
3381 It's my 49th anniversary.
- 3382 Supervisor Kassel
3383 Aww.
- 3384 District Manager Montagna
3385 What about the 13th?
- 3386 Supervisor Leet
3387 Is that a Friday?
- 3388 Supervisor Kramer
3389 Friday the 13th.
- 3390 Supervisor Kassel
3391 Yeah.
- 3392 Supervisor Kramer
3393 Let's not do budgeting on Friday the 13th. The 12th is it.
- 3394 District Manager Montagna
3395 Okay.
- 3396 Supervisor Kassel
3397 Or Wednesday, May 11th?
- 3398 Supervisor Leet
3399 Ah, I'm-
- 3400 Supervisor Kassel
3401 No, I can't. I can't do that. We have a... Well, right now, we have a Nature and Animal Committee
3402 meeting.
- 3403 Supervisor Leet
3404 Right, I'm questionable on the 12th.
- 3405 Supervisor Kassel
3406 You're questionable. What about the 5th, which is a week from tonight? Cinco de Mayo?
- 3407 Supervisor Berube
3408 Oof.

- 3409 Supervisor Kassel
3410 It's also Yom Ha'atzmaut.
- 3411 Supervisor Berube
3412 Whom?
- 3413 Supervisor Leet
3414 What did you call it?
- 3415 Supervisor Kassel
3416 It's Israeli Independence Day.
- 3417 Supervisor Leet
3418 Ah. May 5th works better for me.
- 3419 Supervisor Kramer
3420 May 5th is fine.
- 3421 District Manager Montagna
3422 May 5th, It's, like, next week.
- 3423 Supervisor Kassel
3424 Sorry. You did say early in May. It's a week from today.
- 3425 District Manager Montagna
3426 It does put it in tight. I mean, I could move it-
- 3427 Supervisor Berube
3428 Pressing we get it done.
- 3429 Supervisor Leet
3430 When-
- 3431 District Manager Montagna
3432 Yeah.
- 3433 Supervisor Leet
3434 ... I mean, is Friday the 6th better, then?
- 3435 Supervisor Kassel
3436 Oof. Only if we do it in the afternoon.
- 3437 Supervisor Berube

- 3438 Friday?
- 3439 Supervisor Kramer
3440 I'm free all those two weeks in-
- 3441 Supervisor Leet
3442 Nah, I have an issue Friday afternoon, too. Sorry.
- 3443 District Engineer Hamstra
3444 So, everybody's good for the 12th, except for Dan?
- 3445 Supervisor Leet
3446 Correct. Well, I'm questionable. I might be able to.
- 3447 Supervisor Berube
3448 Sounds like it's the 12th.
- 3449 Supervisor Kramer
3450 The 12th?
- 3451 Supervisor Berube
3452 Because Dan's going to make his schedule. The pressure is on, Dan.
- 3453 Supervisor Kassel
3454 What time?
- 3455 Supervisor Berube
3456 Six? That's the typical one.
- 3457 District Manager Montagna
3458 Yeah, it's up to you all. I can do any time.
- 3459 Supervisor Kassel
3460 Okay.
- 3461 Supervisor Kramer
3462 Do you know when you will know whether you're questionable or not?
- 3463 Supervisor Leet
3464 It should be within the week, yeah.
- 3465 Supervisor Kramer
3466 Okay.

- 3467 Supervisor Leet
3468 I mean, I can see... Go ahead and set up the meeting.
- 3469 District Manager Montagna
3470 Okay. So, is it the 12th? Are we agreeing on the 12th?
- 3471 Supervisor Kramer
3472 ... Unless something dramatic happens.
- 3473 Supervisor Berube
3474 Seems that's the one that-
- 3475 District Manager Montagna
3476 What time?
- 3477 Supervisor Kramer
3478 Plus, we've got to advertisement.
- 3479 District Manager Montagna
3480 Yes. What time?
- 3481 Supervisor Berube
3482 Six.
- 3483 District Manager Montagna
3484 Six PM. Okay. All right?
- 3485 Supervisor Leet
3486 Via Zoom?
- 3487 District Manager Montagna
3488 Yeah, that's fine. Yeah. We'll provide it through Zoom. All right. Your budget workshop will be May 12th.
- 3489 District Manager Montagna
3490 The other thing that we... Oh, we were going to get to it next, right? The cost/benefit of Garden Road.
3491 Yeah. So, as you saw in there, there's a spreadsheet of what you bring in, over five years.
- 3492 Supervisor Kassel
3493 Was it the Garden Road? Or was it the RV fencing-
- 3494 Supervisor Berube
3495 RV parking lot.

3496 Supervisor Kassel

3497 ... And all that?

3498 Supervisor Kramer

3499 Yeah.

3500 District Manager Montagna

3501 It's both because the road goes into the lot and if you're combining both of those projects, that's your
3502 number, and then that's what you bring in over five years, from the RV lot revenue.

3503 Supervisor Berube

3504 Well, there's a little bit of a question there regarding the numbers. First, the road is not exclusively for
3505 use by the RV parking lot. The... You got to have a road for the landscapers' staging area. You got to have
3506 a road for them to get to the CDD office. You got to have a road to get to the garden. The road has to
3507 exist anyway, for the pipeline. So, to assign the entire cost of rebuilding the road to the RV parking lot is
3508 really stretching the numbers. The other thing along with the numbers is we're looking at current
3509 numbers and that area is going to be expanded by five times.

3510 Supervisor Berube

3511 Whether you bring in that much business, remains to be seen. But-

3512 Supervisor Kramer

3513 Right. I did a... Totaled up what we would get, and everybody's who's in there now, paid for a year's
3514 worth. Then each year it would be \$26,700, for what's in there now. I looked at a past proposed layout
3515 which was very optimistic. I would never put that many spots in there.

3516 But it's possible we could enough spots in that, at our current fees, we could go up to approximately
3517 \$50,000 a year in income from that lot, if we had the demand. I don't know that we have... Do we have
3518 anybody on waiting lists now, for...?

3519 District Manager Montagna

3520 For a spot?

3521 Supervisor Berube

3522 No.

3523 District Manager Montagna

3524 You actually have open spots, don't you?

3525 Supervisor Berube

3526 ... I suspect some of that is the road. The fact that-

3527 Supervisor Kramer

3528 Possibly.

CARBON

- 3529 Supervisor Berube
3530 ... It's unfenced. There's no lights.
- 3531 Supervisor Berube
3532 You know, all, all the stuff we've talked about.
- 3533 Supervisor Kramer
3534 Right. So, what we're looking at, again, is a lot of these expenses and a significant part of the road, you
3535 know, I don't know if it's strictly the garden, the landscape, Then we don't have to bring the road,
3536 possibly, up to firetruck standards.
- 3537 Supervisor Berube
3538 Yeah, you do because the office is there.
- 3539 Supervisor Leet
3540 Yeah.
- 3541 Supervisor Kramer
3542 That begs the other question, of possibly relocating the office. The decision to put it down there was
3543 made rather quickly because we had to move it, because we were under the gun.
- 3544 Supervisor Leet
3545 Where else would it be if it wasn't there?
- 3546 Supervisor Kramer
3547 Well, we have a new area of open space for a possible small office that might work out in the frontage
3548 of Harmony, at the end of... Oh, now I've lost the name of the road.
- 3549 Supervisor Kassel
3550 Sebastian Bridge?
- 3551 Supervisor Kramer
3552 Right off the corner of Sebastian Bridge, near the pump station. Right up there, where it dead-ends into
3553 where the apartments are going to go further down. We own now own a piece right up there that you
3554 can put to that use.
- 3555 Supervisor Kassel
3556 But there's still the garden. There's still the landscaping.
- 3557 Supervisor Kramer
3558 We definitely need, still need the garden, but again we could probably... The biggest thing down there
3559 that we need a new road for is for the garbage trucks and the huge RVs.

CARBON

- 3560 Supervisor Berube
3561 And the landscapers, right?
- 3562 Supervisor Kramer
3563 Whatever's going to this. So, if the storage lot goes away-
- 3564 Supervisor Berube
3565 But wait a minute, where do you put the landscapers?
- 3566 Supervisor Kramer
3567 And... That's what we have to talk about, as far as the landscapers. Again, they don't... I don't know that
3568 we're required to provide them with something that will accommodate a semi, right? They just need a
3569 place to offload some of the materials.
- 3570 Supervisor Berube
3571 Store all their trucks.
- 3572 District Manager Montagna
3573 Any storage up there?
- 3574 Supervisor Berube
3575 Well, yeah.
- 3576 District Manager Montagna
3577 Do they pay you rent?
- 3578 Supervisor Berube
3579 No. No. It's part of their contract that they have onsite-
- 3580 District Manager Montagna
3581 Storage facility?
- 3582 Supervisor Berube
3583 Secured, yeah.
- 3584 Supervisor Leet
3585 Is, is that in the RFP, Brett?
- 3586 Area Field Manager Perez
3587 I believe the language that we discussed in the RFP, and I can pull it up ... I mean, keep talking-

CARBON

3588 District Manager Montagna

3589 Okay.

3590 Supervisor Kramer

3591 So, the question is, do we need to take a pause and reconsider moving forward with taking on such a big
3592 project, which requires pretty extensive security, especially now that catalytic converters are such a hot
3593 item, and going to require lights and security. Then there will be pressure on us to pave it and improve
3594 the actual base. Right now, and we have nobody else waiting, it's for a total of about 42 residents. Is that
3595 something that our entire community should be doing and are we putting ourselves in competition with
3596 the other storage lots in the area? Do we really need to be in that commercial of a business? So, that's
3597 just something, I think we all need to think about. We've worked real hard. We've done engineering for
3598 the road and everything. But that road is still on top of two major gas pipelines. And we're all a little iffy
3599 about that. If we were just a one-time crossing, if that other area develops out and we can do a road in
3600 on the other direction, do a one-time crossing, then it won't be that much of a problem. But right now,
3601 we're going down a large length of that pipeline. So, I'm just putting that out there for everybody to
3602 consider, since it's such a major capital improvement item and I don't think any of the Board members
3603 ever foresaw it being such an expensive undertaking that it requires to come up to all the County codes.

3604 Supervisor Kassel

3605 Well, because we didn't think we were going to have to go... Jump through all those hoops and require-

3606 Supervisor Berube

3607 Well, remember-

3608 Supervisor Kassel

3609 ... all that -

3610 Supervisor Berube

3611 ... we didn't build it. It was given, right?

3612 Supervisor Kassel

3613 Yeah.

3614 Supervisor Berube

3615 And you remember the whole story, right?

3616 Supervisor Kassel

3617 Yeah.

3618 Supervisor Kramer

3619 Yeah.

3620 Supervisor Berube

- 3621 And then it goes, poof.
- 3622 Supervisor Kassel
- 3623 So, I wasn't sure that I caught what our occupancy level is there right now.
- 3624 Supervisor Kramer
- 3625 Our occupancy is at 48 units, used by 42 families.
- 3626 Supervisor Kassel
- 3627 Ah, so, in other words, we're totally occupied?
- 3628 Supervisor Berube
- 3629 No.
- 3630 Supervisor Kramer
- 3631 No.
- 3632 District Manager Montagna
- 3633 No.
- 3634 Supervisor Kassel
- 3635 That's what I was asking. What's our occupancy rate?
- 3636 Supervisor Leet
- 3637 What's... Yeah, what's our capacity?
- 3638 Supervisor Kramer
- 3639 We don't know yet because it's never been-
- 3640 Supervisor Kassel
- 3641 No, no. What's-
- 3642 Supervisor Kramer
- 3643 ... laid out.
- 3644 Supervisor Kassel
- 3645 So, what... Oh. So, what currently? If we did nothing. I'm asking, are we full up now?
- 3646 Supervisor Berube
- 3647 No.
- 3648 Supervisor Kramer

CARBON

3649 No.

3650 Supervisor Kassel

3651 Okay. So, it's not as though there's big demand.

3652 District Manager Montagna

3653 And there's no waiting list.

3654 Supervisor Kassel

3655 But... and there's no waiting list. I mean, it's possible, if there was this big upgrade, that, you know, with
3656 security and lights and blah blah blah, that we could have more, but at a considerable cost to the CDD,
3657 to have more.

3658 And it wasn't as though this was a facility that existed initially, that was promised to us, that was part of
3659 the marketing. So, I sort of feel like for those people, I understand, they want the convenience. People
3660 who have commercial vehicles don't want to... Can't or don't want to park by their house. It's a violation
3661 of the HOA covenants to park a commercial vehicle by your house. They want something close by. Ah, I
3662 know that people have been upset because of the lack of security. There's been that vandalism of
3663 somebody's RV that was there, for example. You know, the security is really lax.

3664 But it's not as though we're offering a commercial storage service, really. We're just offering a
3665 convenience to residents and we have costs involved and we have to cover those costs, so we have to
3666 charge them for it. So, I'm okay with leaving things as they are, for now. I know we've spent a lot of
3667 money and we've gone through a lot of B.S. to get to where we are now, and we're very close. Like, we
3668 could move forward, but at a pretty big expense. And I'm concerned that we're going to have difficulty
3669 recouping that expense. Like, at the garden, which is also for only a limited number of residents because
3670 there are a limited number of plots, we require them to spend no more than they take in, and to spend
3671 all that they take in. But with the RV parking, we are spending a huge amount. Now, we had the
3672 fortunate-ness of the developer to develop that community garden, and not the cost to the CDD to
3673 develop the garden itself. Now we're just maintaining the garden. And that's a cost to us.

3674 Yeah, I'm content to let it, you know... We've jumped through a lot of hoops, but maybe for now, we just
3675 need to let people know that we're not a commercial service. If you want that security and that lighting,
3676 you need to go to a place that offers that and that you have to pay for that. We are just offering this as a
3677 convenience.

3678 Supervisor Kramer

3679 But if we offer it as a convenience, the County requires us to bring it up to certain codes.

3680

3681 Supervisor Kassel

3682 So, in other words, we can't continue what we're doing?

3683 Supervisor Kramer

3684 Right.

3685 Supervisor Kassel

3686 Oh. That's a new wrinkle.

CARBON

3687 Supervisor Berube

3688 I suspect that once the road is fixed and there's a fence around it and it looks professional rather than
3689 just a big open field and it's marked off, that the demand would probably go up. Do I have a crystal ball?
3690 No. But, you know, when you go look at it's wide open. Who wants to drive down that road? If you're
3691 towing a camper, pulling a motor home, or whatever, going down that road, it's a rugged trip. It's a
3692 rugged trip in a car.

3693 Supervisor Kramer

3694 Right. But that's why we just brought all of this information to the Board, so that the Board members
3695 can look at it closely, recognize that, at the most, if we get serious increase in demand, and don't raise
3696 our prices, leave it as it is, that the most we'll probably bring in, if all goes well, would be \$50,000 a year.
3697 Yet, there's a considerable cost to it. So, just think about it and think about other options that we have.
3698 And again, I've spoken to some of the people that have their units in there, and some of the commercial
3699 folks, and they have said, you know, "Gee, it's really convenient, but I understand that this is a huge cost
3700 for a few people." So, just everybody think about it. Talk to folks out there in the community that may
3701 be using the facility, or that aren't. And that their fees would be going to subsidize this and just see what
3702 we've got. So, that's what we wanted to bring to the Board today. So, now anything else new?

3703 District Manager Montagna

3704 Nope.

3705 Supervisor Leet

3706 Questions for District Engineer Hamstra. That'd probably be... You had a comment?

3707 District Engineer Hamstra

3708 Yes, I do.

3709 District Engineer Hamstra

3710 So, the Garden Road bids that came in, since they exceeded \$195k, they need to be publicly advertised.
3711 First of all, I told Gregory, the bids that were submitted, we can't accept because they exceeded the
3712 \$195,000.

3713 And for all the people who submitted, let them know we're going to publicly advertise. But is the public
3714 advertising going to be put on hold for a couple more days, until the Board is ready to decide?

3715 Supervisor Berube

3716 To the Chairwoman's concern before, about the fire department and putting in the cheap road, I think
3717 we're going to find that fire department is going to demand, if there's any kind of need for services
3718 down there, whether it's fire or rescue, whatever, because, in our area, it's a fire truck that comes for
3719 rescue. They're going want the same quality of road, irregardless of whether you've got just a garden or
3720 an office or Servello

3721 Supervisor Kramer

3722 No, the County has already stated that the garden is not an issue and that it was pre-existing, it's pre-
3723 approved as open space use.

CARBON

3724 Supervisor Berube

3725 You... No, I'm talking about Fire and Rescue. That's why we need a heavy road, because they want to get
3726 a fire truck down that road.

3727 Supervisor Kramer

3728 Right. But what I'm saying is that if we just have a storage lot for Servello and the garden, as the only
3729 two things down there, we wouldn't, we'd need to just grade the existing road and leave it as is.

3730 Supervisor Berube

3731 Oh.

3732 Supervisor Kramer

3733 So that cost-

3734 Supervisor Berube

3735 Yeah, okay. Yeah, all right. So, you're not going fix the road, you're just going smooth out the holes and-

3736 Supervisor Kramer

3737 Right. We would-

3738 Supervisor Berube

3739 ... let it be.

3740 Supervisor Kramer

3741 ... we would grade it and... but with the reduced traffic that's on it, then-

3742 Supervisor Berube

3743 Yeah. I understand.

3744 Supervisor Leet

3745 People people go mudding out there.

3746 Supervisor Berube

3747 Yeah. And- and, you know what some of the worst offenders have been the landscape guys over the
3748 years. I mean, they haul out of there in one and they're hauling in in the afternoon. You watch them and
3749 they go. But whatever.

3750 Supervisor Leet

3751 So, my question for District Engineer Hamstra was, for the level of work that was being proposed for the
3752 Garden Road, what kind of lifetime would we expect before we'd need to be rehabbing or replacing?

CARBON

- 3753 Because we're looking at carrying that burden over five years of income from rentals but what's your
3754 realistic take on that.
- 3755 District Engineer Hamstra
3756 Well, if you decide to move the RV storage area, or if your moving maintenance then we can go with the
3757 lesser private road. Because then you're just talking about the trailer and Servello.
- 3758 Supervisor Leet
3759 Well, and the fire truck. I, my understanding is, to, to not have to meet the County requirements for fire
3760 rescue, there could not be any structure back there. So, then are we getting rid of the field office-
- 3761 Supervisor Kramer
3762 We'd have to talk to the County again about that, but I think, the last I understood was that the things
3763 that were not permitted that are requiring us to upgrade everything, including the roadway, is the RV
3764 storage lot and we were never permitted or site planned or given permission to put the office down
3765 there. We were okay with the landscape storage area and with the garden.
- 3766 Supervisor Leet
3767 So you didn't quite answer the question. So, if we were looking at the full Cadillac package, building the
3768 road as we had bid, expecting we have an RV storage, office and everything else down there, what's the
3769 lifetime of the new road. Best guess. Yeah.
- 3770 District Engineer Hamstra
3771 10 years, easily.
- 3772 Supervisor Leet
3773 Okay. Okay.
- 3774 District Engineer Hamstra
3775 The thickness of the lot is equivalent to the County's curb standards of an inch and a half of asphalt, six-
3776 inch base, and a 12 inch sub-base.
- 3777 Supervisor Leet
3778 Okay.
- 3779 District Engineer Hamstra
3780 So that structural number that the County accepts is equivalent to 15 inches of rock above surface.
- 3781 Supervisor Leet
3782 All right.
- 3783 District Engineer Hamstra

CARBON

3784 The only reason we didn't pave it, obviously, was for the gas pipeline doesn't want us to pave it. But it's
3785 the same structural integrity of the grade roads within your subdivision.

3786 Supervisor Leet

3787 Right. Before we could try to take advantage of building a lesser road based on discontinuing the
3788 storage, we would have to know for sure that we had a good plan for where to locate the office. What
3789 kind of timeline and work is needed ahead of that? I mean, I see this area, you mentioned off Clay Brick.
3790 I mean, one, that we're talking about rather than being an area that's kind of off and remote, now we're
3791 right next to people's condos and townhomes. Yes, there is some we own that parcel that kind of
3792 extends out into that apartment area. Is that going to. -

3793 Supervisor Kramer

3794 We'd have to inquire of the County. It is properly zoned in the land use for commercial. But we'd have to
3795 figure out what their design standards would be.

3796 Supervisor Berube

3797 The hold up for the actual placement electric, water, sewer.

3798 Supervisor Kramer

3799 Yeah, well, they've got pretty much all that right there and it has a County road frontage

3800 Supervisor Berube

3801 Oh, I understand. But you still got to make those connections

3802 Supervisor Leet

3803 Right, well, there's the, the trailer itself. And then we have an area that we store other vehicles,
3804 whatever, behind there. We have containers -

3805 Supervisor Kramer

3806 Right. What we'd probably be looking at is a different type of a unit. Instead of the long-

3807 Supervisor Berube

3808 Yeah, put a shorty in there.

3809 Supervisor Kramer

3810 ... trailer, you'd put- we don't really need all of the space that's in there right now. We have wings off
3811 either end that really aren't used. They were used to store, historically, pieces of for irrigation...

3812 Supervisor Berube

3813 That's one of the reasons we rented it was going to be temporary until we figured out what we were
3814 going to do, right? Well, here we are.

3815 Supervisor Kramer

CARBON

3816 I don't know if we could work something out by giving B-1, is that what it's called? Make a swap with the
3817 incoming Harmony Cove folks. B-1 for them constructing a nice little complex right there at the edge to
3818 house Field Services.

3819 Supervisor Berube

3820 Now that makes perfect sense.

3821 Supervisor Kramer

3822 Since they'll be out there constructing anyway. But again, all these are "what ifs".

3823 Supervisor Kassel

3824 So, we need to give District Engineer Hamstra an answer about what we're doing.

3825 Supervisor Leet

3826 If I advertise for bids and then you guys take another couple months to decide, the bids won't be any
3827 good.

3828 Supervisor Kramer

3829 I would hold off on the bids. I mean, we know how big that number is right now. And that's part of
3830 what's giving me some heartburn. If we could've come down on that number, that might make sense,
3831 but that's a huge number for that road that's right on top of that pipeline.

3832 District Manager Montagna

3833 So, we're going to hold off on advertising an RFP?

3834 District Engineer Hamstra

3835 Yeah, potentially if we come to a public bid, because we can't just hand pick five contractors on that too
3836 submit. On a public bid, you'd make it a competition. But then again, I'm not going to ask them to hold
3837 their bids for 90 days-

3838 Supervisor Kramer

3839 Yeah.

3840 District Engineer Hamstra

3841 If you guys needed time to decide, so.

3842 Supervisor Kassel

3843 So, the first thing is to say, yes, let's hold off on that., I think is what we need to do on getting bids for
3844 the Garden Road. And telling folks who did bid already that we need to table this for a couple of months
3845 and figure out what we need to do there. Then, the second thing is to...

3846 Supervisor Kramer

3847 ...talk to the County?

3848 Supervisor Kassel

3849 ...talk to the County about moving the CDD field services office. And then the other question is to ensure
3850 that we don't need to improve that Garden Road because of either the garden or the landscaper's
3851 storage facility there. Because if we need to improve the road anyway because those things are back
3852 there, then we need to improve the road anyway and we don't really have a choice.

3853 Supervisor Kramer

3854 Right.

3855 Supervisor Kassel

3856 Right? And then-

3857 Supervisor Kramer

3858 So, that will all be part of the investigation. And, come back next month and discuss it further-

3859 Area Field Manager Perez

3860 Did you want the language in the RFP? The storage? Or does it matter?

3861 Supervisor Kassel

3862 I'm sorry, what?

3863 Supervisor Leet

3864 Well, we need to find out if it matters

3865 Supervisor Kramer

3866 Is it already in the-

3867 Area Field Manager Perez

3868 The language that was included in the RFP

3869 Supervisor Leet

3870 You're looking, you're going to look it up. So, it is in there that we provided it?

3871 Supervisor Berube

3872 It was in the old contract, so we probably made it.

3873 Supervisor Kassel

3874 Okay.

3875 Area Field Manager Perez

3876 I used the existing language in your old contract. And the old contract stated "The District shall not
3877 provide a storage building within the boundaries of the District for the contractor as part of the Scope of
3878 Services. The contractor shall, upon receipt of written approval from the District Manager, be allowed to

CARBON

3879 temporarily store, if necessary, its materials and equipment onsite at a District-selected location. The
3880 contractor shall be responsible for the security of its stored materials and equipment, as well as any
3881 connections for utilities to the storage site. The contractor may be allowed to temporarily have placed a
3882 debris dumpster specifically intended for the disposal of debris generated as part of the contractor daily
3883 activities as outlined throughout this agreement so long as the location of the debris dumpster is
3884 approved by the District Manager. Contractor shall be solely responsible for the costs associated with
3885 said dumpster debris."

3886 Supervisor Kramer
3887 We're not locked in the-

3888 Supervisor Leet
3889 Right, but that's potentially going to affect the bids if we have to change the RFP to say we're not
3890 offering that.

3891 Supervisors Berube, Kramer, Kassel
3892 It already says that we're not going to provide that or a building.

3893 Supervisor Leet
3894 But, we do provide temporary space and

3895 Supervisor Kramer
3896 Oh, it doesn't guarantee anything, it says "we may."

3897 Supervisor Leet
3898 Right, well, we-

3899 Area Field Manager Perez
3900 No, it says "The contractor shall, upon receipt of written approval from the District Manager, be allowed
3901 to temporarily store"-

3902 Supervisor Kassel
3903 Right.

3904 Area Field Manager Perez

3905 "... if necessary."

3906 Supervisor Leet
3907 Okay, so on their bidding

3908 District Manager Montagna

3909 So, they'd have to ask.

3910 Supervisor Leet

- 3911 Okay, and we would have...
- 3912 Supervisor Berube
- 3913 It's always been a question at every contract, "Do we have the ability to store it here? Because it will
3914 affect our pricing."
- 3915 Supervisor Leet
- 3916 Right. So, if they're hauling everything out every single day...
- 3917 Supervisor Berube
- 3918 Exactly right. And it was a substantial amount of money for hauling in and out every day.
- 3919 Supervisor Leet
- 3920 Sure.
- 3921 Supervisor Kramer
- 3922 Okay.
- 3923 Supervisor Berube
- 3924 And that's why we got to where we're at with that thing.
- 3925 Supervisor Kramer
- 3926 So, we will inquire by way of our District Manager and then I guess ...
- 3927 Area Field Manager Perez
- 3928 ... at the garden or the RV lot compound, that encompassed the landscape storage facility when you
3929 look at the plans.
- 3930 Supervisor Berube
- 3931 They were adjacent.
- 3932 Area Field Manager Perez
- 3933 The fence, there was no split. The fence went around it, that lot was open.
- 3934 Supervisor Berube
- 3935 The new fence is going to go right, it's going to come out further and will go to the post of the gate of
3936 the landscape compound. The fence is, it's going to be together.
- 3937 Supervisor Berube
- 3938 But they will have a separate access into their compound.
- 3939 District Manager Montagna
- 3940 What am I checking on?

- 3941 Supervisor Kramer
- 3942 We'll need to check with the County as far as the possibility of relocating field services to
3943 That parcel at the end of Sebastian Bridge.
- 3944 Supervisor Kassel
- 3945 And also, whether we need to improve the road because of the landscape, because of the garden and
3946 the landscape storage facility.
- 3947 District Manager Montagna
- 3948 So, check with the County on possibly moving field to the end of U-2.
- 3949 Supervisor Kassel
- 3950 Right.
- 3951 District Manager Montagna
- 3952 Right?
- 3953 Supervisor Leet
- 3954 Yep.
- 3955 District Manager Montagna
- 3956 And then, also, if we have to provide a road.
- 3957 Supervisor Leet
- 3958 Well, I would say that's a separate question. We'd need to know, if it's just the garden, would we need
3959 to provide the upgraded road
- 3960 Supervisor Kramer
- 3961 If it's just the garden-
- 3962 District Manager Montagna Yeah, it's totally separate. If we have to provide the road, if we have the
3963 garden back there.
- 3964 Supervisor Leet
- 3965 The garden. But then, with the garden and the storage area, because if the storage area on its own
3966 doesn't incur any additional cost for the road upgrade, we should definitely do it because that benefits
3967 the, the ...
- 3968 Supervisor Kassel
- 3969 The landscaper.
- 3970 Supervisor Leet
- 3971 Right. So, we'd need to ask for each piece separately.

CARBON

3972 Supervisor Kassel

3973 Yeah.

3974 Supervisor Kramer

3975 Now we hopefully, the Garden Road will be getting improved soon. We need to double check with J.R.

3976 Davis because they are obligated under our agreement to grade that road.

3977 District Manager Montagna

3978 J.R. Davis?

3979 Supervisor Kassel

3980 Junior Davis.

3981 Supervisor Berube

3982 Junior Davis. That might be the fix we need. If they're going to grade it-

3983 Supervisor Kramer

3984 Yeah

3985 Supervisor Berube

3986 Grade it and roll it, compact it.

3987 Supervisor Kramer

3988 What about the drainage on it?

3989 Supervisor Berube

3990 Well, if they grade it, they can put a slight slope to it. Because they'll do that with a motor grader. And

3991 they'll just angle the blade and just put a two-degree slope whatever way they want it to go, the water

3992 will run off.

3993 Supervisor Kramer

3994 Okay.

3995 Supervisor Berube

3996 Won't be perfect, but-

3997 Marilyn Ash-Mower-Audience

3998 But a part of it, the water, if you grade it this way, it's going to flood the shed. And if you grade it this

3999 way, it's going flood the garden.

4000 Supervisor Kramer

4001 We'll work on it.

- 4002 Marilyn Ash-Mower-Audience
4003 Okay, thank you.
- 4004 Supervisor Kramer
4005 Okay.
- 4006 Supervisor Berube
4007 We got some pumps.
- 4008 Supervisor Kramer
4009 Okay, so, at this point... Any other questions about that that you need answered, so that we can
4010 consider what our future going forward with that area is.
- 4011 District Engineer Hamstra
4012 The last question and then I'm done. If you want to proceed for the road name, so that it doesn't
4013 become a time issue
- 4014 Supervisor Kramer
4015 Let's just do the road name.
- 4016 Supervisor Berube
4017 Yeah, do the road name.
- 4018 Supervisor Kramer
4019 Now we're on new business? Our audit?
4020
- 4021 **SEVENTH ORDER OF BUSINESS** **New Business**
4022 **Audit**
- 4023 Supervisor Leet
4024 Move to accept.
- 4025 Supervisor Kramer
4026 I have a motion to accept the FY21 audit. Do I have-
- 4027 Supervisor Berube
4028 Seconded.
- 4029 Supervisor Kramer
4030 I hear a motion and a second. All in favor?
- 4031 All Supervisors Present

4032 Aye.

4033

4034

4035

4036

4037

4038

4039

4040

On MOTION by Spv. Leet, SECOND by Spv. Berube, with all in favor, the Board approved the FY21 audit.

4041 **Lights for the Garden**

4042 Supervisor Kramer

4043 Well, okay. Lights for the garden. \$65. And you have that in the budget, I understand, or in the-

4044 Marilyn Ash-Mower for Community Garden

4045 No.

4046 Supervisor Kramer

4047 I thought you just said you had \$40 and you just gave her \$30, so that-

4048 Marilyn Ash-Mower for Community Garden Well, we'd need 20 rolls of plastic to cover the beds, and I
4049 can buy them at Walmart for \$10 a piece.

4050 Supervisor Kramer

4051 Talk to me. I will get you lights for the garden. Moving on, discussion of repurposing developer signs.

4052

4053 **Developer Signs**

4054 Supervisor Leet

4055 I move to table.

4056 Supervisor Kramer

4057 Okay, we will table that-

4058 Supervisor Leet

4059 I don't have anything prepared to-

4060 Supervisor Kramer

4061 ...until next meeting and I need to prepare something. I've got some ideas.

4062 Supervisor Berube

4063 Table item D.

4064

4065 **Uses of B1/U2**

4066 Supervisor Kramer

4067 And possible uses of B-1 and U-2. And that would be U-1 and U-2, so, we discussed the possibility of-

4068 Supervisor Berube

4069 I'm on a different agenda.

4070 Supervisor Kramer

4071 This was added on when they amended it to take the first item off. Any other ideas about B-1 and U-2?

4072 The other-

4073 Supervisor Berube

4074 If we could trade that off for a building for field services, that's a good deal.

4075 Supervisor Kramer

4076 Good deal.

4077 Supervisor Berube

4078 Yeah.

4079 Supervisor Kassel

4080 Well, you know,

4081 Supervisor Berube

4082 Why not?

4083 Supervisor Kassel

4084 So, I seem to recall that the attorney for the prospective purchaser of that area said, "Well, we can do
4085 what we want, you can't stop us. We have an easement."

4086 Supervisor Kramer

4087 And again, that's their interpretation. I'd like to have our own. But I would not bank on that. And again,
4088 if we're already using it for other purposes. They have no intent of using that corner up there. So-

4089 Supervisor Kassel

4090 Prime for parking.

4091 Supervisor Berube

4092 Pretty far out.

CARBON

4093 Supervisor Kramer
4094 No, that's, again, that's our property. And-

4095 Supervisor Berube
4096 You're talking about the corner with the electric comes around, there's an electric box there or
4097 something.

4098 Supervisor Kramer
4099 Mm-hmm (affirmative).

4100 Supervisor Berube
4101 A pond is right there, too.

4102 Supervisor Kramer
4103 So if the Board is okay with this, I have a contact and can talk to them briefly about it. If there's no
4104 objection to that.

4105 Supervisor Kassel
4106 Briefly about moving field services there, is what you're saying.

4107 Supervisor Berube
4108 Yeah, and hopefully get them to build the building in exchange for some of that land that we own. That
4109 would be a good trade.

4110 Supervisor Kramer
4111 They would like that B-1 to not be owned by us so they can incorporate it into their development plans.
4112 Whether, because there's always the possibility of a hold up if there's any argument over what their
4113 planned use-

4114 Supervisor Berube
4115 Sure.

4116 Supervisor Kramer
4117 ... or estimated, guess-timated use of that is. So, it's strictly up to the Board. If someone else has an idea
4118 of how they would like to use B-1, that would...

4119 Supervisor Berube
4120 It's been sitting there idle for a better part of 20 years, right?

4121 Supervisor Kramer
4122 Mm-hmm (affirmative). And, again, it was supposed to be on the plans, it was a road, it, it's been
4123 improved. It's got a good base on it. It could be used for a farmer's market. It could be used for, I don't
4124 know, we could-

CARBON

- 4125 Supervisor Berube
4126 Once they put their buildings up, it becomes less and less valuable to us.
- 4127 Supervisor Kramer
4128 Right.
- 4129 Supervisor Berube
4130 It has a value to them and less to us. But there's a value to us at the end over there, where we want a
4131 building, right? A little bit of horse trading. That's how these things get done. It's a win, win.
- 4132 Supervisor Kramer
4133 You know, but I, again... Do you want me to approach them on that? Or, or... let's find out first from the
4134 County-
- 4135 Supervisor Berube
4136 Yeah.
- 4137 Supervisor Leet
4138 We have questions we want answered first on, that kind of sets the stage for, you know, there's more
4139 that needs to be defined before we can-
- 4140 Supervisor Berube
4141 Sure.
- 4142 Supervisor Kramer
4143 Right.
- 4144 Supervisor Kramer
4145 Okay. Anybody else have ideas of any uses? We did go ahead as instructed last meeting and Field
4146 Services put up the tow signs. So, hopefully we won't have any more semis and other miscellaneous
4147 items parking in those areas. So that will be cleaned up and looking better. But if there any other use
4148 ideas, we can discuss at next meeting.
- 4149 Supervisor Kassel
4150 Yeah.
- 4151 Supervisor Berube
4152 Sounds like a good idea.
- 4153 Supervisor Kramer
4154 All right. We did the assessments already. And that's it. Quickly, I'll just mention that Harmony West
4155 also approved the continuation of the maintenance. They are going to do maintenance on the lake again

CARBON

4156 tomorrow. So they'll be working on that maintenance. They are providing us with a little summary of it
4157 that is pretty sketchy. Is anybody going out on the lake to observe whether

4158 Supervisor Kassel

4159 I haven't recently, but I would be happy to do so.

4160 Supervisor Kramer

4161 All right

4162 Vincent Morell

4163 But not tomorrow as boats will be closed.

4164 Supervisor Kramer

4165 Yeah, boats will be closed because they're treating the lake.

4166 Supervisor Kassel

4167 Oh.

4168 Supervisor Kramer

4169 But we are getting notification of the treatment dates and everything. And next meeting, I will bring

4170 back to you a reconsideration of that general coordination cost share, because there has been a

4171 proposal floated on dealing with that. If there's no further business, any supervisors' requests?

4172 Supervisor Leet

4173 Yes, I have a quick question for, Inframark. Just, I have heard from people, seen posted, that, some

4174 people have been using the maintenance email and, whether they're just, you know, saying it for

4175 attention or having issues, saying that they don't feel they're having things... well, could we on the

4176 board get visibility on what requests are coming in?

4177 Supervisor Berube

4178 Cdd maintenance@inframark.com

4179 District Manager Montagna

4180 It copies of bunch of people, and I'm-

4181 Supervisor Berube

4182 Well, what Dan's asking for is, can we look at that email, what's coming in?

4183 Supervisor Kramer

4184 To see if it's-

4185 Supervisor Kassel

4186 So, we used to, when, a while back when Gerhard was working with us. We wanted to make sure that

4187 things were, when things were reported, that that got recorded and that those things got addressed.

CARBON

4188 And so, he used to have, he used to submit a list in the agenda that had the resident reported
4189 complaints...

4190 Supervisor Leet
4191 Right.

4192 Supervisor Kassel
4193 ... and issues.

4194 Supervisor Leet
4195 And I'm not asking for any of that to change. I'm just curious if we could have visibility on-

4196 Supervisor Berube
4197 I think what Dan is saying and I've seen it, too. Some people are either really happy at the response they
4198 get, like overjoyed. And other people say, "I sent in multiple requests over six weeks and they haven't
4199 said anything to me." That seems to be the standard. Now, somewhere in the middle is the truth. But
4200 there is a wide disparity in what people are reporting.

4201 Supervisor Kassel
4202 Well, as we saw last month, one of the people who was reporting disappointment had been writing to
4203 Gerhard, right?

4204 Supervisor Kramer
4205 Right.

4206 Supervisor Berube
4207 That's true.

4208 Area Field Manager Perez
4209 Can I just, yeah. They did. The latest emails were coming into my inbox, and I just recently sent it to our
4210 IT saying, "I don't need this." Because I was getting a lot of just spam mail and boat requests, just stuff
4211 like that. But I mean we had an email come in last night... Dan, you saw it come in last night. I responded
4212 to the person this morning-

4213 Supervisor Leet
4214 No, I, I-

4215 Area Field Manager Perez
4216 We're taking those and sending them directly to vendors or responding. A lot of them are card requests.
4217 And they'll ask how we do it. And then sending them back. In terms of- I guess what I'm trying to
4218 understand- how do you want us to, who would you want other than just, can we create a tracker? Or...

4219 Supervisor Leet
4220 Not even just, I don't know how to-

CARBON

- 4221 Supervisor Kassel
- 4222 What are you looking for?
- 4223 Supervisor Kramer
- 4224 Is there a card request issue, or is there something else because they're, that-
- 4225 Supervisor Kassel
- 4226 There was an issue.
- 4227 Supervisor Kramer
- 4228 There was an issue with cards. They ran out of the card material and they ordered it. The wrong thing
4229 came in and it was a snafu. And that's all been smoothed out.
- 4230 Supervisor Leet
- 4231 That might have been part of it. I know, I have a neighbor that, I guess, put in something about just,
4232 growth in the ponds in his neighborhood. Just like algae. And I'm not sure if that's.
- 4233 Area Field Manager Perez
- 4234 I didn't get any recent response that that haven't been treated. I mean, I don't know if it has been
4235 responded to.
- 4236 District Manager Montagna
- 4237 Yes, I honestly can't see one that hasn't been responded to. I mean, if somebody can forward it to me,
4238 happy to look into it-
- 4239 Area Field Manager Perez
- 4240 So sometimes there's, and I'm not saying this is the incident with your neighbor, but- when you go out
4241 with a tree, it doesn't necessarily go all the way around
- 4242 Supervisor Leet
- 4243 Oh, of course, of course. I, again, I'm not, this isn't saying either you're doing your job. I'm just curious, is
4244 there a, without adding a lot of work for anyone, is there a way to have visibility on that? But...
- 4245 Supervisor Kassel
- 4246 And what does visibility mean?
- 4247 District Manager Montagna
- 4248 It's an Inframark email, so I am not sure if we can add an outside source. Happy to ask IT...
- 4249 Supervisor Berube
- 4250 I think probably we can keep, the forum, people tend to complain.
- 4251 Supervisor Leet

CARBON

- 4252 Sure.
- 4253 Supervisor Berube
- 4254 Maybe people complain, but, you or I, because we seem to be seeing it, right? Just ask the question,
4255 well what happened? Who did you send it to? Maybe that'll do it, and maybe they're still sending them
4256 to Severn Trent Services. I mean, you know, people...
- 4257 District Manager Montagna
- 4258 Well, Gerhard, just keep in mind, Gerhard is using Harmony CDD as his personal email address and he
4259 had that listed everywhere. And a lot of emails still go to that. That is active. That is his personal email
4260 address.
- 4261 Supervisor Kramer
- 4262 It doesn't bounce back.
- 4263 Supervisor Leet
- 4264 Right. And we should scrub the website. And quick other note, you're going to get the full text of
4265 resolutions that we have approved tonight and prior in the new year.
- 4266 District Manager Montagna
- 4267 She is pulling all of those. I don't, I mean if you want them all from inception on there, that's a lot.
- 4268 Supervisor Leet
- 4269 No, we've only got the seven years and everything's through last year is fine. It's just the ones that, for
4270 '22. '21's on there. It's just '22.
- 4271 District Manager Montagna
- 4272 There's only three from '22.
- 4273 Supervisor Leet
- 4274 Right.
- 4275 District Manager Montagna
- 4276 So, I'll send those over.
- 4277 Supervisor Leet
- 4278 That's it. I'm done.
- 4279 Supervisor Kassel
- 4280 I had something, and I forgot what it was. It's past my bedtime.
- 4281 Supervisor Berube
- 4282 Motion to adjourn.

CARBON

4283 Supervisor Leet

4284 Second.

4285 Supervisor Kramer

4286 I have a motion and a second to adjourn. All in favor?

4287 All Supervisors Present

4288 Aye

4289 Supervisor Kramer

4290 All right, adjourned. Thank you everybody.

4291 Supervisor Kassel

4292 Thanks for staying, guys. Thanks for coming.

4293

4294

4295 On MOTION by Spv. Berube, SECOND by Spv. Leet,
4296 with all in favor, the Board adjourned the meeting.

4297

4298

4299

4300

4301 _____
Secretary

_____ Chair/Vice Chair

4302

Subsection 5Aii

**Regular Meeting Minutes
May 26, 2022**

46 Supervisor Kramer

47 Supervisor Kassel.

48

49 Supervisor Kassel

50 Present.

51

52 Supervisor Kramer

53 Supervisor Leet.

54

55 Supervisor Leet

56 Here.

57

58 Supervisor Kramer

59 Supervisor Kramer is here, and Supervisor Scarborough, has he joined us on Zoom?

60

61 Supervisor Leet

62 Not yet.

63

64 Supervisor Kramer

65 So, he will be marked absent for this meeting. As we start the meeting, the second order of
66 business is our audience comments.

67

68 **SECOND ORDER OF BUSINESS**

Audience Comments

69 Supervisor Kramer

70 This is a time where anybody in the audience can provide any sort of input to the board. It does
71 not have to be related to an item on the agenda. You'll have three minutes to present your
72 thoughts, ideas, and opinions. And it's not a time for back and forth with the board or a particular
73 board member. It's a time for you to present us with your input, so is there anyone here in the
74 audience that would like to participate in audience comments? Okay, how about on Zoom, Dan,
75 anyone?

76

77 Supervisor Leet

78 Nobody speaking up.

79

80 Supervisor Kramer

81 All right. Seeing none, we'll close audience comments and move on to our new business.

82

83

84 **THIRD ORDER OF BUSINESS**

New Business

85 **A. Consideration of Landscape Services Request for Proposals**

86 Supervisor Kramer

87 The first item on our new business agenda is a consideration of landscape services request for
88 Proposals. We have put out a request for a proposal and received three qualified bids. The first is
89 with the Yellowstone Company. Second, we have Juniper Landscaping, and the third is
90 Servello. Are all the vendors from those three companies here with us today?

91

92

CARBON

93 Speaker 1
94 Present.
95
96 Supervisor Kramer
97 I see Servello and Juniper. Do we have Yellowstone?
98
99 Speaker 2
100 Here. Yes.
101
102 Supervisor Kramer
103 Thank you very much. So, at this time, I would open it up for the board. I presumed there
104 would be questions that board members have of the landscape vendors, and so at this time, we
105 can ask them questions, and they can provide us with additional information that might need to
106 be clarified. Does any of our board members have any questions?
107
108 Supervisor Berube
109 I have a question for each of them. I know Servello has looked, but whoever is here from
110 Juniper, did you physically look at the entire property?
111
112 Speaker 1 Yes.
113
114 Supervisor Berube
115 Look at the scope of services that you provided, measurements, number of trees, yards of mulch,
116 how many pine bales, bales of pine straw and all that? So, you are confident that your
117 measurements and numbers are accurate based on what you've seen and what you've provided in
118 the requesting proposal?
119
120 Speaker 1
121 Yes.
122
123 Supervisor Berube
124 Is that fair?
125
126 Speaker 1
127 Yes, sir.
128
129 Supervisor Berube
130 Same question for Yellowstone. You've seen the entire property?
131
132 Speaker 2
133 Yes, sir.
134
135 Supervisor Berube
136 You're solid in your assessment?
137
138

CARBON

139 Speaker 2
140 Yes, sir.
141
142 Supervisor Berube
143 Okay. I don't have to ask Servello that question because you guys] are here all the time. You
144 know what the numbers are .The reason I ask that is because there's a wide variety of price and
145 things with this, so that's the real reason I ask. Okay. Can I go again?
146
147 Supervisor Kramer
148 I was going to actually go around instead of having more questions. So, Supv Kassel, do you
149 have anything?
150
151 Supervisor Berube
152 You almost caught Dan off guard.
153 Supervisor Kassel
154 I do not at this time.
155
156 Supervisor Kramer
157 Okay. Dan?
158
159 Supervisor Leet
160 Turned my mic off. Not at this time, so [inaudible].
161
162 Supervisor Berube
163 My second question goes back to the irrigation management portion of the contract. As you
164 know, we have an early version of Maxicom without all the bells and whistles. That's been
165 explained to you. It's Maxicom version-
166
167 Speaker 1
168 1.0.
169
170 Supervisor Berube
171 ... 1.0 [inaudible]. In and of itself, it's probably not too problematic, but we don't have flow
172 meters.
173 We don't have hydrometers, any of that stuff, so it's a basic Maxicom, two weather stations, one
174 of which works, I think. Whoever's speaking for Juniper, give me your understanding of what the
175 irrigation management portion of the contract means to you. What are you going to do? I think
176 you bid \$120,000 for irrigation management. Give me a quick overview of what's included in the
177 \$120,000.
178
179 Speaker 1
180 It is obviously a full-time technician. You guys include in your scope of work all bowed out
181 repairs and I think two inches and under on lines. So, basically, we are everything after your
182 water source. So, wherever your meters are, I can't control whether you have reclaimed water. I
183 think it's mainly reclaimed. I can't control what the city or the governor or the county is sending
184 in. Everything after that, we have full ownership of it. If we were selected, we would do an audit

CARBON

185 prior within the first two, three weeks to make sure the system's adequate and functioning. Once
186 we feel that everything is, we'll provide a report just to keep everything clean before we have too
187 much equipment and boots on the ground. But I mean, we'll manage the scheduling, the run
188 times, and the actual physical components of your irrigation system.

189

190 Supervisor Berube

191 Who's going to punch the buttons on the Maxicom, which is in the field services trailer?

192

193 Speaker 1

194 We have our irrigation manager, Omar, and then we have a regional irrigation manager, Jason
195 Nelson, who's Maxicom certified. So, between the two of them, they will be our irrigation gurus.

196

197 Supervisor Berube Okay.

198

199 Supervisor Kramer

200 You just made the statement that you were coming in and doing everything from where
201 [inaudible], who's our water provider, provides on through, so when we have a mainline break, is
202 that included in

203

204 [inaudible]?

205

206 Speaker 1

207 Yes. Yeah. Yeah. We just can't control where the water comes-

208

209 Supervisor Kramer

210 I understand.

211

212 Speaker 1

213 Whatever jurisdiction sends the water in, I can't control what they do.

214

215 Supervisor Kramer Okay.

216

217 Speaker 1

218 Once the water's here and comes through the system, that's our job to maintain your irrigation
219 system.

220

221 Supervisor Kramer

222 Okay, so that includes all the repairs that would be needed within our system?

223

224 Speaker 1

225 There are certain specs in the RFP. It would be heads and lateral lines. I think valves and
226 mainlines would still be-

227

228 Supervisor Kramer

229 An additional?

230

231 Speaker 1
232 ... an extra work proposal or an additional charge.
233
234 Supervisor Kramer
235 Okay, I just wanted to be sure.
236
237 Supervisor Berube
238 Here's the big catch. We keep talking about Maxicom. There's a number of clocks and timers
239 scattered around the property. I'm going to bet that that's not included in \$120,000. Those are
240 over and above, right? If a clock goes out, you going to replace it?
241
242 Speaker 1
243 No, no, no. We're just, again, [inaudible]
244
245 Supervisor Kramer
246 You're going to manage it, but-
247
248 Speaker 1
249 We'll manage it. We'll do monthly reports. We'll map it out. And as part of our standard startup
250 procedure is we'll provide a map zone count, color-coded map so y'all can have it for eternity if
251 you don't have [inaudible].
252
253 Supervisor Berube
254 The reason why I ask is obvious because that's where the big money is, clocks and timers. Okay.
255 Thank you.
256
257 Speaker 1
258 Well, there are supply issues now.
259
260 Supervisor Berube
261 Same question for you, Mr. Yellowstone.
262
263 Speaker 2
264 Yes. So, obviously, again, we have included minor irrigation repairs, two inches now. We have
265 also supplied two irrigation techs full-time. In addition to that, we have reached out to Walker
266 Technical Services, who would do our irrigation monitoring from the computer as well.
267 Obviously, they have a team of people that can always be on it and monitor it. Yes, we have a
268 Maxicom-certified operator, and that's our branch manager and our irrigation manager. But to
269 have somebody that's always able to be there monitoring it for us, we thought it'd be a better idea
270 to get with Walker Technical Services. I don't know if you all are familiar with him. I know
271 Mike Walker's done quite a bit of work out here at the beginning and is familiar with the
272 irrigation system out here. So, again, we have asked him, if we were to be awarded this
273 contract, to partner with us and do the monitoring part of it from the computer aspect of it while
274 we have our two full-time irrigation techs on site full-time.
275
276

277 Supervisor Berube
278 Okay, thank you.
279
280 Supervisor Kramer
281 All right.
282
283 Supervisor Kassel
284 And just a follow-up question on that, and by the way, apologies if I miss a couple of things. I'm
285 trying to take notes as I do every month so the residents can read what happens at the meeting.
286 And sometimes I'm typing, and I don't get everything. So, apologies if I've missed anything for
287 now and later. The cost for landscaping is for labor only. It does not include the cost for parts.
288 Am I understanding that, or is there the cost for-
289
290 Speaker 2
291 Minor irrigation repairs, parts, and labor were included.
292
293 Speaker 1
294 So, basically, you'll never pay for [inaudible] a nozzle-
295
296 Speaker 2
297 Two inches and out, yep.
298
299 Speaker 1
300 ... a lateral line break, it's included in our-
301
302 Speaker 2
303 Price.
304
305 Speaker 1
306 ... in our monthly advertised price.
307
308 Supervisor Kramer
309 I'd like to put the previous question too also to Servello about their irrigation [maintenance. Will
310 you have a full-time tech or full-time techs-
311
312 Scott
313 As the contract reads now, yes. And we also have reached out to Mike Walker for the Maxicom
314 system. I know one of the challenges that we have had since taking over the irrigation system,
315 quite a few of your clocks are not even hooked onto the Maxicom. So, I can sit here and tell you
316 I put it on Maxicom, but the wires were broken and everything else throughout the multiple
317 repairs throughout the years, and some due to tree roots in certain areas and stuff like that. We do
318 also know we also have a map and will identify areas that were completely shut down from the
319 Maxicom system. And we've got with Brett on that where those areas are now going to be up and
320 operating and stuff. So, unfortunately, you're not walking into a property where the irrigation
321 was all... Maybe at one time, it was fully through the Maxicom system. But right now-
322

323 Supervisor Kramer
324 The wires have been-
325
326 Scott
327 Exactly.
328
329 Supervisor Kramer
330 And some new neighborhoods have come on that we're not connected for.
331
332 Scott
333 Absolutely.
334
335 Supervisor Kramer
336 But at the current time, you don't have a full-time tech here, right?
337
338 Scott
339 No, the way the contract [inaudible] right now, [inaudible] I think you're every other month or
340 something [inaudible]. But yes, as the new contract, we would.
341
342 Supervisor Kramer
343 You would have a full-time?
344
345 Scott
346 Yes.
347
348 Supervisor Kramer
349 I just wanted to clarify that. I want to shift gears a little from irrigation, unless anybody has other
350 questions about irrigation. I wanted to ask about tree trimming. There's tree trimming that's
351 included in the contract. Definitely throughout our entire property, we have an enormous amount
352 of trees, as I'm sure you all noticed as you come through. And at this point in time, the trees in all
353 the common areas, other than the right of ways, are included in the scope. What about trees that
354 are then trimmed that are in the right of ways and frequently reach out over the sidewalks and
355 into the yards of our residents and sometimes brush against their homes? When you come in to
356 do tree trimming in those locations, do you have the equipment and able to do that tree trimming
357 if that's an extra thing that we ask you to do?
358
359 Scott
360 [inaudible] yes.
361
362 Supervisor Kramer
363 Yes.
364
365 Scott
366 Yes, we have two arbor folks on staff, so they're dedicated to that.
367
368

369 Supervisor Kramer
370 So, when tree trimming would happen here, would the certified arborist be on site with them
371 while the tree trimmings happen, or would you just-
372
373 Scott
374 Typically, they'd be in the planning stage. If they needed to be on site, they would be, depending
375 on the complexity of the operation. But if it's a standard prune, I don't see that to be necessary.
376 If there's an extenuating circumstance, maybe a safety issue requiring their presence, but
377 typically, in the planning stages, they'd be involved in an operation like that.
378
379 Supervisor Kramer
380 And you all have the equipment to get in there and carefully remove the branches from the
381 homes, if they are [inaudible]?
382
383 Scott
384 Yes, ma'am.
385
386 Supervisor Berube
387 To be specific, you'll be trimming branches which are over private property?
388
389 Supervisor Kramer
390 Yeah, that's what I [inaudible].
391
392 Scott
393 Right, in the right of way portion is what you're specifically speaking-
394
395 Supervisor Berube
396 No, the trees are in the right of way portion, but some of those branches will extend over private
397 property. There's always been a question about trimming over private property. And that's the
398 specific question, I think. Do you have a problem with trimming trees that are over private
399 property?
400
401 Scott
402 No, I don't force foresee an issue with that, unless there's some issue with the homeowner that
403 would kind of play [inaudible]. Every tree's going to be different, but just a typical backyard with
404 a grass area and [inaudible].
405
406 Supervisor Kramer
407 No, these are strictly in the front.
408
409 Scott
410 Right, the-
411
412 Supervisor Kramer
413 None of them-
414

415 Supervisor Berube
416 Front of homes [inaudible].
417
418 Scott
419 Correct. That's what I understood. Yes.
420
421 Supervisor Kramer
422 Okay, and Yellowstone, I'm sorry. I don't want to leave you out.
423
424 Speaker 2
425 So, yes, we have certified arborists on staff. We do not in-house trim any trees that we can't
426 reach with a pole saw. We do subcontract those out.
427
428 Supervisor Kramer
429 But Juniper does have it in-house, and you would sub.
430
431 Speaker 2
432 Yes ma'am, and yes, they're qualified. They will do it. No issues with doing it over a residence.
433 Again, like you said, obviously, if there's cars in the way or stuff that needs to be moved, we will
434 can coordinate that with the District.
435
436 Supervisor Kramer
437 Okay, great. Thank you.
438
439 Supervisor Kassel...
440 I have another question.
441
442 Supervisor Kramer
443 Certainly.
444
445 Supervisor Kassel
446 For Juniper, the annual cost for mulch is really high. Can you explain why that cost is so much
447 higher than the other bids?
448
449 Speaker 1
450 That's a great question. So, what we typically like to do is have a maintained two to three inches
451 of mulch sitewide. So, we recognize to maintain that across the portion of the year, typically, you
452 do a mulching in the spring and then a top dress in the fall, obviously site-specific. You have
453 runoff areas. You have plant healthcare issues that maybe call for less mulch, that sort of thing.
454 But that's what that is derived from is to maintain two to three inches year-round. That way, you
455 don't come into a situation where you have very little mulch perhaps in some
456 portions of the property. And so, we want to keep it mulched, if you will.
457
458 Speaker 3
459 And supply chain issues as well, prices are unfortunately on [inaudible].
460

461 Supervisor Kassel

462 No, the only question I'm asking is, it's a comparative question, right? So, everybody's
463 expensive, but Juniper was way higher than some of the other bids.

464

465 Speaker 1

466 We also recognize the quantity of mulch that currently exists in the property and to bring it to
467 that two to three inch maintained amount as well.

468

469 Supervisor Kramer

470 Dan, do you have a question?

471

472 Supervisor Leet

473 Sure. For all three, how would you describe the state of the shrubs that we have and how it
474 relates to what you've bid for shrub maintenance? Sir Juniper?

475

476 Speaker 1

477 Can you expand on your question a little bit [inaudible] please?

478

479 Supervisor Leet

480 So, with the numbers that we have for shrub, I mean, there's a bit of spread there. Have you built
481 in some replacement of what's already here into that? I want a little more information on what
482 went into your shrub bid.

483

484 Speaker 1

485 Sure. So, if I recall correctly, it's a full prune 12 times a year, so once a month, so obviously
486 approaching the project from a quadrant perspective each week, if you will. So, it includes
487 maintenance and pruning of all the plant material that are required to be trimmed and pruned, but
488 it does not include any replacement of the plant material.

489

490 Speaker 3

491 Also, the healthcare, the shrubs, fertilization, fungicide, pesticide, insecticide.

492

493 Supervisor Leet

494 Okay. And Yellowstone?

495

496 Speaker 2

497 So, again, with it being once a month, basically, what's included in our number is the labor. We
498 have basically allotted for two full-time guys just to be going throughout the property, the full-
499 time and detailing. Obviously, fertilization and chemical costs are included in there as well. So,
500 that's how we come up with that number as well as the labor and materials.

501

502 Supervisor Leet Okay.

503

504

505

506

507 Scott

508 Obviously, we know what it takes to do this job. We've been out here going on five years, and
509 you have a lot of bed space out there that's just completely empty. Greg actually walked the
510 entire property and measured the property. We're kind of old school. That's pretty much what he
511 does. So, you have a lot of plant material that doesn't need trimming, not even once a month out
512 here, I think. Sometimes in our industry, and I'm just speaking for Servello, sometimes your
513 crews get tunnel vision, and they want to trim a shrub every single week when what they're
514 doing is more harm than good to the shrubs itself. So, you've got a lot of shrub materials that can
515 go a month to a month and a half without even a good trim. Some can go once a month out here,
516 and then you do have plant replacements needed throughout the property. You have [inaudible]
517 material out here. And shrubs are like people. They have life expectancies, so you just don't have
518 a great significant amount of shrub around here.

519

520 Supervisor Leet

521 Okay.

522

523 Speaker 3

524 A lot of the beds vary in how dense they are versus how spar they are, and in this particular case,
525 I didn't use any software. That never gives you the true story [inaudible], so it took seven days,
526 but I measured at the end of it.

527

528 Supervisor Kramer

529 [inaudible].

530

531 Supervisor Berube

532 Going back to the monthly question, is a month cycle to trim all the shrubs, is that too often? Is
533 that what I'm hearing? You're shaking your head no.

534

535 Speaker 2

536 No. I mean, that's standard practice, obviously. I will say we have some contracts that do eight
537 times a year. Some do it 12 times a year. We have contracts that do 17 times per year, but I'd say
538 12 is your normal standard. Obviously, we do go through as well, and if it doesn't need it, we're
539 not going to trim. I mean, we do go through and do it, but for the most part, yes, 12 times a year
540 is standard industry practice.

541

542 Supervisor Kramer

543 Right. So, we do have some shrubs.

544

545 Speaker 1

546 You've got firebush. You've got shrubs that want to flower, so typically, in that scenario, we'll do
547 a harder cut back, a rejuvenation groom; let it flush out; let it sit for a little while, flower; prune it
548 hard again. So, end of the day, it's just how the labor gets kind of moved around.

549

550 Supervisor Kramer Based on the plant [inaudible].

551

552 Speaker 1 Correct. Right.

553 Speaker 3
554 And they're correct that you base it on once a month, but typically, shrubs that you have out here,
555 you don't need it once a month.
556

557 Supervisor Kramer
558 I wanted to ask about your detail teams for our landscape beds and weeding, and I'd seen some
559 discussion of spraying and others discussing hand weeding also. So, for each of you, I'll start
560 with Yellowstone first, when you have weeds in our planter beds, what's your crew going to do?
561

562 Speaker 2
563 Weeding is a combination of spraying and hand pulling throughout it.
564

565 Supervisor Kassel
566 Can you speak up a little? We have a microphone here-
567

568 Speaker 2 Sorry.
569

570 Supervisor Kassel...
571 ... but I'm not sure it's catching it.
572

573 Speaker 2
574 Yes. Obviously, we're not going to hand pull every single weed throughout the property. There is
575 going to be some spraying involved there. And again, part of our thing was to have two full-time
576 guys go through the property. And, also we had a landscape superintendent that would be on site
577 full-time as well. He would supplement the detail guys with some of the spraying throughout the
578 property. So, yes, it is a combination of both.
579

580 Supervisor Kramer Okay. Juniper?
581

582 Speaker 1
583 Sure. So, the project approach would be the 25% of the project that's being trimmed, detailed, if
584 you will, would include the bed weeding in that portion of the project each week, and then the
585 other 75% of the project, we'd have two folks that a combination of mechanical, a scuffle hoe, if
586 you will, hand pulling, chemical application would complete the remainder of the project to thus
587 accommodate 100% of the site each week.
588

589 Supervisor Kramer
590 So, between the 25 and the 75, is that the main areas with up close contact by the residents-
591

592 Speaker 1
593 Good question. Good question. So, [inaudible] obviously, you start the week, you need to start
594 with the main entrance, the clubhouse, the park areas, the high impact areas, and then go from
595 there. And that's the cycle that they would follow and then of course touch it before the end of
596 the week as well. Obviously, there's more than one person on the team, more broadly, that's
597 seeing all these areas each day. So, if there's attention that needs to be paid that is warranted,
598 we'll do so, of course.

599 Supervisor Kramer

600 Okay. I was just curious, if you just spray, if the weeds have gotten high, then we have a lot of
601 excess plant material just lying about.

602

603 Speaker 4

604 The weekly weeding should not let them get as high.

605

606 Speaker 2

607 [inaudible]. Correct. With the 52 frequencies that were requested in the scope of work, it
608 shouldn't get out of control.

609

610 Supervisor Kramer

611 Right. I agree. And Servello, as far as the weeding of the beds?

612

613 Scott

614 Same process. I mean, I'm not going to sit here and tell you that every bed's going to be weed
615 free. You will have certain times of the year, especially during the rainy season, that you will see
616 weeds in the beds. But again, hand pulling anything over three inches, spraying everything else.
617 With leaves, what we try to do is pull lines out of the shrubs instead of spraying the lines.
618 Typically, that affects the shrub, and then you got [inaudible] line through the shrub material
619 there, so we try to do a lot of hand pulling of that as well. What we increased in the contract
620 would cover the extra additional manpower that's needed for [inaudible].

621

622 Supervisor Berube

623 That was going to be my next question. How many people on site on a daily basis?

624

625 Scott

626 I haven't looked at the final numbers of it, but I know that it's going to increase from... I think we
627 went from six in the beginning, and we took out some of the scope of services and reduced it
628 down to five. So, the current scope, maybe eight or nine. I'm not 100% sure, but I know this
629 has increased significantly.

630

631 Supervisor Berube

632 Juniper?

633

634 Speaker 1

635 I would say in the summer, it's probably nine to 10 folks, full force maintenance, if you will, and
636 that's combination of [inaudible, the trimming, and the chemical application, the weed control,
637 hand pulling weeds, that sort of thing.

638

639 Supervisor Berube

640 Yellowstone?

641

642

643

644

645 Speaker 2

646 I think we had in our proposal provided an organizational chart with numbers on there. Basically,
647 we had accommodated six guys on the mowing full-time; two guys on the detail crew, eight;
648 then you have one landscape superintendent, which is supplemental to wherever needed that's
649 here full-time; two irrigation techs; and a [inaudible] tech on site, so I mean, nine guys doing the
650 daily maintenance every day, and then your two irrigation techs that are here as well, so you're
651 looking at 12.

652

653 Supervisor Kramer

654 Any other questions? I've run my [inaudible].

655

656 Supervisor Leet

657 I'm good.

658

659 Supervisor Kramer

660 Okay. If there are no other questions, then we will bring the discussion. Thank you all very
661 much. Just go around briefly, is there anything you'd like to add? I'll start with Yellowstone.

662

663 Speaker 2

664 Again, we appreciate the opportunity to provide you guys with a proposal. We did spend a lot of
665 time out here. We had somebody come out here and measure it, boots on the ground, non-stop
666 for weeks. So, we did do our due diligence out here. We're comfortable in the numbers that we
667 put on everything. We're comfortable with the amount of labor we put on it. Again, I think that
668 everyone knows that prices have gone up with a little bit of everything. And so again, I would
669 just like to say that we are comfortable with everything that we've done with our proposal.

670

671 Supervisor Kramer

672 Okay. Thank you. Servello, you want to add anything?

673

674 Scott

675 Thanks again for considering Servello. I mean, we've had five years out here, not a perfect five
676 years. There have been some ups and downs. Again, we're not a perfect landscape company, but
677 we just thank you for the opportunity again. We took into consideration that we know the
678 property and what it takes to do the property. We've also increased based on the high inflation
679 right now, but at the same time, we were profitable out here before, and high inflation just not hit
680 Servello. It hits the residents at Harmony as well. There are many folks out there working two
681 jobs or don't even have jobs still, so we took all that in consideration. I mean, again, still a
682 profitable community for us, and we will have to maintain that.

683

684 Speaker 3

685 And we were comfortable with what we had, and that's why we noticed in year two, there was
686 not an increase in year two.

687

688 Supervisor Kramer Yes. Thank you. Juniper?

689 Speaker 1 Just to echo my peers, I appreciate the opportunity, and personally being
690 involved with this process has been great. I've enjoyed it.

691 And I think that, just thinking about our culture of customer service, that's what resonates with
692 me, and I would personally be involved with the project as branch manager, and so I look
693 forward the opportunity. Thank you.

694
695 Supervisor Kramer
696 Wonderful. Thank you so much.

697
698 Speaker 3
699 I just want to add too, I'm a lifelong St. Cloud resident. My kids go to Harmony and the middle
700 school, so this one is kind of special to me just because it's part of my hometown. And like I
701 said, I'm 40 years old, so I've watched St. Cloud change dramatically. So, anyway, long story
702 short, this one's kind of special. And I'm right down the road if anything happens, so wanted to
703 throw that in there just because [inaudible 002807] St. Cloud is not [inaudible] community
704 [inaudible].

705
706 Scott
707 I want to throw something in too. I'm going to be honest, both of these companies are great
708 companies. I have a really close friend that I worked for years at Gerard Environmental Services
709 with Yellowstone, Kenny O'Dell. I actually started out in the landscape industry right off after
710 college with his father, Larry O'Dell, who was a huge mentor of mine, and same thing with
711 Derek Bueller. We knew of each other. Derek actually worked for Servello back in the day
712 before I was there, so we're all fish out of the same pond, but we understand that there's a little
713 fish for everybody.

714
715 Supervisor Kramer
716 That's right. [inaudible]. So, I very much appreciate each of you coming out and helping us to
717 further understand our landscape issues, and so we will bring it back to the board. You're more
718 than welcome to stay if you'd like. If you have somewhere else to be, we won't hold you to
719 sitting here through all of our discussions, but you're welcome to stay. Thank you so much.
720 All right, so we'll pull it back to the board. Thoughts, ideas, recommendations, motion? It's a
721 tough decision. I mean-

722
723 Speaker 1
724 If you want us to leave, we can. [inaudible].

725
726 Supervisor Berube
727 We've [inaudible] so it's all public anyway.

728
729 Speaker 1
730 I know, but it's the immediate impact. Minutes on a piece of paper, there's no-

731
732 Speaker 2
733 [inaudible] us are going to find each other. Don't worry.

734
735
736

737 Supervisor Kramer
738 [inaudible] saying that [] sometimes it's easier for the board if you step out. Again, we can't force
739 you to step out, but it might be easier for our discussion.
740
741 Speaker 1
742 All right. [inaudible].
743
744 Supervisor Kramer
745 Thank you so much.
746
747 Supervisor Leet
748 We appreciate it. Thank you.
749
750 Supervisor Kassel
751 [inaudible] to stay.
752
753 Supervisor Kramer
754 [inaudible] stay?
755
756 Supervisor Leet
757 Do you want us to hang out [inaudible] so we can prepare?
758
759 Speaker 4
760 Typically-
761
762 Supervisor Kramer
763 Do you want to-
764
765 Speaker 4
766 Typically, we ask people to leave and wait outside and then bring them in-
767
768 Supervisor Kramer
769 Do you want them...
770
771 Speaker 5
772 Typically, I think they wait.
773
774 Speaker 6
775 Typically, we ask people to wait outside and then we'll bring them in.
776
777 Speaker 5
778 So, they can hear the decision if [inaudible].
779
780 Speaker 8
781 Too bad we don't have a bar.
782

783 Speaker 5
784 Yeah, too bad there isn't a bar, that would work.
785
786 Supervisor Berube
787 There is one, right down the road.
788
789 Supervisor Kramer
790 All right, board members.
791
792 Speaker 6
793 Do this one.
794
795 Speaker 8
796 So, again, as I said, on the one hand we've been working with Servello for a number of years. It's
797 not just in the last few months they were fooling around on the job, it's been a while, they've
798 been more responsible lately. I know, it's [inaudible], they're having trouble elsewhere. But then
799 as David said, there's no guarantee that bringing on a more expensive bidder is going to result in
800 better quality work. Now it sounds like Servello is upping their landscape professional crew
801 numbers to be pretty much on a par with the other two bidders. My microphone isn't working...
802
803 Speaker 6
804 I never knew.
805
806 Speaker 8
807 On the one hand, I would like to throw the bids out and start again. And on the other hand, if
808 we're not going to get any better quality for more money, why would we spend more? But we
809 don't know that. It's a gamble. It's a crap shoot.
810
811 Speaker 6
812 Yeah. We've had, like I said, up and downs with Servello. At one point they were trying to walk
813 out of the contract from their end. It's not just the quality of service issues. I would defer looking
814 at the bids. I have a good feeling with Servello just based on they know the ground truth. They're
815 already here, they have a good sense of what staffing levels are needed for the amount of work
816 that we're asking to get done. Yeah, they're the least expensive by far. It's been said in the past, I
817 mean, any company we go with could potentially have issues, not just staffing, as years go on in
818 contracts. We've had issues with previous landscaping companies here. So, I'm leaning towards
819 staying with Servello at this point.
820
821 Supervisor Berube
822 I never thought I'd say it, but these are tough times. Really difficult times. The budget is a huge
823 issue and I'm aiming towards staying with Servello as well. I'm also going to go further and say
824 to take out the right-of-way cutting. Just make everybody on equal footing throughout Harmony.
825 There'll be some backlash about that, but I mean-
826
827
828

829 Speaker 8

830 So, let's just explain for residents, for anybody who's here and listening. What he's meaning by
831 right-of-way cutting is that currently along all the boulevards, the wider streets, Cat Brier, 5
832 Oaks, Schoolhouse, the landscaping contract has always included mowing between the sidewalk
833 and the curb. And the reason for that is because the developer wanted to make sure that the
834 streets where everybody was traveling down, that they were going to sell houses to, had a
835 uniform, well-cared for appearance. It has continued to this day, and now we're looking at the
836 possibility of removing that benefit from those homeowners and requiring them to mow between
837 their sidewalk and their curb on their properties.

838

839 Speaker 6

840 Right. So, if you look at the screen, the property appraiser shows all the property boundaries and
841 everything. The CDD owns and irrigates and currently landscapes all of that land on the older
842 neighborhoods. If you go, for example, to my neighborhood that was one of the later plats, it
843 didn't have the rear-loading houses. Doing all of that curb-to-street landscaping has always been
844 on homeowners, in that case.

845

846 Supervisor Kramer Yeah, and also on all of the interior streets. Cupseed, Beargrass, and
847 Rosewell. For the older neighborhoods too. It's an equity issue too.

848

849 Speaker 6 Right. So, we had the turf maintenance portion of the bids basically take into
850 account if we backed off of the CDD maintaining those areas, we would still be irrigating those
851 areas. I mean, we're not going to dig out the pipes. That's already there, that's going to stay. But
852 we did look at having the companies consider that. One of them, Juniper, came drastically down
853 on their number. The other two, less so. But as we've been discussing, Servello was overall, even
854 taking that into consideration, the most economical by far.

855

856 Supervisor Kramer Right.

857

858 Supervisor Berube

859 Of the three bids, that right-of-way cutting varies somewhere between \$16,000 a year for
860 Servello-

861

862 Speaker 8

863 17 five.

864

865 Supervisor Berube

866 Say again?

867

868 Speaker 8

869 17 five.

870

871 Supervisor Berube

872 \$17,500 to about \$120,000 from Juniper, which was way out of whack. That's what I asked them
873 about, did they look at everything? Because the numbers on all these... But anyway, where I'm
874 going is we need to cut money out of this budget. And if we're going to stay with Servello for

875 budgetary reasons, let's go all the way and take out as much money as we can because it's going
876 to affect a small number of people, and many of those people were cutting that area anyway.
877 Supervisor Kramer Right, and I don't think it's going to increase the cost of what they're
878 spending.

879
880 Supervisor Berube
881 Their landscapers are probably going to charge them very little.

882
883 Supervisor Kramer
884 Or nothing.

885
886 Supervisor Berube
887 Well yeah.

888
889 Supervisor Kramer
890 This is very difficult because, again, they're all over the ballpark. I am leaning towards, because
891 our service from Servello has [inaudible 003624]. We've just seen areas of turf, be it [inaudible]
892 or St. Augustine, under their control turn to just huge weed beds. I understand the need to keep
893 costs down, but I, at this point, would really like to reject all the bids and try again.

894
895 Speaker 7
896 May I ask you a question? Can I ask you a question? I'm not a board member-

897
898 Supervisor Kramer
899 Right, typically we don't do that.

900
901 Speaker 8
902 I'd like to hear the question.

903
904 Supervisor Kramer
905 Okay.

906
907 Speaker 7
908 So, with regard to negotiating your terms with each of these vendors, whether you have the
909 current agreements or proposals or future proposals, have you considered what's called an SLA
910 or a POS agreement or a carve-out? Which basically stipulates, that if they fail to deliver a
911 certain aspect that you basically deduct whatever their fee structure is.

912
913 Supervisor Kramer
914 Yes. In fact, as we negotiate the contract from our legal and through our District manager, we
915 need to definitely put that in. Particularly, if we're going to- [crosstalk].

916
917
918
919
920

921 Speaker 7
922 Especially if they're not delivering or if they fail to meet certain benchmarks, you just carve out a
923 certain amount of money.
924
925 Supervisor Kramer
926 It's set forth in the contract, and so, yes.
927
928 Speaker 7
929 Very well.
930
931 Speaker 5
932 We'll open it up to everyone now.
933
934 Supervisor Kramer
935 Yes.
936
937 Speaker 8
938 Yep. So, open it up to all of the audience members?
939
940 Speaker 5
941 Yeah, if you let one...
942
943 Supervisor Kramer
944 Well, if anybody wants to...
945
946 Speaker 5
947 Right.
948
949 Audience misc.
950 One question you didn't ask was, are they having trouble getting employees?
951
952 Supervisor Kramer
953 We kind of covered that before. They all are. They all admit that they are.
954
955 Speaker 6
956 It seems safe to infer that.
957
958 Supervisor Kramer
959 Yes. So, at this point-
960
961 Speaker 9
962 Can I ask a question? If you take out what you're talking about, that part from the red, how much
963 would that bring down each bid?
964
965 Supervisor Berube
966 The whole thing is \$17,500.

967 Speaker 8
968 Seventeen-five for Servello, \$120,000, 125 for Juniper and 20-
969
970 Supervisor Berube
971 Servello is about \$16,000.
972
973 Speaker 6
974 The summary is up on the website. There's a landscape summary under today's meeting.
975
976 Speaker 5
977 Okay, they all have it.
978
979 Speaker 6
980 Yep.
981
982 Speaker 8
983 So, Debra, it's the second two columns on the top row.
984
985 Speaker 9
986 The first two columns on the top row?
987
988 Speaker 6
989 Yep.
990
991 Speaker 8
992 Or second two, after vendor. Turf maintenance and turf maintenance non-ROW.
993
994 Supervisor Kramer
995 So, Yellowstone and Servello, it's 17, \$20,000. For Juniper, it's like \$125,000 or \$120,000.
996
997 Speaker 8
998 But the five year total, the five year pricing-
999
1000 Supervisor Kramer
1001 It starts adding up.
1002
1003 Speaker 8
1004 The five-year pricing still, for Servello, is 2.48 million versus 3.78. It's the bottom, it's the last
1005 column on the right.
1006
1007 Speaker 9
1008 Okay.
1009
1010 Speaker 8
1011 Even with that difference, it's still a major increase above Servello.
1012

1013 Speaker 6
1014 Like 50%.
1015
1016 Supervisor Kramer
1017 So, the question, I guess, for the board is, do we take the low bidder?
1018
1019 Speaker 8
1020 So, here's my suggestion. If we refuse all bids and we will do another R F P, hopefully all these
1021 bidders will bid again.
1022
1023 Supervisor Berube
1024 More than likely not.
1025
1026 Speaker 9
1027 They will not. I wouldn't, if I was them.
1028
1029 Supervisor Berube
1030 They won't.
1031
1032 Speaker 9
1033 I'm sorry, that whole thing, I would not rebid again. If you didn't take my first offer, I say,
1034 goodbye because there's too many other places that need me.
1035
1036 Speaker 8
1037 Definitely, and that's why I expressed-
1038
1039 Speaker 9
1040 I think you're running a risk. I think the board comes off as wishy-washy, when you keep going
1041 back, going back, going back. That's just my opinion.
1042
1043 Supervisor Berube
1044 In our line of business, if that happens, we don't re-submit, because obviously they're looking for
1045 somebody else who didn't submit the first time.
1046
1047 Speaker 9
1048 That's exactly what I would think. I mean, if these are tough decisions, we got to make the
1049 decision we want.
1050
1051 Speaker 6
1052 Now, if we frame it as if we throw them out and redo the RFP, but for a shorter term, like a
1053 single year or three year-
1054
1055 Speaker 8
1056 Or two year.
1057
1058

1059 Speaker 6
1060 From where you sit, as in the industry, do you have that same feeling of, "Oh, they don't want my
1061 bid. I don't want their business." Versus, "Oh, they have a legitimate..."
1062

1063 Speaker 5
1064 So, they understand budgetary reasons, David's a hundred percent right. You could risk the
1065 chance of them going for good. But framing it that way and telling them that, you want to reject
1066 all bids because, again, they know what your budget number is. That's the first thing they looked
1067 at bidding this to try and keep it somewhat within their, most vendors do. But you're looking to
1068 fit within your budget. I mean, again, it's a risk any way you look at it.
1069

1070 Supervisor Berube
1071 I think that we haven't offered them a contract. We've given them the RFPs. They've responded.
1072 Our concerns are performance going forward. And to the gentleman's point over here, Tim can
1073 write a contract that has performance-based standards and it's not up to us. It's up to Inframark,
1074 our contractor, who's managing this contract to say, "Yes, they're performing," or "No, they're
1075 not." And if we have our carve-out behind that, we have a performance [crosstalk, they're not
1076 going to do that.
1077

1078 Supervisor Kramer
1079 So, that will help us save money, but will it get us better landscapers?
1080

1081 Speaker 5
1082 So, here's the caveat to that. You can do that, but we still have a prop payment act. You still have
1083 to pay for services rendered. So, what ends up happening is we have to go, "Okay, they have
1084 fallen behind on..." Let's just say weeds, right? Let's just use weeds. What percentage of their
1085 contract is weed-based? That's what we can] withhold. You can't arbitrarily do things like that. It
1086 becomes very difficult to try and carve out percentages and stuff. Just throwing that out there.
1087

1088 Supervisor Kramer
1089 Right, so I guess the question is...
1090

1091 Supervisor Berube
1092 Over five years is \$1.3 million extra to choose anybody but Servello. And God forbid we choose
1093 somebody other than Servello and the service goes downhill.
1094

1095 Speaker 5
1096 Well remember, it doesn't matter if you do a five-year contract or a 50-year contract, the District
1097 still has a 30 or 60-
1098

1099 Speaker 6
1100 50 years? No, no, no, no.
1101

1102 Speaker 5
1103 Well, that's true. The District will always have a 30 or 60 day out, no matter how many-
1104

1105 Speaker 6
1106 Yeah, it's a five-year contract, but we have an out if service really is-
1107
1108 Supervisor Kramer
1109 Inoperable.
1110
1111 Supervisor Berube
1112 Well, it's a three year contract with two [inaudible]. But it doesn't matter, we got an out.
1113
1114 Supervisor Kramer
1115 Okay, I'll take the motion?
1116
1117 Speaker 8
1118 Move to approve Servello's bid.
1119
1120 Speaker 6
1121 Seconded.
1122
1123 Supervisor Berube
1124 Wait a minute, which one? With ROW or without?
1125
1126 Speaker 8
1127 Without ROW.
1128
1129 Supervisor Kramer
1130 Without ROW.
1131
1132 Speaker 6
1133 Second.
1134
1135 Supervisor Kramer
1136 So, I've got a motion and a second to approve Servello's bid without the right of way. All in
1137 favor?
1138
1139 Supervisor Berube
1140 Aye.
1141
1142 Speaker 6
1143 Aye.
1144
1145 Speaker 8
1146 Aye.
1147
1148 Supervisor Berube
1149 You got to grit your teeth sometimes, don't you?
1150

1151 Speaker 5

1152 Aye.

1153

1154 Supervisor Kramer

1155 All opposed?

1156

1157 On MOTION by Spv. 8, SECOND by Spv. 6, with all in
1158 favor, the Board approved Servello's Landscape
1159 Maintenance Service Proposal without the right of way
1160 mowing.

1161

1162 Supervisor Kramer

1163 Hearing that motion passes unanimously. I guess we can bring the folks back in.

1164

1165 Supervisor Berube

1166 If that'll make you feel better, I've been feeding them to Angel all night here, she needs another
1167 one. I don't know, what it will do for her blood pressure, but she hasn't exploded yet.

1168

1169 Supervisor Kramer

1170 Don't mess with her blood pressure, she's got to stick around.

1171

1172 Speaker 5

1173 Can't complain, I need a purpose.

1174

1175 Supervisor Kramer

1176 All right.

1177

1178 Supervisor Berube

1179 Okay, who are you going to call in?

1180

1181 Speaker 8

1182 I'm just going to go get somebody. Let somebody do some business and I'll be back.

1183

1184 Supervisor Kramer

1185 All right. We are going to take a five minute recess while we take pictures.

1186

1187 Supervisor Berube

1188 For all that, [inaudible]. I don't know if we made the right move, but we had to do something. I
1189 mean, what are you going to do, right? We got to do something.

1190

1191 All

1192 [inaudible] [crosstalk].

1193

1194 Speaker 5

1195 They go in and the ride them, and then at some point they're going to have to be replaced.

1196

1197 All
1198 [Inaudible] [crosstalk].
1199
1200 Speaker 9
1201 When you're in high school?
1202
1203 Supervisor Berube
1204 Yep.
1205
1206 Speaker 5
1207 So, the goal is to eliminate [inaudible]. At some point we do know [inaudible].
1208
1209 All
1210 [inaudible 004719].
1211
1212 Supervisor Kramer
1213 All right, we're bringing the meeting back to order now. I want to thank everybody for their hard
1214 work. These are very, very difficult times for all of us, funding-wise and crux-wise. So, I don't
1215 know if you announced already, but-
1216
1217 Speaker 5
1218 I did not.
1219
1220 Supervisor Kramer
1221 Okay. The board has taken action. We have selected to continue on with Servello. I appreciate
1222 both Yellowstone and Juniper's hard work and your consideration. For our St. Cloud
1223 representative, if you'd like to stop by and keep an eye on things for us?
1224
1225 St. Cloud Repre...
1226 I've always [inaudible].
1227
1228 Supervisor Kramer
1229 Advise us.
1230
1231 St. Cloud Repre...
1232 I've got kids at the school right now.
1233
1234 Supervisor Kramer
1235 We'd love to see you. But at this time, yes, we will be moving forwards with Servello.
1236
1237 St. Cloud Rep.
1238 That's good for you.
1239
1240 Supervisor Kramer
1241 So, thank you very much for helping us out.
1242

1243 St. Cloud Rep
1244 Thank you, I appreciate it.
1245
1246 All
1247 [inaudible].
1248
1249 Speaker 5
1250 Thank you all.
1251
1252 Supervisor Berube
1253 You're stuck with me now.
1254
1255 Speaker 8 Oh good.
1256
1257 Speaker 5 She takes back everything she just said.
1258
1259 All [inaudible].
1260
1261 Speaker 5 Thank you. Have a great day.
1262
1263 **B. Presentation of Fiscal Year 2023 Proposed Budget**
1264 Supervisor Kramer
1265 All right. Next item on our agenda is our budget. We have for consideration our 2023 budget,
1266 which our District manager has provided to us.
1267
1268 Speaker 5
1269 While y'all are doing that, Let me go through and adjust all the landscape numbers.
1270
1271 Supervisor Kramer Okay.
1272
1273 Speaker 5
1274 Because really I think everything else is pretty much a good consensus, other than that section,
1275 right?
1276
1277 Supervisor Kramer
1278 That's right.
1279
1280 Speaker 8
1281 So, we can we take audience comments while you're doing that?
1282
1283 Speaker 5
1284 It's up to you. If you decide to open anything up, because this isn't the public hearing. But if you
1285 decide to do that, you have to let everyone speak.
1286
1287 Supervisor Kramer
1288 Have an opportunity.

1289 Speaker 5
1290 Oh, okay.
1291
1292 Speaker 8 I mean, I just thought we could use the time for audience comments while
1293 you're doing that.
1294
1295 Speaker 5 Okay.
1296
1297 Speaker 8 Or this is, it's not part of your-
1298
1299 Supervisor Berube
1300 I have a question about plugging in the numbers? We had a lot of optional services as part of that
1301 proposal.
1302
1303 Speaker 5
1304 Right.
1305
1306 Supervisor Berube
1307 If she needs to plug in numbers, I guess we're going to just have her plug in the numbers for all
1308 the services we're thinking now, extracting the optional services from the
1309 bids? There's mulch, there's flowers.
1310
1311 Speaker 5
1312 I'm plugging in what Servello proposed, their exact numbers. That's all I'm doing.
1313
1314 Supervisor Berube
1315 Yeah, I know, but some of it was optional.
1316
1317 Speaker 5
1318 But it's optional.
1319
1320 Supervisor Kramer
1321 We'll go ahead and have those numbers plugged in, and whether-
1322
1323 Supervisor Berube
1324 Take as long as we need to.
1325
1326 Supervisor Kramer
1327 Right, whether Servello does them or not is out the window. But at least we'll have the right
1328 sized side if we choose.
1329
1330 Supervisor Berube
1331 It's still on the line, items that are existing now.
1332
1333 Speaker 5
1334 We still need those optional services whether you choose to go with Servello or bid it out.

1335 Supervisor Berube
1336 Got it.
1337
1338 Speaker 5
1339 Okay.
1340
1341 Supervisor Kramer So, quickly, because we do have some other budget stuff before she come
1342 back. I wanted to discuss, anybody in the audience here have any
1343 comments on the budget?
1344 Mike Behr
1345 I'll just-
1346
1347 Supervisor Kramer
1348 If you'll stand up and give your name for the records? We'll get you the microphone.
1349
1350 Mike Behr
1351 I'm Mike Behr.
1352
1353 Supervisor Kramer
1354 Hi Mike.
1355
1356 Mike Behr
1357 Thank you. This is a community, correct?
1358
1359 Supervisor Kramer
1360 Mm-hmm.
1361
1362 Mike Behr
1363 And I think a lot of us do a lot of walking in the community. As we walk down the sidewalks,
1364 Servello can't do everything and I think we can help them out. If I see a weed grown in the crack,
1365 I can pull it. If I'm walking by a mulch beds and I see weeds, I pull it. Whatever we can do to
1366 help these guys out so the whole community as the whole looks better, whatever we can do to
1367 help, I think we should do it. Thank you.
1368
1369 Speaker 8
1370 Thanks Mike. That's a lovely thing to say.
1371
1372 Mike Behr
1373 Pardon?
1374
1375
1376 Speaker 8 I
1377 It's a lovely thing to say. And I think probably even more effective is when you see something
1378 that needs attention, send an email to CDDmaintenance@inframark.com, so that they can be in
1379 touch with Servello to... [crosstalk] right? So, if residents would do that, I think that'd be... I
1380 mean, it's lovely if you do that, but it's not really your job.

1381 Mike Behr
1382 It isn't, but-
1383
1384 Supervisor Kramer
1385
1386 I'm a neighbor too.
1387
1388 Speaker 8
1389 I am too. Mulch is kicked out of place, kick it back in place, all that kind of stuff. But more
1390 importantly is making sure Servello hears what needs to be done. A bunch of weeds in beds, or
1391 grass that's brown and crispy, or whatever it happens to be. Just having that email in your phone
1392 as a contact and calling it up and sending an email so that-
1393
1394 Supervisor Kramer
1395 Right while you're walking.
1396
1397 Speaker 8
1398 Yep.
1399
1400 Supervisor Kramer Any other comments?
1401
1402
1403 Mike Behr
1404 Maybe put something in the Harmony Magazine, to that effect?
1405
1406 Supervisor Kramer
1407 Yes, I'd do that first is what I would do.
1408
1409 Speaker 8
1410 Mike, will you follow up with me about that? Because I have somebody who's now writing
1411 articles. Debra, will you follow up with me. I have somebody writing articles, it's just that I'm
1412 taking notes for this. If you can just remind me after the meeting, I will get it taken care of.
1413
1414 Speaker 9
1415 Okay, thank you.
1416
1417 Supervisor Kramer
1418 Yes, sir.
1419
1420 Speaker 8
1421 Please come up and-
1422
1423 Supervisor Kramer
1424 Give me your name.
1425
1426

1427 Speaker 8
1428 Give your name and address.
1429
1430 Richard Conway
1431 I'm Richard Conway. I live in the Lakes of Harmony in South Lake. I've been there four years.
1432 I'm also president of the Garden Committee. That's why you've seen me here before. It pains me
1433 to say this, but I agree with Mr. Berube with what he put in the last Harmony magazine.
1434 I will give you a concrete example. Our HOA took my HOA fees from \$250 to \$475 in four
1435 years. I am retired. I'm a registered nurse after working ICU CCU. Thank God I got out before
1436 this whole COVID thing. My wife and I looked at the numbers and said, can we afford to move
1437 to Harmony? Four years ago we could. I urge you greatly to consider every move you make that
1438 you have an entire two communities now, and you're soon to have a third with North Lakes, that
1439 are living on a fixed income. I thank you for considering the people in Harmony main who are
1440 working two jobs, trying to afford it. But you've also got citizens like myself who sat down with,
1441 at the time, Cal Atlantic's money. And what they charge for the golf club and what they charge
1442 for HOA fees and what they charge for the HOA clubhouse fees, they've all gone up.
1443
1444 Supervisor Kramer
1445 I'm sorry for that. We're trying to keep it as controlled as possible.
1446
1447 Richard Conway
1448 And for that I thank you.
1449
1450 Speaker 8
1451 And that's one of the big reasons we went with Servello.
1452
1453 Richard Conway
1454 Yeah, and I applaud that. Give them another chance. Certainly watch them like a hawk. Thank
1455 you so much.
1456
1457 Supervisor Berube
1458 How about you being the Hawk? You're retiring, you got plenty of time, right?
1459
1460 Supervisor Kramer
1461 Any other comments here or on Zoom?
1462
1463 Speaker 7
1464 Not budget related, just comments in general.
1465
1466 Speaker 8
1467 Are we going to wait on that, or?
1468
1469 Speaker 6
1470 Is it an agenda item, or?
1471
1472

1473 Supervisor Berube

1474 No, just a general topic. I can wait. I just want wasn't sure.

1475

1476 Supervisor Kramer

1477 All right. The other thing I wanted to bring forward and I'll mention it here, we can figure out
1478 where it goes in the budget discussion. The budget was very difficult to deal with because of the
1479 current structure of it. The bulk of the structure is fine, but we have no mechanism right now to
1480 take large projects, which really should be deducted from a reserve account and itemize it out
1481 like our pool resurfacing, the footbridges, the big ticket one time items. And in any other
1482 budgeting process, you would be able to keep your O&M budget for your ongoing day-to-day
1483 things that you're doing. And these big reserve projects, which are basically renewal and
1484 replacement, big ticket items that are one time, maybe once every five, 10, maybe even 20 years,
1485 would come out of that reserve fund. We worked with info market and accounting. They
1486 made a suggestion of how to do that so that we will see that a lot clearer in the future. And that
1487 would be to actually, we would keep the line item, just make it one reserve line item for money
1488 to transfer from our annual budget over to the reserve account. But then instead of taking these
1489 big items out of our normal budget and trying to hammer them into some line item, we actually
1490 take them directly from those account. So, if the board is amenable to that, we can get that
1491 restructured and start making that happen, so that when we look at our budget and we have a
1492 pool resurfacing instead of R and M pools that make it look like next year you're going to need
1493 this huge amount of money, we'll know that what our regular annual cost of working with our
1494 pools is instead of this huge bubble in the middle, like an egg and snake.

1495

1496 Speaker 5

1497 It also makes it just look a lot cleaner. Cause right now, if you look, it shows reserve, it's really
1498 not a reserve. It's your general fund, but you guys have earmarked it for certain things.
1499 [crosstalk]. Correct. So, if you have a general reserve account that you're contributing, your
1500 savings account, right? You're contributing every year. It's not earmarked for anything. It's
1501 earmarked for what you need to use it for.

1502

1503 Supervisor Kramer

1504 Right.

1505

1506 Speaker 5

1507 And you just transfer in and out. But it's very simple and clean.

1508

1509 Speaker 8

1510 Okay. And how do we show, if at all it's not going to be in the budget, what's coming up that
1511 they're going to need to spend some of those reserve funds on? How do we show that?

1512

1513 Speaker 5

1514 You're not going to show it in your budget, the board's going to determine how you're going to
1515 allocate that.

1516

1517 Speaker 8

1518 I'm just wondering we keep easy-to-look-at reports.

1519 Supervisor Kramer
1520 Oh, there will be another section in your financials each month that will show the reserve
1521 account and then what projects have been deducted from it. And we can even show, show the
1522 upcoming encumbrances. For instance, the...
1523
1524 Speaker 8
1525 Alleyways?
1526
1527 Supervisor Kramer
1528 We'll go with the alleyways. I was thinking of something else.
1529
1530 Speaker 8
1531 Pipes?
1532
1533 Supervisor Kramer
1534 Of the estate pipes. We may have a number and then that will come out of, because that's not
1535 something that we're going to do all the time. That's going to be one big fix. And hopefully that
1536 won't happen again in any other neighborhood. But we don't know. So, that will show up as
1537 coming out of that reserve instead of trying to jimmy it in and making our day to day budget
1538 book [inaudible]. So, if I hear no objection to restructuring it that way...
1539
1540 Speaker 8
1541 I don't think we need to vote, do we?
1542
1543 Speaker 5
1544 Inframark would like the vote because of the way it's currently structured to be able to
1545 restructure. And then when we talked to them yesterday, they'll be able to have your new layout
1546 financials for May.
1547
1548 Speaker 8
1549 So, how do you word that motion?
1550
1551 Speaker 6
1552 Well, just one more. Well, we can continue discussing after a motion, right?
1553
1554 Supervisor Kramer
1555 Yeah. It's better if we have the motion and then we know what we're discussing.
1556
1557 Speaker 5
1558 That's fine.
1559
1560
1561 Speaker 8
1562 So, the motion is...
1563
1564

1565 Speaker 5
1566 To change our financials and budget to reflect a reserve account. That's it.
1567
1568 Speaker 6
1569 I'll second.
1570
1571 Speaker 5
1572 Now you want to discuss?
1573
1574 Speaker 6
1575 Yes.
1576
1577 Supervisor Kramer
1578 Add one more thing. Reserve account that we will-
1579
1580 Supervisor Kramer
1581 ... add one more thing, reserve account that we will fund with the existing reserve monies?
1582
1583 Supv Kassel
1584 To start out. Yes.
1585
1586 Supervisor Kramer
1587 And a transfer from unassigned balances of \$1 million in [inaudible]?
1588
1589 Supervisor Berube
1590 Well, is this new... Are you going to get rid of the unassigned-
1591
1592 Supv Kassel
1593 [inaudible].
1594
1595 Supervisor Kramer
1596 Yes, we'll get rid of all the-
1597
1598 Supervisor Berube
1599 We're evolving into-
1600
1601 Supervisor Kramer
1602 It'll all go [inaudible].
1603
1604 Supv Kassel
1605 But it's more than a million, right?
1606
1607 Speaker 5
1608 But you don't take it all.
1609
1610 Supervisor Kramer

1611 Well, we'll leave some of it into the unassigned for emergencies or slow collections and things
1612 like that to give us all [inaudible].

1613
1614 Speaker 5
1615 We'll transfer it over to reserve.

1616
1617 Supervisor Kramer
1618 So, I have a motion. Do I have a second?

1619
1620 Supv Kassel
1621 [inaudible].

1622
1623 Supervisor Kramer
1624 A second?

1625
1626 Speaker 6
1627 Yeah.

1628
1629 Supervisor Kramer
1630 Discussion.

1631
1632 Speaker 6
1633 Yeah, my thoughts are just on making sure we have a well defined scope for all that. We have
1634 our reserve study, which should have captured everything. Are you going to formally tie it to that
1635 reserve study where... Okay.

1636
1637 Speaker 5
1638 You don't tie anything in your budget to the reserve study. What you do is... It essentially is a
1639 tool to guide you on how you should fund your different accounts. In this case, it would be a
1640 reserve account. But nothing gets tied to that. If it did, it would be unrealistic, right?

1641
1642 Speaker 6
1643 Yeah, because... Right.

1644
1645 Speaker 5
1646 It's just-

1647
1648 Speaker 6
1649 Again, I guess I'm more interested in just setting boundaries.

1650
1651 Speaker 5
1652 Of course.

1653 Speaker 6
1654 We have everything that's been touched by that reserve study. What are the limits that this thing
1655 could potentially be pulled from to use?

1656

1657 Speaker 5
1658 You're not capped. It's a board... so let's just say, for example, today-
1659
1660 Supervisor Berube
1661 If you don't put a name on it, it doesn't... Right.
1662
1663 Speaker 5
1664 No. Even if you did put a name on it, it doesn't matter.
1665
1666 Supervisor Berube
1667 [inaudible].
1668
1669 Speaker 5
1670 So, what ends up happening is, if we were doing a full resurface today, and I said, "Board, where
1671 would you like this to come out of?" And instead of saying repairs and maintenance pools you're
1672 going to say, "Our reserve account." So, then that's where it's going to get coded, and then your
1673 next financials, once we pay it, is going to show reserves, full resurface fees, \$2, and it's going to
1674 go like that.
1675
1676 Speaker 6
1677 Yeah.
1678
1679 Speaker 5
1680 So, you dictate it.
1681
1682 Speaker 6
1683 Right? On the surface, I agree completely. It makes a lot more sense to have... I hate using the
1684 word "buffer", but a better way to account for, like you said, multi-year, multi fives or tens of
1685 years type of projects, and trying to shoehorn it into the line by line. I agree.
1686
1687 Speaker 5
1688 You never want to fund your operation and maintenance from your savings, right? It's the same
1689 as what you do at home. You don't want to fund your budget with your savings, or you're doing
1690 something wrong.
1691
1692 Speaker 6
1693 Right.
1694
1695 Supervisor Berube
1696 We just almost started this fund with reserve contributions, \$300,000. It should say reserve study
1697 contribution if that's where you want it to go to fund the reserves [inaudible].
1698
1699 Supv Kassel
1700 Or reserve fund.
1701
1702 Supervisor Kramer

1703 So, yeah, they recommended we change that line item to read "transfer to reserves".
1704
1705 Supervisor Berube
1706 Sure.
1707
1708
1709 Supervisor Kramer
1710 So, this is the money from our O&M budget that is transferring.
1711
1712 Supv Kassel
1713 That's still confusing. That's so confusing.
1714
1715 Speaker 5
1716 I put "reserve contribution", is what I put. We can name it whatever you want.
1717
1718 Supv Kassel
1719 Reserve fund contribution?
1720
1721 Speaker 5
1722 Yeah.
1723
1724 Supv Kassel
1725 Reserve fund contribution?
1726
1727 Speaker 5
1728 Sure.
1729
1730 Supervisor Kramer
1731 Okay. So, I have a motion and a second on the floor. We've had discussion. I'll call for the vote.
1732 All in favor?
1733
1734 Supervisor Berube
1735 Aye.
1736
1737 Speaker 6
1738 Aye.
1739
1740 Supervisor Kramer
1741 Aye. All opposed? Hearing none, the motion passes unanimously.
1742
1743
1744
1745
1746
1747 Speaker 5
1748 All right. So, we've got that.

On MOTION by Spv. Kramer, SECOND by Spv. Berube, with all in favor, the Board approved using the language "reserve fund contribution" in the budget.
--

1749
1750 Supervisor Kramer
1751 Right. And the remainder of the budget.
1752
1753 Speaker 5
1754 All right. So, I changed all your numbers to reflect the numbers in the Servello proposal that you
1755 approved. Changed it drastically as far as your assessments and everything.
1756
1757 Supervisor Kramer
1758 Can you email us [inaudible]?
1759
1760 Speaker 5
1761 So, what it ends up doing... I don't know if everyone... If you look at the budget we were just
1762 working off of, if you go to your assessment detail, you were at 50-something percent increase
1763 for O&M. That brought you down to 28.1, overall 12.2.
1764
1765 Supervisor Kramer
1766 So, cut it in half.
1767 Speaker 5
1768 Essentially. And then your number-wise... Oops. It brought your number, the tax collector
1769 number, brought it to 2452225.
1770
1771 Supervisor Berube
1772 But there's other changes that go with that too. The next one goes to 28737, so there's a savings
1773 there.
1774
1775 Supervisor Kramer
1776 Yeah, it just goes back.
1777
1778 Speaker 5
1779 It just automatically populates, so what essentially you went from was... Well, I can't read that
1780 [inaudible] out.
1781
1782 Supervisor Berube We went from \$3,087,124 down to 2,452,221.
1783
1784 Supervisor Kramer 25.
1785
1786 Supervisor Berube 25.
1787
1788 Supervisor Kramer Right. So,...
1789 Supervisor Berube
1790 So, it's an increase of-
1791
1792 Supervisor Kramer
1793 Did that-
1794

1795 Supervisor Berube
1796 \$500,000.
1797
1798 Supervisor Kramer
1799 Did that also adjust the summary of assessments?
1800
1801 Speaker 5
1802 Yeah. That's what I was just saying.
1803
1804 Supervisor Kramer
1805 So, to make it real for everybody, if I take a lot in C2...
1806
1807 Speaker 5
1808 C2?
1809
1810 Supervisor Kramer
1811 C2. If I take an average lot... Say we'll go [inaudible].
1812
1813 Supv Kassel
1814 What's the plot width?
1815
1816 Supervisor Kramer
1817 52 feet for the width. Then that means... I got to follow it over. Sorry, guys. That would be an
1818 increase of... Let's see. [inaudible] less than \$300 a year.
1819
1820 Supervisor Berube
1821 \$250 for the average house, so median house be about \$250 for the year.
1822
1823 Supervisor Kramer
1824 Right. So, when you [inaudible] that, it's about \$20 a month increase. I think, I hope for
1825 everyone that will be manageable.
1826
1827 Speaker 6
1828 Yeah. I definitely-
1829
1830 Supv Kassel
1831 You've cut it nearly in half.
1832
1833 Supervisor Kramer Yes.
1834 Supervisor Berube
1835 In real numbers, we went from more than a million in increase to just under 500,000. You want
1836 [inaudible].
1837
1838 Supv Kassel
1839 300,000 of that is the reserves.
1840

1841 Speaker 5
1842 Correct?
1843
1844 Supervisor Kramer
1845 So, again, I think we've done a stellar job.
1846
1847 Speaker 5
1848 No, I think cutting down-
1849
1850 Supervisor Kramer
1851 \$20 a month.
1852
1853 Speaker 5
1854 ... as much as you cut out, which was the intent at today's meeting, I think that's a great starting
1855 point for sure.
1856
1857 **i. Consideration of Resolution 2022-06, Approval of Fiscal Year 2023 Budget, and**
1858 **Setting the Public Hearing**
1859 Supervisor Kramer
1860 So, at this point in time, I would entertain a motion to adopt this as our budget to send to the
1861 county. Can we approve all three of these at once?
1862
1863 Speaker 5
1864 So, you would do... Well, approving resolution 22-06 is included in your fiscal year '23 tentative
1865 budget-
1866
1867 Supervisor Kramer
1868 [inaudible].
1869
1870 Speaker 5
1871 ... and setting your public hearing for your July meeting.
1872
1873 Supervisor Kramer
1874 Right. Okay. So, at this time I would entertain a motion to adopt resolution 2022-06. [inaudible]
1875 the motion.
1876
1877 Supv Kassel
1878 So, moved.
1879
1880
1881 Supervisor Kramer
1882 Okay. Supv Kassel has moved. Do I have a second?
1883
1884 Speaker 6
1885 I'll second.
1886

1887 Supervisor Kramer
1888 Have a second. Motion and second. Discussion?
1889
1890 Speaker 6
1891 And again, for everyone's benefit, this is just setting our line in the sand. It's starting the budget
1892 process. We cannot add to it once we've submitted it, but we can, if we find something else-
1893
1894 Supervisor Kramer
1895 We can drop it down. Correct. So, this our high mark.
1896
1897 Speaker 6
1898 Worst case. Yep.
1899
1900 Supervisor Kramer
1901 It could edge down.
1902
1903 Supv Kassel
1904 What was the percentage overall?
1905
1906 Supervisor Berube
1907 12.2.
1908
1909 Supervisor Kramer
1910 12.2.
1911
1912 Speaker 5
1913 Overall.
1914
1915 Supv Kassel
1916 12.2. thank you.
1917
1918 Speaker 5
1919 And then 28.1 for just the O&M.
1920
1921 Supervisor Kramer
1922 Yes. So, if they've paid off their debt service-
1923
1924 Speaker 5
1925 Correct.
1926
1927 Supervisor Kramer
1928 ... that's what they [inaudible].
1929
1930 Supervisor Berube
1931 The total increase is \$376,011 from the current year budget to the coming year budget.
1932

1933 Supervisor Kramer
1934 Okay. We have a motion and a second. All in favor?

1935
1936 Speaker 6
1937 Aye.

1938
1939 Supervisor Kramer
1940 Aye. All opposed? Hearing none, motion passes unanimously.
1941

On MOTION by Spv. Kassel, SECOND by Spv. 6, with all in favor, the Board adopted Resolution 2022-06, approval of Fiscal Year 2023 Budget , and setting the public hearing on Monday, August 15, 2022 at 6:00 p.m. at Jones Homes, 3285 Songbird Circle, St. Cloud, Florida 34773.

1942
1943
1944
1945
1946
1947
1948
1949 Supervisor Kramer
1950 All right. You can send that off to the county. All right. The next item of business, it's our
1951 contractor's report.

1952
1953 **FOURTH ORDER OF BUSINESS** **Contractor's Reports**

1954 **A. Servello**
1955 **i. Consideration of Servello Hurrican Authorization Form**

1956 Supervisor Berube
1957 We have no money. Don't ask. It's all gone. I don't know why you hung around. You heard it.
1958 You just got it all.

1959
1960 Speaker 10
1961 Okay. General maintenance, Supervisor Kramer. There's a sycamore south pine, I believe, in the
1962 estate, southern pine, fourth tree in. It's gone.

1963
1964 Supervisor Kramer
1965 It's gone? It died or somebody took it away?

1966
1967 Speaker 10
1968 No, no. It's just... All the leaves fell off. It's on its way out.

1969
1970 Supervisor Kramer
1971 It died. [inaudible] and give them a [inaudible].

1972
1973 Supervisor Berube
1974 Must be your fault.

1975
1976 Supervisor Kramer
1977 And we will do as we do with dead trees.

1978 Speaker 10

1979 [inaudible].
1980 Supervisor Kramer
1981 I've got [inaudible] I don't know if you want to go over your report. We have the report. Any
1982 questions on the report and the information? If not, I'll go through the proposals one by one.
1983 Okay. The first one is the consideration of the hurricane authorization form. This is a form
1984 Servello provides us every year at hurricane time. It means we will get priority for their crews to
1985 come out and clean any hurricane debris that might come down. It basically is \$110 an hour for
1986 Servello plus their equipment. We also have, as we have in the past, declined this and just used
1987 our field staff.
1988
1989 Supervisor Berube
1990 I'm for continuing with field staff and declining this.
1991
1992 Supv Kassel
1993 And you don't need a motion?
1994
1995 Speaker 6
1996 No.
1997
1998 Supervisor Kramer
1999 Right. I'm just checking to see if there's any other board members that have any input. Hearing
2000 none, thank you for the offer, but we'll take care of it in-house and call on you if needed, if you're
2001 available. The second is consideration of the Ashley Park pool proposal that Servello provided.
2002
2003 **ii. Consideration of Servello Ashley Pool Proposal**
2004 Speaker 6
2005 [inaudible].
2006
2007 Supervisor Kramer
2008 I'm sorry?
2009
2010 Speaker 6
2011 No. Was speaking out of turn. I'm sorry. Say that 10 times fast.
2012
2013 Supervisor Kramer
2014 I'm trying. They have proposed an upgrade to the Ashley Park pool area to add different plant...
2015 or upgrade and replace plant materials and upgrade that area. The cost of that would be
2016 \$12,376.50. I'm going to ask because we get these proposals frequently, and one of the problems
2017 I have... And I apologize, but I cannot envision what this proposal truly includes.
2018
2019 Supervisor Berube
2020 You need a picture.
2021
2022
2023 Supervisor Kramer
2024 I need a nice little picture. Jennifer offers [inaudible] so if you do... No, I understand that may

2025 not be in your software packages, but if you could at least just give me maybe an aerial shot of it
2026 and say, "This goes here," and then maybe give me some sample-

2027 Scott

2028 [inaudible] designs before, and we could create a-

2029

2030 Supervisor Kramer

2031 You can do that?

2032

2033 Scott

2034 Yeah, we can-

2035

2036 Supv Kassel

2037 Yeah, before and after.

2038

2039 Scott

2040 Yeah, we can do a before and after. Absolutely.

2041

2042 Supervisor Kramer

2043 That would be great. That way I would understand more what you're offering for the price that
2044 you're offering it.

2045

2046 Scott

2047 Yeah, we can easily do that. I know some of the [inaudible] that's to fill into your current hedge
2048 line along the fenced area, but I think a lot of it had [inaudible] out front with the pool area, so I
2049 can take a shot of that and do a before and after on that. That's no issue.

2050 Supervisor Kramer If you can do that, that'll be great. So, if the rest of the board will humor
2051 me and just wait until next meeting, until we see-

2052

2053 Supervisor Berube

2054 Absolutely.

2055

2056 Supv Kassel

2057 Yeah, because that's one third of our miscellaneous.

2058

2059 Supervisor Kramer

2060 Yes. That would [inaudible].

2061

2062 Supv Kassel

2063 ... of our miscellaneous.

2064

2065 **iii. Consideratio of Servello Proposals #6683 and #6684, Sod Replacement**

2066 Supervisor Kramer

2067 The next item is consideration of the Servello proposal. There are two option proposals, 6683... I
2068 think that's for the St. Augustine... or 6684, which would be Bahia. This is an area that is in the
2069 lakes. It's basically near Atwood, not where the [inaudible] side of Atwood, but on the other side
2070 of Atwood behind the houses. We're not sure what happened. It appears that the developer may

2071 not have properly sodded that area, so it's pretty bare and ugly looking.
2072
2073 Supv Kassel
2074 What's the location again?
2075
2076 Supervisor Kramer
2077 Atwood, between East Lake and South Lake. That's that crossover drive between the two
2078 projects there. We know we've got some pictures up.
2079
2080 Supervisor Berube
2081 It's a non-irrigated area.
2082
2083 Supervisor Kramer
2084 And it's a non-irrigated area. It's a stormwater pond. It is property we own. I don't know why it
2085 wasn't caught before the projects were turned over from the developer, because we should make
2086 sure the developer properly sods it.
2087
2088 Speaker 6
2089 And it is that east side?
2090
2091 Supervisor Kramer It's on the pond. It's around the back.
2092
2093 Speaker 6
2094 Right. Well, the road. There's a pond on the east and the west side. We own both of them.
2095
2096 Supervisor Kramer
2097 Yeah, it's on... That's it.
2098
2099 Speaker 6
2100 So, it's on the west side of the [inaudible].
2101
2102 Supervisor Kramer
2103 It's on the west side.
2104
2105 Speaker 6
2106 It's that right there.
2107
2108
2109 Supervisor Berube
2110 Didn't [inaudible] do this last month?
2111
2112 Supervisor Kramer
2113 No. That's on the east side. So, this is on the opposite side of where David got involved. Okay?
2114 And there's been a resident complaining that it just looks horrible over there, but I must say that
2115 this was the developed section of a sand pine ridge, just like Waterside is. The problem is the
2116 developer did not amend the soil whatsoever.

2117
2118 Supervisor Berube
2119 It's all sand.
2120
2121 Supervisor Kramer
2122 They just threw some Bahia sod on it, so it's all sand. If you guys throw Bahia sod right back out
2123 there, or St. Augustine, it's going to die a heartbeat.
2124
2125 Scott
2126 Well, I wouldn't do Bahia right now, Madam Supervisor Kramer. I mean [inaudible].
2127
2128 Supervisor Kramer
2129 Whenever you throw it out there, it's-
2130
2131 Scott
2132 Right. You don't have no rain in the forecast. You typically want to do it July or August or
2133 something like that.
2134
2135 Speaker 6
2136 Yeah, but if you put St. Augustine, you have no irrigation.
2137
2138 Scott
2139 I spoke with Brett about the St. Augustine. It was done out of consideration for the residents, but
2140 Brett and I both agree it's [inaudible] useless to put St. Augustine there.
2141
2142 Supervisor Kramer
2143 But the problem with Bahia too is what we see in the area between the Waterside stormwater
2144 pond and Five Oaks. All that Bahia's dead or dying because it has no proper nutrients to sustain
2145 growth from that sand. Correct me if I'm wrong, but man, it looks nasty and [inaudible].
2146
2147 Scott
2148 It's going to look like that right now. You will have that.
2149
2150 Supervisor Kramer
2151 No, even during the very wet seasons.
2152
2153 Scott
2154 But let me put my eyes on that area myself, because the next time we do a fertilization
2155 application, we can just [inaudible] and fertilize that area. But again, you want to do it before you
2156 get rain in.
2157
2158 Supervisor Kramer
2159 But again, my concern is without amending the soil, fertilization's good for a quick shot, but it's
2160 not going to sustain [inaudible] for that branch, right?
2161 Scott
2162 Even amending the soil there, you don't have consistent irrigation coverage there.

2163
2164 Supervisor Kramer
2165 Right.
2166
2167 Scott
2168 So, even amending the soil there, it's really not going to help. You're just going to... Again, just
2169 putting Bahia, it's going to look good certain times of the year, and then, like right now, it's going
2170 to look-
2171
2172 Supervisor Kramer
2173 No, you go to Waterside, where it used to be Bahia. It doesn't even look
2174 good during the rainy season. So, what I would like you to do, unless the board decides
2175 otherwise, is go out and really study those areas and see what we truly need instead of throwing
2176 good money after bad, and see if you can make those areas be able to sustain Bahia. And if it
2177 can't, let's look at something else that's more natural in that sand pond soil, or what do we have to
2178 do to bring it up?
2179
2180 Supervisor Berube
2181 We have no irrigation anywhere near there?
2182
2183 Supervisor Kramer
2184 No.
2185
2186 Scott
2187 None? The irrigation [inaudible].
2188
2189 Speaker 10
2190 If that's the one beside three whatever-
2191
2192 Supervisor Kramer
2193 Yes. It's the one that you and Brett worked on behind the resident's home, between his home and
2194 the pond.
2195
2196 Speaker 10
2197 Yes.
2198
2199 Supv Kassel
2200 That was [inaudible] off?
2201
2202 Speaker 10
2203 There is. There's irrigation because it has to water the curb to sidewalk easement part of it.
2204
2205 Speaker 6
2206 We don't own that.
2207
2208 Supervisor Kramer

2209 Right, for that very tip, but nothing back behind those other homes.
2210 Speaker 10
2211 No. Only where there's an easement are you going to have [inaudible] right. You don't have-
2212
2213 Supervisor Kramer
2214 So, we just don't have any around that home.
2215
2216 Speaker 6
2217 It's [inaudible].
2218
2219 Speaker 10
2220 [inaudible] irrigation anyway.
2221
2222 Speaker 6
2223 Right. It's South Lake's or-
2224
2225 Speaker 10
2226 Yeah, South Lake's. That's the problem.
2227
2228
2229 Supervisor Kramer
2230 The roads and the right of ways are all South Lake. They're all owned by-
2231
2232 Speaker 6
2233 Or East Lake. Yeah. Lakes HO... Yeah.
2234
2235 Supervisor Kramer
2236 ... the HOA, not by us.
2237
2238 Speaker 6
2239 Yes.
2240
2241 Supervisor Berube
2242 This is-
2243
2244 Supervisor Kramer
2245 We don't control that irrigation.
2246
2247 Supervisor Berube
2248 ... 1200 square feet. That's 100 by 120, right? Yeah, 1200. No. [inaudible].
2249
2250 Supervisor Kramer
2251 12 by 100.
2252
2253 Supervisor Berube
2254 Yeah. 20 by 60.

2255
2256 Speaker 6
2257 And then [inaudible].
2258
2259 Supervisor Berube
2260 ... live there?
2261
2262 Supervisor Kramer
2263 That's why I like to have them look at it and give...
2264
2265 Supervisor Berube
2266 Plant some trees and put some pine needles underneath.
2267
2268 Scott
2269 I put notes on it here, so we'll look at it. Yeah, it might be where we suggest, "Okay, let's put
2270 some cypress trees there or something, maybe put some pine trees." Well, I don't really want to
2271 do any pine trees there, but maybe put some cypress trees there, and then you do water bags
2272 [inaudible] and then-
2273
2274 Supervisor Kramer
2275 [inaudible].
2276
2277 Scott
2278 ... then you do mulch of the pond area. Yes, something like that.
2279
2280 Supervisor Kramer
2281 So, if you guys will look at that, because the grass is growing in those sandy areas.
2282
2283 Supervisor Berube
2284 And what's going to happen, we start throwing grass at that, we're going to throw grass at it, t
2285 hrow grass at it, probably better to make the investment in trees and some sort of bedding and be
2286 done with it.
2287
2288 Speaker 6
2289 To be completely clear, it is the east side? So, it's...
2290
2291 Speaker 10
2292 West side is what you're talking about.
2293
2294 Speaker 6
2295 West side. So, it is this lot. So, we own-
2296
2297 Supervisor Kramer
2298 It's 250. It's not what you have highlighted now.
2299 Speaker 6
2300 Right? That's CDD lights, this one here. Okay.

2301 Supervisor Kramer
2302 It's that one. Right. It's right there.
2303
2304 Speaker 6
2305 Now, we don't have any of our irrigation on this parcel that we own to the south and west of that,
2306 do we?
2307
2308 Supervisor Kramer
2309 That...
2310
2311 Speaker 6
2312 That's a CDD parcel.
2313
2314 Supervisor Kramer
2315 That is CDD. That's on Five Oaks?
2316
2317 Speaker 6
2318 Yes. And the berm, so I don't know if-
2319
2320 Supervisor Kramer
2321 Right. We have it on the berm and in that area, but we don't have anything coming down,
2322 buffering up to Atwood.
2323
2324 Speaker 6
2325 [inaudible]
2326
2327 Supervisor Berube
2328 [inaudible] irrigation from over there to where we're talking would be-
2329
2330 Supervisor Kramer
2331 Would be major.
2332
2333 Speaker 6
2334 Right. Okay.
2335
2336 Supervisor Kramer
2337 So, let's come up with a unique, Florida-sensitive landscape.
2338
2339 Supervisor Berube
2340 Some sort of plantings.
2341
2342 Supervisor Kramer
2343 All right.
2344
2345 Speaker 10
2346 Concrete.

2347 iv. Consideration of Servello Proposal #6724, Bedding Plants
2348 Supervisor Kramer
2349 Next item on the agenda is the Servello proposal for Buckling Park. This would be restoring it
2350 back to its former glory for \$12,016.19.
2351
2352 Supervisor Berube
2353 I'm wondering why we have \$2,775 for irrigation.
2354
2355 Supervisor Kramer
2356 Not sure.
2357
2358 Speaker 6
2359 Not to exceed. What do we think is needed there?
2360
2361 Supervisor Berube
2362 That's a lot of spending on irrigation for an area that's already irrigated.
2363
2364 Scott
2365 Right, but the irrigation, that dollar amount, is a not to exceed amount. So, what we're saying is it
2366 may not be \$2,700 for that. It could be \$1,000 for that, but-
2367
2368 Speaker 12
2369 But why is... Isn't there irrigation there now?
2370
2371 Supervisor Kramer
2372 Yes.
2373
2374 Scott
2375 There should be irrigation there now, but once you do demo and everything, you got to tear up
2376 everything as well too. And plus, I'm not sure this... Is this... Is it going to place some shrubs
2377 back in the same place and [inaudible] back in the same place? Okay. Well then, irrigation NTE
2378 should be dropped down.
2379
2380 Supervisor Kramer
2381 Okay.
2382
2383 Supv Kassel
2384 So, you're going to provide a new proposal for that?
2385
2386 Speaker 6
2387 Or we can just-
2388
2389 Supervisor Berube
2390 Take off the [inaudible].
2391 Scott
2392 If you want to do it right now, I can drop the irrigation NTE to... because you're basically going

2393 to see if you have to modify any irrigation heads or anything like that, so if the board wishes, I
2394 can line... cross that out and put a \$500 NTE on that.
2395
2396 Supervisor Kramer
2397 So, what is that ticket?
2398
2399 Speaker 12
2400 That would make it about 1,000.
2401
2402 Supervisor Berube
2403 What are you taking the irrigation down to?
2404
2405 Supervisor Kramer
2406 500.
2407
2408 Scott
2409 500. And [inaudible] and I was... Anything-
2410
2411 Supervisor Kramer
2412 500.
2413
2414 Scott
2415 Yeah, 500.
2416
2417 Supv Kassel
2418 No, it was what?
2419
2420 Scott
2421 It was 2775.
2422
2423 Supv Kassel
2424 So, down 2200?
2425
2426 Scott
2427 Yeah.
2428
2429 Supv Kassel
2430 75.
2431
2432 Supervisor Kramer
2433 So, it would be below 10,000.
2434
2435 Supervisor Berube
2436 924119 plus 500. 974119 is what I come up with.
2437 Supv Kassel
2438 Say that again?

2439 Supervisor Berube
2440 974119.
2441
2442 Supv Kassel
2443 974119?
2444
2445 Supervisor Berube
2446 That's quick math, doing the old school way. Now if I got to do it new math, take an hour
2447 [inaudible].
2448
2449 Supervisor Kramer
2450 Now this is the little pocket park that's heavily used by the kids, and so we're going to put ginger
2451 plant back and some holly and other plant materials to restore it [inaudible] cut way back.
2452
2453 Speaker 11
2454 I can change the plants around. Right now I have some xanadus for the shaded areas, because it's
2455 a very shady park. That would be the front part of the park. I got some variegated ginger to
2456 separate the plants.
2457
2458 Supervisor Kramer
2459 Can you do me a favor?
2460
2461 Supervisor Berube
2462 Draw a map.
2463
2464 Supervisor Kramer
2465 The same-
2466
2467 Supervisor Berube
2468 Picture.
2469
2470 Supervisor Kramer
2471 And do the same as the... I'm sorry. I am. We'll bring it up next...
2472
2473 Speaker 6
2474 It's [inaudible].
2475
2476 Supervisor Kramer
2477 Can we just say moving forward, all proposals, can we just get a] picture?
2478
2479 Supervisor Berube
2480 Yeah. [inaudible].
2481
2482 Supervisor Kramer
2483 Or yeah, [inaudible].
2484

2485 Supervisor Berube
2486 Why couldn't we plant the St. Augustine?
2487
2488 Supervisor Kramer
2489 I'm sorry. If you tell me the native plants, I can picture them perfectly, but
2490 the landscape, I'm not.
2491
2492 Supervisor Berube
2493 There's two types of St. Augustine listed [inaudible] one. I don't understand.
2494
2495 Speaker 11
2496 One was to take out the jasmine that's in the front.
2497
2498 Supervisor Kramer
2499 I looked at it today, and the St. Augustine and the jasmine that's there in that front between the
2500 paved area and the street, it's just fine. It looks really nice for... I guess it's been getting a lot of
2501 water lately, unlike other landscaping.
2502
2503 Scott
2504 Yeah, because when we originally walked it with Brett, it did not look all that [inaudible].
2505
2506 Supervisor Kramer
2507 Yeah, it looks really nice right now.
2508
2509 Speaker 11
2510 We can take it out.
2511
2512 Supervisor Kramer
2513 So, take a look at it. Adjust. Do me a picture.
2514
2515 Scott
2516 I see a lot of [inaudible] there too. I'm just curious about [inaudible].
2517
2518 Supervisor Kramer
2519 Okay. So, I'll let you guys work that out.
2520
2521 Scott Yes.
2522
2523 **v. Consideration of Servello Irrigation maintenance Proposal**
2524 Supervisor Kramer
2525 Okay. The next proposal is the Servello irrigation maintenance. It looks like we have a ACC
2526 controller that went down.
2527
2528 Speaker 11
2529 The one at Sedges pocket park, that one's totally shot. It went up. The control board, the...
2530

2531 Speaker 6
2532 Control panel?
2533
2534 Speaker 11
2535 The control panel, you can't even see.
2536
2537 Supervisor Kramer
2538 It just got hit by lightning or something?
2539
2540 Speaker 11
2541 Power surge. Lightning. It's out.
2542
2543 Supervisor Kramer
2544 Just wiped it out?
2545
2546 Speaker 11
2547 Yep.
2548
2549 Supervisor Kramer
2550 Now, in this, you propose the park itself is going to be \$5,778?
2551
2552 Speaker 11
2553 No, that's the-
2554
2555 Speaker 6
2556 That's for the controller, right?
2557
2558 Speaker 11
2559 Yeah, that's the controller.
2560
2561 Supervisor Kramer
2562 Right.
2563
2564 Speaker 6
2565 And three hours or something [inaudible].
2566
2567 Speaker 11
2568 That's not Sedges. That's not Sedges. Sedges-
2569
2570 Supervisor Kramer
2571 This is down here in East Lake?
2572
2573 Speaker 6
2574 East Lake clock, it says.
2575
2576 Speaker 11

2577 East Lake clock. Yes.
2578
2579 Supervisor Kramer
2580 So, that's the East Lake clock. Again, I don't know what I'm doing, but when I tried to look for a
2581 comparable park, and I'm pretty sure it was the same thing you're specing out here, it was about
2582 \$2,600 on Amazon.
2583
2584 Speaker 11
2585 Yep.
2586
2587 Supervisor Kramer
2588 Would it be better for us to buy the parts and avoid the sales tax and everything, and then have
2589 you guys install it?
2590 Scott
2591 You can do that, but are you going to get the warranty that you're going to get that we're giving
2592 to you as well? A lot of our clocks go well over a year with the warranty on them, and with
2593 some of our vendors, they've been very generous, even when it's not in their control, say such
2594 things as lighting strike, to say, "Okay, Scott, we're just going to go ahead and give you a clock
2595 this time on it." So, again, you can buy it off Amazon, but...
2596
2597 Supervisor Kramer
2598 Right, but it's over twice as much, is my question.
2599
2600 Supv Kassel
2601 If it went, we could buy another one, and we'd still be saving-
2602
2603 Supervisor Kramer
2604 Right.
2605
2606 Speaker 11
2607 [inaudible] East Lakes here has a two wire system, so you have to buy a two wire clock.
2608
2609 Supervisor Kramer
2610 Yeah, and that's what I was looking at. Supervisor Berube, do you have something?
2611
2612 Supervisor Berube
2613 I'm sorting through them. Yeah. The markup on all of these proposals, and I brought this up six
2614 months ago, is pretty strong. Very strong. You're correct.
2615
2616 Supervisor Kramer And I see the reason for smaller parts that you have to go out and buy, and
2617 maybe they need a significant markup, but something like this, that's over
2618 twice as much, plus. That's a markup that really hurts.
2619 Scott
2620 Right. And well, honestly, Supervisor Kramer, let me look at it, get involved. I was not part of
2621 that proposal. I know Pete does not typically put together the irrigation proposals that comes
2622 from the irrigation manager himself, so you will have the parts that's listed, then you have the

2623 labor with it. Sometimes on certain parts, we include labor with parts. So, if you see [inaudible]-
2624
2625 Supervisor Kramer
2626 But this has labor extra for another-
2627
2628 Scott
2629 I don't know what the labor on that-
2630
2631 Supervisor Kramer
2632 It's three hours of labor, 195. I'm not worried about the labor so much as that markup on
2633 [inaudible].
2634
2635 Scott
2636 So, you got to reprogram all the decoders, so that's separate from the clock. So, the clock labor
2637 would be included, and that price that... The labor is for something else, because you got to
2638 reprogram all the decoders with it.
2639
2640 Supervisor Kramer
2641 Okay, because this says three hours of labor to install.
2642
2643 Scott
2644 That's why I'm asking him-
2645
2646 Speaker 6
2647 [inaudible].
2648
2649 Scott
2650 ... does it include something else? Typically we include our labor with the
2651 clock installation, but if he's got to go back and reprogram all the decoders, then you have
2652 additional labor with that.
2653
2654 Speaker 6
2655 Yeah. And it says labor, not installation, for the three hours, so that [inaudible] up to what he's
2656 saying.
2657
2658 Supervisor Kramer
2659 Okay. I thought it said three hours of labor to install.
2660
2661 Speaker 6
2662 It says three hours of labor.
2663
2664
2665 Supervisor Berube
2666 [inaudible]
2667
2668 Speaker 6

2669 Makes sense, but hearing it explained that way, I guess the labor's built into that market we have
2670 on the part.

2671
2672 Supervisor Kramer

2673 Well, if you want to look at that... Now I don't want to hold this up, because evidently
2674 something's not getting water. Is that right?

2675
2676 Scott

2677 Mm-hmm. Can we manually water that until-

2678
2679 Supervisor Berube

2680 I was going to ask, can you turn it on manual?

2681
2682 Scott

2683 The valves.

2684
2685 Speaker 11

2686 I know where one is. I would have to locate the other one. There should be least three.

2687
2688 Scott

2689 They should be right in the area, so easy to locate.

2690
2691 Supervisor Kramer

2692 So, you guys can do that and keep it watered?

2693
2694 Scott

2695 Yes, and I'll get the irrigation manager and send that back over to Brett or [inaudible] as soon as
2696 possible so you guys can approve it.

2697
2698 **EIGHTH ORDER OF BUSINESS** **Old Business**

2699 **A. Discussion of Blazing Star Park Landscape Proposal**

2700 Supervisor Kramer

2701 And there's one other thing that I'd like to bring forward from old business while Servello's here,
2702 if you can... And that's the Blazing Star landscape proposal. We approved that last meeting, and I
2703 voted in favor of it based on the fact that it was conveyed that it looked really bad and the kids
2704 had really trampled it down and everything. I left here the next day and looked at that Blazing
2705 Star park, and I don't know what you guys did, but you were miracle workers, because it's
2706 beautiful right now.

2707
2708 Speaker 10

2709 Irrigation [inaudible].

2710
2711
2712 Supv Kassel

2713 You approved that. We put it on hold to bring it back.

2714

2715 Supervisor Kramer
2716 Right, because the park looks really, really nice, and I can't see-
2717
2718 Speaker 11
2719 Look what you did. Cut your own throat.
2720
2721 Supv Kassel
2722 Did you not...
2723
2724 Supervisor Kramer
2725 Now, there was...
2726
2727 Scott
2728 I think we did put on hold, but what we did was I know we got the irrigation up and going there,
2729 and then we also had a fertilization team out here as well since that last meeting. So, it's probably
2730 a combination.
2731
2732 Supervisor Kramer
2733 Well, this was two days after the meeting, so I don't know what magic-
2734
2735 Scott
2736 [inaudible] miracles.
2737
2738 Supervisor Kramer
2739 ... but I went there. The [inaudible] was looking good and so tall, blocking the view [inaudible]
2740 from a lot of... It looked... I couldn't-
2741
2742 Supervisor Kramer
2743 It looked, I couldn't imagine where all those plants were going to go. That there just isn't spots
2744 for.
2745
2746 Speaker 6
2747 It's the picture you know.
2748
2749 Supervisor Kramer
2750 At this point in time... and I... did you have a chance to go down there?
2751
2752 Speaker 6
2753 Well, I was just saying, that bolsters, if possible, give us a picture... makes us feel a lot better
2754 about going through these and feeling confident.
2755
2756
2757
2758 Supervisor Kramer
2759 Because when this came up, we were all going, "Well, where did this come from?" "We don't
2760 even know what it's about." "Why is it coming here?"

2761
2762 Supv Kassel
2763 I think it came from Brad. Didn't it?
2764
2765 Supervisor Berube
2766 It was on one of the side audits.
2767
2768 Supervisor Kramer
2769 Okay. It's looking gorgeous. Thank you for doing that for nothing and making it look gorgeous.
2770 And at this point I would move that we withdraw the approval for Blazing Star Landscape
2771 proposal that was approved at the last meeting.
2772
2773 Supervisor Berube
2774 Second it.
2775
2776 Supervisor Kramer
2777 Have a motion and second to withdraw. Any discussion? Hearing none I'll call for a vote. All in
2778 favor.
2779
2780 Supervisor Berube
2781 Aye.
2782
2783 Supv Kassel
2784 Aye.
2785
2786 Supervisor Kramer All opposed? Hearing none motion passes unanimously.
2787
2788 On MOTION by Spv. Kramer, SECOND by Spv. Berube,
2789 with all in favor, the Board approved withdrawing the
2790 motion for the Blazing Star Landscape proposal that was
2791 approved at the last meeting.
2792
2793 Supervisor Berube
2794 Maybe something could happen to the Buck Lean Park.
2795
2796 Speaker 13
2797 [inaudible].
2798
2799 Supervisor Kramer
2800 Or maybe a group of us crazy volunteers like it's been suggested could just get out there like
2801 fairies in the night.
2802
2803
2804 Supervisor Berube
2805 Like in Frozen.
2806

2807 **FIFTH ORDER OF BUSINESS** **Consent Agenda**
2808 **A. Meeting Minutes of April 28, 2022**
2809 Supervisor Kramer
2810 That's it. Next item on the agenda is the consent agenda. We have the approval of the April 28th
2811 2022 meeting minutes.
2812
2813 Supv Kassel
2814 We did receive corrections, and revisions from Supervisor Kassel. Those have been made.
2815
2816 Speaker 6
2817 These are done, thanks.
2818
2819 Supv Kassel
2820 So, if anyone else has revisions, I'm happy to take them.
2821
2822 Supervisor Kramer
2823 I was actually going to ask that that please be tabled.
2824
2825 Supv Kassel
2826 Okay.
2827
2828 Supervisor Kramer
2829 Until the next meeting. I did not get those before they were posted. There are a lot of errors in
2830 them that I've noticed. And I have not been able to do my usual in-depth review, listening to the
2831 tape and going over it. In the few things I was able to, I found a mistake on the second. It was the
2832 second in Supervisor elite instead of Supervisor Berube. I apologize. I'm a fanatic for correct
2833 minutes, especially since we're [inaudible] verbatim. If the board would agree to table that to the
2834 next meeting and we'll address it then.
2835
2836 Supv Kassel
2837 Do I need to move to table?
2838
2839 Supervisor Kramer
2840 Yes.
2841
2842 Speaker 6
2843 Of just this, the minutes.
2844
2845 Supervisor Kramer
2846 Just this the minutes. Okay. Are you moving?
2847
2848 Supv Kassel
2849 Yes.
2850
2851 Supervisor Kramer
2852 I have a motion from Supervisor Kassel to table the minutes to next meeting. Was there a

2853 second?

2854

2855 Speaker 6

2856 I'll second.

2857

2858 Supervisor Kramer

2859 I have a motion and a second. All in favor.

2860

2861 Supervisor Berube

2862 Aye.

2863

2864 Speaker 6

2865 Aye.

2866

2867 Supv Kassel

2868 Aye.

2869

2870 Supervisor Kramer

2871 Aye. All opposed. Hearing none passes unanimously.

2872

2873

On MOTION by Spv. Kassel, SECOND by Spv. ?, with all in favor, the minutes from the April 28, 2022 were tabled.

2874

2875

2876

2877 **B. Financial Statements for April 2022**

2878 **C. #265 Invoices and Check Register**

2879 Supervisor Kramer

2880 The consent agenda now includes the financial statements for April of 2022, and the approval of
2881 the 265 invoices and check registry. I do have one comment on that. Tim, are you with us?

2882

2883 Supv Kassel

2884 Which part? Invoices-

2885

2886 Tim

2887 Yes ma'am.

2888

2889 Supervisor Kramer

2890 Okay. The invoices. We have your invoice for your flat fee to approve, not just to ratify, but to
2891 actually approve, but we don't have any breakdown. And you were going to get us that.

2892

2893 Tim

2894 I'm sorry ma'am. I thought you were done.

2895

2896 Supervisor Kramer

2897 Okay. This time I'm going to let it go through, but next time we really do need it. It doesn't have
2898 to be refined, but it really needs to be just a general summary of what you did over that month.
2899 I'll put you on notice to please do that or we're going to end up holding those.
2900 Tim
2901 Yes ma'am. May I comment briefly?
2902
2903 Supervisor Kramer
2904 Certainly.
2905
2906 Tim
2907 Would it be okay, because I cannot do that with my billing software. Would it be okay if we just
2908 include a attachment in our general counsel report?
2909
2910 Supervisor Kramer
2911 I appreciate it coming, because I think it needs to go with the bill. You don't have to use your
2912 billing software, but just add a second page to the bill.
2913
2914 Tim
2915 Okay. No problem.
2916
2917 Supervisor Kramer
2918 That would be wonderful. And the other, just comment, we need a description of the credit card
2919 purchases like we previously got. And so instead of just giving us this charge to Amazon, this
2920 charge is... We need to know what actually was purchased.
2921
2922 Supv Kassel
2923 Why did it stop?
2924
2925 Supervisor Kramer
2926 I don't know. It just didn't show up in this.
2927
2928 Speaker 14
2929 I feel like because we have a new credit card.
2930
2931 Supv Kassel
2932 Oh because you went back to a bank card and you have your bank... or your... It's okay. I know
2933 why, but get them to... Yeah.
2934
2935 Supervisor Kramer I would entertain a motion to approve the financial statements for April
2936 2022 and...
2937
2938 Speaker 14
2939 Invoice approval and check registries.
2940
2941 Supervisor Kramer
2942 Yes.

- 2943
2944 Speaker 14
2945 Check on the summary. Check on the summary.
2946
2947 Supervisor Kramer
2948 Number 265. I'll make that motion. Do I have a second?
2949
2950 Speaker 14
2951 Second.
2952
2953 Supervisor Kramer
2954 I have a motion and a second to approve. All in favor?
2955
2956 Speaker 6
2957 Aye.
2958
2959 Supervisor Berube
2960 Aye.
2961
2962 Supervisor Kramer
2963 All opposed. Hearing no opposition, motion passes unanimously.
2964
2965
2966
2967
2968
2969 **FIFTH ORDER OF BUSINESS** **Staff Reports**
2970 **District Engineer**
2971 Supervisor Kramer
2972 The next item on the agenda is staff reports. District engineers, sir. You're up. Sorry. We're short
2973 on time. I promise, [inaudible]
2974
2975 Speaker 13
2976 Garden Road. Last board meeting you guys postpone re advertise for the bids. Do you want to
2977 continue to postpone them for a while?
2978
2979 Supervisor Kramer
2980 Yes.
2981
2982 Supv Kassel
2983 Yes. Do we need to vote at all?
2984
2985 Supervisor Kramer
2986 I don't think so.
2987 Supv Kassel
2988 Garden Road postponed.

On MOTION by Spv. Kramer, SECOND by Spv. 14,
with all in favor, the #264 invoices and check register
were approved.

2989
2990 Speaker 13
2991 Okay. Same with RV vote in storage. You want pause on the, any further work until we decide
2992 whether this may be going or staying clicks?
2993
2994 Supervisor Kramer Yes. These are two big, [inaudible]
2995
2996 Speaker 13
2997 These are dropping quickly. This is going. Neighborhood C one C two. The bids will be due on
2998 June 23rd. I will be bringing them to you to the June board and we'll see what the real calls are
2999 for the neighborhood resurfacing. And again, at that point you can, like you did the landscape, re
3000 advertise it later, or accept the little bids and move forward. But they'll be ready for presentation
3001 on your June meeting.
3002
3003 Speaker 6
3004 And then I do have a question about that. So, at that time, as far as, we already advertised a
3005 complete scope of what all work needed to be done. So, any reconsideration of that would, again,
3006 that would have to be the throw out and resubmit.
3007
3008 Speaker 13
3009 Correct.
3010
3011 Speaker 6
3012 Okay.
3013
3014 Supervisor Kramer
3015 Were there two items, there were possible add-ons?
3016
3017 Speaker 13
3018 There was one for the drainage system and one for the ribbon curves. So, if you'd like not to do
3019 those bid alternates, you don't have to.
3020
3021 Speaker 14
3022 So, good.
3023
3024 Speaker 6
3025 All right.
3026
3027 Supv Kassel
3028 I'm sorry. Just, can you give me a summary? What did we just do with that?
3029
3030 Speaker 13
3031 The bids will come on in June 23rd. We will at least present the numbers as they came in, but
3032 then we have to do our background recommendations, references, and give you a formal beta
3033 more recommendation during your July meeting. But at least on the June meeting, you can say
3034 three firms submitted. Here's a cost range. We can't go down in yet, but at least you'll have an

3035 idea. It became super high. What we expected. And then you bid alternates in there, decide as a
3036 board to make that part of the project or withdraw for cost saving purposes.

3037 The estates, I'm ready for the board's direction to have Tim write a letter, to millennium holding
3038 group. I've reached out three times to Jamie Rodriguez. He promised he would do the cleanup. I
3039 was out there yesterday. It has not been done yet. I can keep sending emails, but I think it may
3040 carry more weight with your permission, if Tim can do a simple little letter to the contractor
3041 saying, please do X, Y, and Z.

3042

3043 Supervisor Kramer

3044 Did they fix the soap pens?

3045

3046 Speaker 13

3047 They haven't done anything.

3048

3049 Supervisor Kramer

3050 Nothing?

3051

3052 Speaker 13

3053 Nothing.

3054

3055 Supv Kassel

3056 Letter to who? Letter to...

3057

3058 Speaker 13

3059 Millennia holding group.

3060

3061 Supervisor Kramer

3062 Yeah, they're building two houses out there and they're going to make our drainage issues even
3063 worse.

3064

3065 Supv Kassel

3066 Tim to draft a letter? Okay.

3067

3068 Speaker 13

3069 And I usually give Tim the photographs or send the photographs and the bullet points. And he
3070 puts in the letter, and I did not push too hard or get a Holmes because of his loss last month. But

3071 I will start pushing him this week to get his stuff equally. He based upon private property and

3072 CDD property with wash offs and erosions. I got all the remaining. I received all the remaining

3073 deliverables from the Atlantic pipe services a couple days ago, there is one area missing. I talked

3074 to the representative. He went out today and we'll get that rectified. Once I go through that

3075 report, I will then be able to present how many pipes that could be repaired, and give you a

3076 ballpark number on repair costs and whatever you decide you want to move forward with it.

3077 And answer question Supv Kassel. It won't be a detailed set of plans or anything cause it's mostly

3078 pipe repairs that can be done with the scope of work or one page.

3079

3080

3081 Supv Kassel

3082 This is for the estates?

3083

3084 Speaker 13

3085 The estates only. House bill 53, as you're aware, there's a June 30th deadline that I could prepare
3086 a 20 years from learnings analysis and give it to Ostler county. They then have 30 days in which
3087 to package theirs, Saint allowing and the CDs to give it to the state by July 31st. So, I included a
3088 proposal for it not to exceed of \$6,500 to pull together and submit a 20 year stormwater needs
3089 analysis to Ostler county by June 30th.

3090

3091 Supervisor Kramer

3092 Okay. And will this 6,500 not to exceed be as a part of your previous amount that we upped or is
3093 this in addition to this?

3094

3095 Speaker 13

3096 I thought we were going to track it separately, but you can make it.

3097

3098 Supv Kassel

3099 They did ask to track it separately.

3100

3101 Supervisor Kramer

3102 Right? I wouldn't track it separately, but I mean, do we have enough in your continuing amount
3103 now that would encompass this or will this be additional monies that we should set aside right
3104 now?

3105

3106 Speaker 13

3107 I prefer additional, I mean, I may be able to take out what I got as a balance, but then if you guys
3108 get busy again in next couple months I need to be, I may be back over change over then. So, I
3109 however we want proceed.

3110

3111 Supervisor Kramer

3112 Okay. All right. So, we have a proposal from David Hamstra our District engineer for a, not to
3113 exceed of 6,500, to put together the unfunded mandate report of house bill
3114 53, that the legislature passed was last year. You're welcome. But it is a necessary and important
3115 report for us to keep on top of what is being done to protect our surface water bodies in the state
3116 of Florida. So, I would entertain a motion to approve that amount.

3117

3118 Speaker 14

3119 Sorry, what were you saying?

3120

3121 Speaker 13

3122 Well, this particular program is more geared towards the gross deficiency
3123 of maintaining infrastructure. So, hopefully all this will be grants or funding by the government
3124 to keep up with their aging infrastructure.

3125

3126 Supervisor Kramer

3127 Okay. So, we might get money back.
3128
3129 Speaker 6
3130 It might trickle all the way down this time.
3131
3132 Supervisor Kramer
3133 I'm hoping.
3134
3135 Speaker 6
3136 Another one funded mandate.
3137
3138 Supervisor Kramer
3139 Okay. I have a motion to approve the, not to exceed \$6,500. Do I have a second?
3140
3141 Speaker 6
3142 Who moved?
3143
3144 Speaker 14
3145 I did.
3146
3147 Speaker 6
3148 Oh, okay. I'll second. Sorry.
3149
3150 Supervisor Kramer
3151 I have a motion and a second. All in favor.
3152
3153 Speaker 14
3154 Aye.
3155
3156 Speaker 6
3157 Aye.
3158
3159 Supv Kassel
3160 Aye.
3161
3162 Speaker 13
3163 Aye.
3164
3165 Supervisor Kramer
3166 All opposed, hearing none. Passed unanimously.
3167
3168
3169
3170
3171
3172

On MOTION by Spv. Kramer, SECOND by Spv. 14,
with all in favor, a not-to-exceed amount of \$6,500.00 for
the Pegasus stormwater needs analysis proposal was
approved.

3173
3174 Speaker 13
3175 Everything else I have here can wait. To the next meeting. Cause I know you guys have a lot
3176 more to cover.
3177
3178 Supervisor Kramer
3179 Thank you.
3180
3181 Supv Kassel
3182 Thank you.
3183
3184 Supervisor Kramer
3185 Oh, I do have one question for you before you get this. Last month, you mentioned that you were
3186 going to do a stormwater management system inspection before hurricane season, since
3187 hurricane season is upon us. Has that been done yet?
3188
3189 Speaker 13
3190 You'll see me this weekend in the best. And I had-
3191
3192 Supervisor Kramer
3193 Wonderful, it will be nice to see everyone look out from [inaudible]
3194
3195 Speaker 13
3196 So, don't shoot at me or anything.
3197
3198 Speaker 6
3199 This is a long weekend.
3200
3201 Supervisor Kramer
3202 That's why he's going to be out.
3203
3204 Speaker 6
3205 Yeah.
3206
3207 Supervisor Kramer
3208 But it's important to do that in order that we know that the storm water's going to flow to the
3209 proper places during a hurricane event, if we have a fog pipe, we need to take care of it before
3210 the hurricane season starts. All right. That finishes the District Engineer's report District
3211 Counsel's report.
3212
3213
3214
3215 Supervisor Berube
3216 Oh, good evening. Madam chair and supervisors. We've submitted our written report and would
3217 be happy to take any questions in the interest of time.
3218

3219 Supervisor Kramer

3220 Okay, great. Do the supervisors have any questions for Counsel? Okay. The only question I
3221 have. So, the deeds that are in the agenda package, Tim, are those from your office?

3222

3223 Tim

3224 Yes. Ma'am. Those are the records we were able to compile. In addition to that, we've been
3225 working with your manager who has sent several, but their search is ongoing. In addition to that,
3226 also have made contact with the preparers of the deeds. And spoke with Stuart Buchanan, an
3227 attorney in winter park who was referred to me about the issue in general. But yes, ma'am those
3228 are the ones we tracked down in our records.

3229

3230 Supervisor Kramer

3231 Okay. And I noticed there weren't any prior to 2015, the bulk were before 2015, is there
3232 somewhere else? Cause your firm's been with us for a long time, but I know you may not have
3233 come on until later. Is there anywhere else in your records, you might find those?

3234

3235 Supervisor Berube

3236 No, I believe that what happened in, around that time was a major server slash computer update.
3237 And so I believe this exhaust, we transitioned from paper records to electronic quite some time
3238 ago. And so this, these are the records that we could track down.

3239

3240 Supervisor Kramer

3241 Okay. So, we haven't found the box of deeds, right?

3242

3243 Tim

3244 No, no. We would not have kept the box of deeds. No ma'am.

3245

3246 Supervisor Kramer

3247 Okay. All right. So, we will continue moving forward with cash. Any other questions?

3248

3249 Tim

3250 Yeah. We made a lot of good progress this month and we'll have for you guys a complete list.
3251 Once we get everything compiled, which will show you everything, in talking with Stewart, you
3252 said the real focus should be on what the District would have conveyed to, not what the District
3253 received as much as what would've been conveyed as far as any sort of liability concerns. And
3254 we only found evidence of that happening one time, of conveyance to the city of [inaudible], but
3255 we're working on that. We're making a lot of good progress and we hope as soon as we get
3256 everything from the manager, we'll crosscheck that with the official records and we should have
3257 a nice tidy way for you guys to track all of those moving into the future.

3258

3259 Supervisor Kramer

3260 Oh wait. we'll keep on that. Thank you, Tim. Field manager's report.

3261

3262 **C. Field Manager**

3263 **i. Field Report**

3264 Supv Kassel

3265 I know Brett's not here. Vincent is here. Are there any questions regarding the field manager's
3266 report? I did put Cerbella's responses in front of you.

3267
3268 Supervisor Kramer

3269 I don't, we're just going to continue to keep on them to...

3270
3271 Supv Kassel

3272 Correct.

3273
3274 Supervisor Kramer

3275 Okay. Any other comments on that field manager's report? As far as I think it's mostly-

3276
3277 Speaker 14

3278 It's mostly Cerebella.

3279
3280 **ii. Consideration of Polaris Proposal**

3281 Supervisor Kramer

3282 Okay. Next item on the agenda is consideration of the purchase of a new Polaris. This is in your
3283 package, the... It's being purchased through Polaris's government office. I presume we get it
3284 directly from them.

3285
3286 Speaker 6

3287 Yes.

3288
3289 Supervisor Kramer

3290 Instead of going through a dealer here in the area.

3291
3292 Supervisor Berube

3293 These are sold only the government and commercial. So, you can take it to a local dealer for
3294 service, but you have to buy it through Polaris, government and commercial.

3295
3296 Supervisor Kramer

3297 Okay.

3298
3299 Supervisor Berube

3300 And they figure a discount on that. If you look at it's tied to the source. Well, national purchasing
3301 contract about 4%, I think.

3302
3303 Supervisor Kramer Okay.

3304
3305 Supervisor Berube

3306 This is exactly the way we bought the last one.

3307
3308 Speaker 6

3309 And am I correct that the electric version that had this capability had a very long lead time?

3310

3311
3312 Supervisor Berube
3313 No, this is the only one.
3314
3315 Supervisor Kramer Yeah, well, no, it does. There is a Polaris that's coming out that has a
3316 2,500 pound towing capacity, but unfortunately.
3317
3318 Supv Kassel It's an Electric.
3319
3320 Supervisor Kramer It's electric and I really want it. I really do not want to add a diesel to our,
3321 back to our fleet. I really don't. The problem is that's not going to be available until at least the
3322 end of the year. And unfortunately, we can't even link through because we are replacing, what is
3323 that the one that got?
3324
3325 Supervisor Berube
3326 No, this is, oh wait, this is, yeah, this is replacing something that's either damaged or broken.
3327
3328 Supervisor Kramer
3329 Yeah. Or stolen.
3330
3331 Supervisor Berube
3332 Or a stolen. This is basically going to replace the stolen one because it had the highest towing
3333 capacity.
3334
3335 Supervisor Kramer
3336 Okay. So, for you that may not be aware. We had somebody who was at fault and crashed into
3337 one of our utility vehicles and we had another utility vehicle actually stolen out of the storage
3338 shed back by the field services trailer. So, we are having to replace both of those. We will get
3339 some insurance reimbursement. We don't know exactly what it is right now. Luckily we had set
3340 aside \$30,000 in this year's budget, which will pay for this vehicle as well as another one that
3341 we've already ordered, but we're waiting for delivery on.
3342
3343 Speaker 6
3344 And that smaller one's electric, right?
3345
3346 Supervisor Kramer
3347 Yes. Hopefully all the rest that we replace will be electric
3348
3349 Speaker 14
3350 The reason for this diesel vehicle is because it needs to be able to tow a large water tank for the
3351 purposes of power washing sidewalks. So, you need a vehicle that can tow 2, 500 pounds.
3352 Otherwise they're going to be having to go back and forth to empty and refill all the time. Right.
3353 So,...

3356 Yeah, the water weighs about 1600 pounds, got the stats on the trailer and the pressure washer,
3357 which we also need to replace. And that's another about 400. So, we're right on the edge of a
3358 2000, but we don't want to tax a piece of equipment like that. So, that next higher is the 2,500.
3359 So, what would the board like to do?

3360
3361 Supervisor Berube
3362 Move to approve the purchase of the Polaris at the 2000 full size diesel at the price, not to exceed
3363 \$17,396.15.

3364
3365 Speaker 6
3366 Seconded.

3367
3368 Supervisor Kramer
3369 Have a motion and a second. Any further discussion? Hearing none. I'll call the question all in
3370 favor.

3371 Speaker 6
3372 Aye.

3373
3374 Supv Kassel
3375 Aye.

3376
3377 Supervisor Berube
3378 Aye.

3379
3380 Supervisor Kramer
3381 All opposed, hearing no opposition motion passes unanimously.
3382

<p>3383 On MOTION by Spv. Berube, SECOND by Spv. 6, with 3384 all in favor, the Board approved the purchase of the 3385 Polaris at the 2000 full size diesel at a price not to exceed 3386 \$17,396.15.</p>

3387
3388 Supervisor Kramer
3389 What type of delivery date are we looking at?

3390
3391 Supervisor Berube
3392 They said if you look at it says 240 days. The last time they told us 180 and it showed up in
3393 about 60. Once they get an order that tends to change things.

3394
3395 Supervisor Kramer
3396 I hope that does because we do need it. So, thank you. The next item on the agenda-

3397
3398 Speaker 6
3399 Sorry, real quick. So, if that does stretch out across many months, not being delivered, I mean, I
3400 assume we, once we do this, we will spend the money we'll be paid and it'll just get here when it
3401 gets here or do we have any kind of recourse if it?

3402
3403
3404 Supervisor Berube
3405 We pay for it on delivery. It's a net 30.
3406
3407 Speaker 6
3408 Okay.
3409
3410 Supervisor Kramer
3411 Okay. So, we pay for it on the delivery. So, if something happens in the interim and the new
3412 electric comes out-
3413
3414 Supervisor Berube
3415 Change the oil.
3416
3417
3418 Supervisor Kramer
3419 -Before we get it, we can change, put that in the notes.
3420
3421 Speaker 6
3422 Knock on wood.
3423
3424 Supervisor Kramer
3425 Cause I would love to have all, I mean that, just the maintenance costs.
3426
3427 Speaker 6
3428 Of course.
3429
3430 **iii. Consideration of Pressure Washing Proposals**
3431 Supervisor Kramer
3432 So, it's huge savings, besides the environmental plus. Next item on the agenda is consideration of
3433 pressure washing proposals. We have four different structures with metal roofs that are molded
3434 and in definite need of cleaning. Some of these were cleaned not too long ago. So, I was
3435 disappointed to see this back before us. We have three different bids, according to our purchase
3436 policy. Extreme H2O at 3,700, possibly less, if the lift rental is less. March pressure washing for
3437 1196 and they provide a one year no mold warranty as well as they will make sure that all the
3438 plants are covered. So, we don't incur any damage. The third is pressure washing total cleaner for
3439 16 62 50. I have my preference, but if a board member would like to make a motion as to...
3440
3441 Supervisor Berube
3442 To approve for marks at 1196.
3443
3444 Supervisor Kramer
3445 Okay. I have a motion to approve marks at 1196.
3446
3447 Speaker 14

3448 Second.
3449
3450 Supervisor Kramer
3451 I have a second. Any discussion? Hearing none. I'll call a question, all in favor.
3452
3453 Speaker 14
3454 Aye.
3455
3456 Speaker 6
3457 Aye.
3458
3459 Supervisor Kramer
3460 All opposed. Passage in hands.
3461
3462

On MOTION by Spv. Berube, SECOND by Spv. 14, with all in favor, the Board approved Marks at \$1,196.00.
--

3463
3464
3465 Supervisor Berube
3466 Was that your choice?
3467
3468 Supervisor Kramer
3469 Yes.
3470
3471 Supervisor Berube
3472 Because of the one year warranty?
3473
3474 Supervisor Kramer
3475 Yes.
3476
3477 Speaker 14
3478 Yeah. And the plan coverage.
3479
3480 Speaker 6
3481 All terms. Yeah. That's great.
3482
3483 Supervisor Berube
3484 I think they'll all do that. But the one year warranty is strong.
3485
3486 Supervisor Kramer
3487 Yeah. Well, nobody else mentioned it. It's got to promise to this.
3488
3489 Speaker 6
3490 Make sure we check in 11 months.
3491
3492 Supervisor Kramer
3493 That's right.

3494
3495
3496 Supervisor Berube
3497 And 29 days,
3498
3499 Supv Kassel
3500 Vincent.
3501
3502 Supervisor Kramer
3503 Put it on your calendar to recheck.
3504
3505 Supervisor Berube
3506 Go ahead.
3507
3508 Supervisor Kramer
3509 All right. The next item on the agenda. Well, I'm sorry. Vincent.
3510
3511 Vincent
3512 Yes.
3513
3514 Supervisor Kramer
3515 Field service manager. Is there anything else that you need to be handled that's not listed on the
3516 agenda tonight? Is there a pressure washer proposal?
3517
3518 Vincent
3519 Pressure washer proposal.
3520
3521 Supervisor Kramer
3522 Which is in front of...
3523
3524 Vincent
3525 No, that was pressure washing.
3526
3527 Supervisor Kramer
3528 That was, we just didn't no pressure. [crosstalk].
3529
3530 Speaker 6
3531 The machine.
3532
3533 Supervisor Kramer
3534 Our pressure washer...
3535
3536 Supv Kassel
3537 Equipment died.
3538
3539 Vincent

3540 Pressure, water trailer.
3541
3542 Supervisor Berube
3543 Huh?
3544
3545 Speaker 13
3546 It's not that old. Is it?
3547
3548 Speaker 6
3549 Three years.
3550
3551 Supervisor Kramer
3552 Oh, it was in your backyard all the time. It died constantly, right?
3553
3554 Supervisor Berube
3555 Yeah. It was all detailed stuff. Water leaks, wire [crosstalk]
3556
3557 Supv Kassel
3558 \$5,499. There's a few. If you look in here, there's three different ones. If you want to look at that
3559 and pass it around, see what you would like to do. It's a whole set up with the trailer.
3560
3561 Supervisor Berube
3562 Yeah, I understand that. The first problem is no heat. If you want to go with this one.
3563
3564 Supervisor Kramer
3565 This one. Yeah. Wasn't the heating. What was a nightmare on the other one?
3566
3567 Supervisor Berube
3568 Say again?
3569
3570 Supervisor Kramer
3571 Is it? Wasn't the heating unit?
3572
3573 Supervisor Berube
3574 It's the heating unit that's always a problem, but it's details with it. The little filter, the screening,
3575 the wires, brake, oil pump. You gotta clean the exhaust. That's really what happens. So, there's
3576 the exhaust gets full of carbon from the diesel fuel and clogs up and won't fire anymore. That's
3577 what happens to it.
3578
3579 Speaker 6
3580 Is it, is that the problem? Won't heat. Won't fire.
3581
3582 Vincent
3583 Well, actually this first wash is already dripping gas. So, we replaced the little vacuum seal.
3584 Yeah. So, actually it is a littlepipe, like a vacuum pipe. So, we replace it. But it's still dripping.

CARBON

3585 So, the start switch is not working. Additional amount. The pressure engine is not working. It's
3586 done.

3587

3588 Supv Kassel

3589 Is there a reason? Do we, are we requiring the heat mechanism?

3590

3591 Supervisor Kramer

3592 Yeah. That's what makes it-

3593

3594 Supervisor Berube

3595 If you want to clean the sidewalk, you need heat. It's done with hot water.

3596

3597 Supv Kassel

3598 I mean, we do it in celebration. We have heat versus non heat.

3599

3600 Vincent

3601 And actually my is working last. We never use here for-

3602

3603 Supervisor Berube

3604 Don't misunderstand. You can clean with cold water without a doubt. Hot water makes it much
3605 more effective and efficient. It goes faster.

3606

3607 Supv Kassel

3608 Of course it does. But I'm saying there, I don't know if that's [inaudible]

3609

3610 Supervisor Berube

3611 Well,

3612

3613 Supv Kassel

3614 Got to be done more frequently though.

3615

3616 Supervisor Berube

3617 When you look at the cost of adding in heat and the maintenance of adding in heat, right? You
3618 don't gain that much by having heat. It's a little bit of a game, but you're talking, you're going
3619 from 59.99 for a cold one...

3620

3621 Supv Kassel

3622 10,000.

3623

3624 Supervisor Berube

3625 To 9,400 bucks. By the way, this 9,400. This is virtually the same one we have now.

3626

3627 Supervisor Kramer

3628 I don't know that I've heard things now. Now have we tried to repair the one we have or are we
3629 still waiting to see if it can be?

3630

3631 Vincent
3632 I wait for, to receive from a press? Is the, this is working the pressure washer company, but he
3633 has people that he can repair the pressure washer, but I'm still waiting because the family of him
3634 pass away.
3635
3636 Supervisor Kramer
3637 Okay. Does anybody know of a pressure washer repair?
3638
3639 Supervisor Berube
3640 No, there are none. It was me.
3641
3642 Supervisor Kramer
3643 Since you're now in a home, that's not restricted on what you can do in the garage.
3644
3645 Supervisor Berube
3646 I was not restricted on what I can do in my garage. The thing is fixable. It's absolutely positively
3647 fixable. I fixed it a thousand times. Cause it's always broken.
3648
3649 Supervisor Kramer
3650 Well, that's the problem. Maybe...
3651
3652 Supervisor Berube
3653 But if you buy this one, so pressure washers inherently in commercial service are always broken.
3654 These things fail. The heater is a problem on this.
3655
3656 Supervisor Kramer
3657 How often do we use this pressure washer?
3658
3659 Supervisor Berube
3660 You probably could use it every day if he's got [crosstalk]
3661
3662 Supervisor Kramer
3663 Okay. So, it's not a situation where we could rent it and let the rental company?
3664
3665 Supervisor Berube
3666 No. Well, it's got an hour meter on it.
3667
3668 Speaker 6
3669 2,500 or something?
3670
3671 Supervisor Berube
3672 For the commercial use that we have this thing under, I would buy another one of these with the
3673 hot water and deal with it. The problem becomes the maintenance. If you don't have somebody
3674 to fix it, you have a problem. They're fixing. I think you saw how often it was at my house. I
3675 mean...
3676

CARBON

3677 Supervisor Kramer
3678 It was in your backyard.
3679 Supervisor Berube
3680 Usually because I...
3681
3682 Supervisor Kramer
3683 My goodness, I didn't see.
3684
3685 Supervisor Berube
3686 It was, it would get tested sometimes, cleaned the right way. Make sure we.
3687
3688 Supervisor Berube
3689 Anyone get tested sometimes. Cleaned the right way, make sure. So, anyway.
3690
3691 Supervisor Kramer
3692 Or the sidewalk.
3693
3694 Supervisor Berube
3695 Sidewalk. Yeah, whatever. You've got to make sure it works before you give it back to them,
3696 right? So, your other problem here with the \$5999 one, is it has less water ... wait a minute, how
3697 much water does it hold?
3698
3699 Speaker 15
3700 Actually, this one is for ... the capacity of the water tank is 150.
3701
3702 Supervisor Berube
3703 And the hot water one is 200?
3704
3705 Speaker 15
3706 200.
3707
3708 Supervisor Berube
3709 Four gallons a minute, 4,000 psi. The \$6,000 one will have virtually the same performance,
3710 slightly less water capability as the \$9,400. It'll be a little bit slower in cleaning, it might be a
3711 little less effective, but you'll spend less money.
3712
3713 Speaker 6
3714 And on maintenance, presumably, because without the heating-
3715
3716 Supervisor Kramer
3717 Well, that's ... you don't have to do the heater.
3718
3719 Speaker 6
3720 Right. It's still an engine, it's still pressure washing. I'm not saying there's going to be no
3721 maintenance, but less compared to-
3722

3723
3724
3725 Supervisor Berube
3726 90% of the maintenance issues with the hot water pressure washer has to do with the heat,
3727 overall.
3728
3729 Speaker 16
3730 I think that's a clincher. Was it this one that you're referring to?
3731
3732 Supervisor Berube
3733 No, the next one.
3734
3735 Speaker 6
3736 The six.
3737
3738
3739 Supervisor Berube
3740 \$2000 one.
3741
3742 Speaker 6
3743 Comparing the two without heat? I mean, that's-
3744
3745 Supervisor Berube
3746 I would also-
3747
3748 Supervisor Kramer
3749 All right, do we have a motion?
3750
3751 Supervisor Berube
3752 Well-
3753
3754 Speaker 5
3755 It's air freight.
3756
3757 Supervisor Kramer
3758 Do we have a motion?
3759
3760 Supervisor Berube
3761 No, not yet. I see you going to Lowe's, I'm not sure that Lowe's is the right place to buy this.
3762 Northern Tool + Equipment sells the same brand and they have the governmental office that
3763 maybe will help you with price.
3764
3765 Speaker 15
3766 Actually, they may have a recent tool in Burtville. But I don't see anything like that.
3767
3768 Supervisor Berube

3769 They don't have extension for them?

3770

3771 Speaker 15

3772 No.

3773

3774 Supervisor Berube

3775 And they did.

3776

3777 Speaker 15

3778 There was a small-

3779

3780 Supervisor Kramer

3781 All right, let's do this. Let's approve up to \$6,000.

3782

3783 Speaker 6

3784 So, we know there's an option, but.

3785 Speaker 5

3786 We can check again at other places.

3787

3788 Speaker 16

3789 But basically, we're shut down for power washing until this gets replaced. And is that what we're
3790 doing?

3791

3792 Speaker 6

3793 So, I think we're ready to approve.

3794

3795 Supervisor Kramer

3796 Do I have a motion?

3797

3798 Speaker 6

3799 I'll move to approve not to exceed \$6,000 for the purchase of a replacement pressure washer.

3800

3801 Speaker 5

3802 Seconded.

3803

3804 Supervisor Kramer

3805 Okay, I have a motion and a second, not to exceed \$6,000 for a good pressure washer.

3806

3807 All in favor?

3808

3809 Speaker 5

3810 Aye.

3811

3812 Speaker 15

3813 Aye.

3814

3815 Speaker 6
3816 Aye.
3817 Supervisor Kramer
3818 Aye. All opposed? Hearing none. Passing unanimously.
3819

On MOTION by Spv. 6, SECOND by Spv. 5, with all in favor, the Board approved a not to exceed amount of \$6,000.00 for the purchase of a new pressure washer.

3823
3824 Speaker 6
3825 Thank you.

3826
3827 Supervisor Berube
3828 You're welcome.
3829

3830 Supervisor Kramer
3831 District Manager you're up.

3832
3833 **SEVENTH ORDER OF BUSINESS District Manager**

3834 **A. District Manager's Report**

3835 Speaker 5
3836 I really don't have anything other than Tim already talked about the deeds Inframark sent over.
3837 Sorry. Also, everybody received the resume from Mr. Short? Did everybody receive that, I sent
3838 out? Okay.

3839
3840 **C. Number of Registered Voters**

3841 Speaker 5
3842 You also have 2,146 registered voters as of April.

3843
3844 Supervisor Kramer
3845 Do you have to approve that or something? Or is that just a report?

3846
3847 Speaker 5
3848 Approve the registered voters?

3849
3850 Supervisor Kramer
3851 Yeah.

3852
3853 Speaker 5
3854 No, annually-

3855
3856 Supervisor Kramer
3857 They just report to us?

3858
3859 Speaker 5

3860 We do have to provide that information to you just so you know. And it comes straight from
3861 their office, and we have to provide that. It's informational. You don't need to do anything with
3862 it.

3863
3864 Supervisor Kramer
3865 Okay. Right.

3866
3867 Speaker 5
3868 The other thing is, again, we want to make sure we're ... I sent you all a whole little nice package
3869 when it comes to minutes. I sent you the red line, I sent you the company that did it, I sent you
3870 how many times to go through it, and if you total up the hours, just for your March minutes, it's
3871 well over 36 hours.

3872
3873 Supervisor Berube
3874 We should limit our meetings to two hours which is what we originally agreed to-

3875
3876 Speaker 5
3877 But when you do that, it does cut it down, but as far as minutes paying-

3878
3879 Supervisor Berube
3880 And we won't be paying that extra money to Inframark to go to hours.

3881
3882 Supervisor Kramer
3883 So, at this point in time, you also provided us with the water bills and utility bills.

3884
3885 Speaker 5
3886 Yup. You see in October-

3887
3888 Supervisor Kramer
3889 I was surprised to see October bill was down, even though it was dry. It was about \$11,000
3890 versus \$16,000 in 2021, \$21,000 in 2020, and 2019-

3891
3892 Speaker 5
3893 Right down.

3894
3895 Supervisor Kramer
3896 It's going in the right direction. We may, if budgets are still tight again, irrigation water is a big
3897 ticket item, one of the things we can seriously save on. And we can save a lot of money there if
3898 we look into potentially using our pond water instead of reclaimed water. So, still I'd put that out
3899 there for something for us to look forward to in future for one of those unique, innovative ideas
3900 to seriously cut down our budget.

3901
3902 **B. Discussion of Potential New Board Member**

3903 Supervisor Kramer
3904 The question, so as was directed by the board last time, the District manager put out the
3905 information about a vacant board seat. We did have one resident that provided a resume. The
3906 board members heard from anyone else on that issue?

3907
3908 Speaker 5
3909 Yes, Mark Menager is also interested. Mark Menager is a former CDD board member and he has
3910 a lot of experience in finance as it relates to the CDD. I think he served the board well, so he's
3911 interested in only serving until the end of the Summer.
3912
3913 Speaker 16
3914 Until November?
3915
3916 Speaker 5
3917 Yeah.
3918
3919 Supervisor Berube
3920 At least, I don't have anything for it. I've known Mr. Short for a long time. He lives right down
3921 the street from me, raising a family, I think he'd be a perfect board member. He's young, he's got
3922 kids, lives in the community, friendly. If you appoint him, I'm out of here. It's that simple.
3923
3924 Speaker 5
3925 The board maybe should do an interview.
3926
3927 Supervisor Kramer
3928 Certainly. Mr. Short, would you like to join us?
3929
3930
3931 Mr. Short
3932 Sure.
3933
3934 Supervisor Kramer
3935 Just pull up a chair, and there's a microphone right here. Just introduce yourself and your
3936 message.
3937
3938 Mr. Short
3939 Just grab a chair up here?
3940
3941 Supervisor Kramer
3942 Yes.
3943
3944 Mr. Short
3945 All right.
3946
3947 Supervisor Berube
3948 Give us that info. After two or three hours of watching this, you still want to come up and do
3949 this?
3950
3951 Mr. Short
3952 I don't know. I feel like there's lots to learn from this group, that's for sure.

3953
3954 Supervisor Berube
3955 There is. Everybody will be helpful, to the extent that we can.
3956
3957 Mr. Short
3958 I appreciate that.
3959
3960 Supervisor Kramer
3961 Is anybody on the board have any questions of Mr. Short?
3962
3963 Speaker 16
3964 Sure. So, tell us what you know about how the CDD is different from the HOA.
3965
3966 Mr. Short
3967 From my understanding, HOA has a lot more to do with the houses and standards and how long
3968 has it been and things like that are kept. CDD has to do with governing the land that this
3969 community is in, and making decisions regarding that.
3970
3971 Supervisor Berube
3972 Right on the money.
3973
3974 Speaker 16
3975 I also was curious as t
3976 o what your suggestions would be for doing anything different than how we're doing things now?
3977
3978 Mr. Short
3979 I'm a rookie, I must admit. So, I feel like I'm playing catch-up and I've been trying to pour
3980 through the minutes and understand how things are done and learn some of that lingo, so that I
3981 could be a little bit more qualified, but from what I've seen, I've enjoyed what I've learned
3982 tonight and the meetings that I have poured over.
3983
3984 Speaker 5
3985 You actually read all those?
3986
3987 Mr. Short
3988 I read some of them.
3989
3990 Speaker 5 That's dedicated. Very long.
3991
3992 Supervisor Kramer
3993 I mean, this agenda was 302 pages long. So, another question. You've got your own business,
3994 you've got your own kids, you've got your house. It's not necessarily a big commitment all the
3995 time, but we get our agenda packages a week before the meeting, or less. I think we got it Friday,
3996 and the meeting's Thursday. And so you have to go through the 302 pages in less than a week.
3997
3998 Mr. Short

3999 So, there's a fair ... one of the perks of being self-employed and owning my own business is I
4000 have a lot of flexibility in my schedule. And so when this became available, I thought, this might
4001 be a good companion to what I do, given that I have that kind of flexibility. And my boss gets to
4002 dictate how I use my time at work.

4003 Speaker 5

4004 Now you're your own boss.

4005

4006 Speaker 16

4007 You don't have a maniac for a boss?

4008

4009 Mr. Short

4010 Yeah. So, in other words, importance of my ... a process that requires a certain amount of time
4011 would be dedicated to the business each week, it's just as needed it's not-

4012

4013 Supervisor Berube

4014 His wife is blonde, lives in the same house as him, and her name is Ellen. And then there's three
4015 smaller, three? Four?

4016

4017 Mr. Short

4018 Four. Four boys, yeah.

4019

4020 Supervisor Berube

4021 Four smaller, and all blonde. Those are the bosses. But my point in saying what I said, we've
4022 generally only had people of-

4023 Speaker 6 Careful.

4024

4025 Supervisor Berube

4026 ... close to being a certain age on this board. He stands out as being a family man with young
4027 kids, with potentially a different outlook than many of us folks may have.

4028

4029 Supervisor Kramer

4030 So, that's a great point. How would you say your outlook is different from what ... You've read
4031 minutes, you've attended a meeting here, I don't know if you've streamed any meetings in the
4032 past. How would your outlook be different.

4033

4034 Mr. Short

4035 How would my outlook be different than what I've seen here tonight, or the minutes that I've
4036 read? Because this is the first meeting that I've attended, in full disclosure. I mean, aside from the
4037 budget meeting that happened on Monday night.

4038

4039 Supervisor Kramer

4040 Did you attend that?

4041

4042 Mr. Short

4043 I did, on Zoom. I thought it would be worth it. To get a feel a little bit.

4044

4045 Supervisor Kramer
4046 And was it worthwhile?
4047
4048 Mr. Short
4049 It was educational. I felt like some of it went over my head, and I thought, Well, this is why need
4050 to be here, listening. If I want to potentially participate in this group, that'll be the place to start.
4051 So, I've been going through the agenda and just trying to acclimate my mind into just
4052 understanding that. And then in terms of differences, I don't know if I have tremendous
4053 differences in view. What I really have enjoyed, we moved here four years ago and we were
4054 really surprised. We didn't expect to enjoy it as much as we did. We thought, Oh, this is just
4055 another community, like we've been in many times. And our kids have loved it. We intended to
4056 stay here a year in '82, and we're here four, and we'll be here another year, at least. Our boys
4057 have just loved it. And we've enjoyed meeting so many people here. We just feel really
4058 connected to the community and we appreciate the care that is taken to preserve that culture. And
4059 it feels like that's what's been reflected in the meetings that I've listened to or read through.
4060
4061 Speaker 6
4062 And not trying to tell too much about the future, but if you were appointed, would you consider
4063 going through the process of running for the ...
4064
4065 Mr. Short
4066 That's with the hope that I could feel like I'm being a good contributing member. So, if I feel like
4067 I can get to the point and contribute in a good way, then I would consider running.
4068
4069 Supervisor Kramer
4070 Because I think we've passed the qualifying period.
4071
4072 Speaker 5
4073 No.
4074
4075 Supervisor Berube
4076 No.
4077
4078 Speaker 6
4079 No.
4080
4081 Speaker 5
4082 The qualifying period is-
4083
4084 Supervisor Berube
4085 Second week of June.
4086
4087 Speaker 5
4088 June 13th through the 17th, by noon.
4089
4090 Supervisor Kramer

4091 So, you would have to make that decision-
4092
4093 Mr. Short
4094 Pretty soon.
4095
4096 Speaker 5
4097 Yeah.
4098
4099 Speaker 16
4100 I don't know-
4101
4102 Supervisor Berube
4103 Once you get involved in it you'll like it.
4104
4105 Speaker 6
4106 No, that was my question. You said being here at least another year, like again, we don't need to
4107 get a two year personal or long-term plans, but do you see yourself staying in for ...
4108
4109 Mr. Short
4110 In Harmony?
4111 Speaker 6
4112
4113 Yeah.
4114
4115 Mr. Short
4116 Yeah, in-
4117
4118 Speaker 6
4119 You can make it honestly, sure.
4120
4121 Mr. Short
4122 We expect to be here for another year and a half, at the very least.
4123
4124 Speaker 6
4125 Okay.
4126
4127 Supervisor Kramer Because the position is a four year term.
4128
4129 Mr. Short
4130 Is it?
4131
4132 Supervisor Kramer
4133 Yeah.
4134
4135 Speaker 6
4136 Well if he-

4137
4138 Supervisor Berube
4139 The current would be six months.
4140
4141 Supervisor Kramer
4142 The current one, yeah.
4143
4144 Supervisor Berube
4145 But if you run for the new office, it's a four-year term.
4146
4147 Mr. Short
4148 Okay, that's interesting.
4149
4150 Supervisor Berube
4151 You're not obligated to it. It can be another reason to hang on for four years. You don't want to
4152 go anywhere, anyway.
4153
4154 Speaker 6
4155 Like that much.
4156
4157 Mr. Short
4158 Well, our kids are in Harmony Community and they will be for a while, so.
4159
4160 Supervisor Berube There you go. You can't get any closer.
4161 Mr. Short
4162 We can't get any closer.
4163
4164 Supervisor Kramer
4165 The really important question is, are you registered to vote in Harmony, with a Harmony
4166 address?
4167
4168 Mr. Short
4169 I am, yes.
4170
4171 Supervisor Kramer
4172 Because, that would-
4173
4174 Speaker 6
4175 That's a qualifier.
4176
4177 Speaker 5
4178 By the way, I checked that when he submitted his resume, because I knew it was going to come
4179 up, so I might as well.
4180
4181 Mr. Short
4182 Well I looked ... I couldn't find my voter card, and so I thought, well, it's good for a new one, but

4183 I figured it was public record, so.

4184

4185 Speaker 5

4186 Yes.

4187

4188 Supervisor Kramer

4189 At this time I would move that we fill the vacant seat.

4190

4191 Speaker 6

4192 Do we, yeah there's-

4193

4194 Speaker 5

4195 You need a second and then you guys can discuss it.

4196

4197 Speaker 6

4198 Okay, I'll second.

4199

4200 Speaker 5

4201 Okay, now you can discuss it.

4202

4203 Mr. Short

4204 Do I step outside?

4205

4206 Supervisor Berube

4207 No, you're fine. You're not going anywhere. This is going to go the way you expect, watch.

4208

4209 Speaker 6

4210 Well, I mean I guess as a matter of formality. Do we need to wait until the seat to-

4211

4212 Supervisor Berube

4213 Close of business this meeting, my resignation will be in.

4214

4215 Speaker 5

4216 So, okay then. Can we back up for a second? I didn't know you were resigning. So, you really

4217 should accept his resignation first, and then appoint, because essentially, the seat-

4218

4219 Speaker 6

4220 Right, there's no vacancy.

4221

4222 Speaker 5

4223 The seat technically is vacant, or open, when he resigns. So, you would need to accept his

4224 resignation first. And then appoint.

4225

4226 Supervisor Berube

4227 I hereby resign my position with the Harmony Community and all the District, effective, well, I

4228 guess, right now.

4229
4230 Speaker 16
4231 Yeah, at the end of this meeting.
4232
4233 Speaker 5
4234 Is today the 26th?
4235
4236 Speaker 6
4237 It is.
4238
4239 Supervisor Berube
4240 So, now you have an open seat.
4241
4242 Supervisor Kramer
4243 The seat is now vacant.
4244
4245 Speaker 15
4246 What about the other applicant?
4247
4248 Speaker 5
4249 Was there a motion to accept his resignation? I missed it.
4250
4251
4252 Speaker 6
4253 I did. Again, not taking away from Mark, and he's definitely he's served the community well in
4254 the past, but I would say, based on at least the willingness at this point to continue and sound like
4255 a more permanent replacement, I'd be willing to ...
4256
4257 Speaker 5
4258 So, who accepted his resignation?
4259
4260 Speaker 16
4261 Do you have to accept it?
4262
4263 Speaker 5
4264 Yes.
4265
4266 Speaker 16
4267 So, he moved to accept it.
4268
4269 Speaker 5
4270 No, I also ... sorry.
4271
4272 Supervisor Kramer
4273 I'll move to accept.
4274

4275 Speaker 5
4276 All right, Supervisor Kramer, second.
4277
4278 Speaker 6
4279 I'll second.
4280
4281 Supervisor Kramer
4282 Or second, okay. So, I moved, he seconded, all in favor of accepting Mr. Berube's resignation,
4283 Aye.
4284
4285 Speaker 6
4286 Aye.
4287
4288 Speaker 5
4289 Aye.
4290
4291 Speaker 16
4292 Aye.
4293
4294 Supervisor Kramer
4295 All opposed? Hearing none, motion passes.
4296
4297

On MOTION by Spv. Kramer, SECOND by Spv. 6, with 4298 all in favor, the Board approved accepting Mr. Berube's 4299 resignation from Seat 4 of the Board.
--

4300
4301 Speaker 5
4302 All right, now you can move on to the appointment.
4303
4304 Supervisor Kramer
4305 Okay. We have a motion and a second already on the floor to appoint Dane Short as a
4306 replacement for a vacant seat. All in favor?
4307
4308 Speaker 5
4309 Aye.
4310
4311 Speaker 6
4312 Aye.
4313
4314 Speaker 16
4315 Aye.
4316
4317 Supervisor Kramer
4318 Aye. All opposed? Hearing none, motion passes unanimously.
4319

4320
4321
4322
4323
4324
4325
4326
4327
4328
4329
4330
4331
4332
4333
4334
4335
4336
4337
4338
4339
4340
4341
4342
4343
4344
4345
4346
4347
4348
4349
4350
4351
4352
4353
4354
4355
4356
4357
4358
4359
4360
4361
4362
4363
4364
4365

On MOTION by Spv. Kramer, SECOND by Spv. Berube, with all in favor, the Board approved the appointment of Mr. Short to Seat 4 of the Board.

Supervisor Kramer
Welcome to the board.

Supervisor Berube
Now you can go outside and take a hike. You don't know what you're getting yourself into, but it's okay. We're only encouraging you. It'll be all right.

Speaker 5
At the next meeting we will-

Mr. Short
Thank you.

Supervisor Berube
You'll enjoy it. Now that I'm not on the board, we can talk. If you need to know something, let me know, I'll explain.

Mr. Short
That's perfect.

Speaker 6
No, don't.

Supervisor Berube
I'll be happy to help you.

Supervisor Kramer
No.

Speaker 16
I want to finish this meeting quickly.

Supervisor Berube
Yeah, move to adjourn.

Supervisor Kramer
No, we've got a lot of old business on here.

Speaker 16
I have a Supervisor's request. So, that's still pending.

4366 **Discussion of Reconsideration of RFQ for Legal Counsel**

4367 Supervisor Kramer

4368 That business, there was a reconsideration of filling out for an RQ for legal counsel.

4369

4370 Speaker 5

4371 In between the meeting, Supervisor Kassel asked me to place this back on for discussion by the
4372 board. That is what I did.

4373

4374 Supervisor Kramer

4375 So, is Mr. Short now on the board?

4376

4377 Speaker 5

4378 Yes.

4379

4380 Supervisor Kramer

4381 And should be sitting up here?

4382

4383 Mr. Short

4384 Oh, okay.

4385

4386 Supervisor Kramer

4387 Have a seat.

4388

4388 Mr. Short

4389 Thank you.

4390

4391 Speaker 16

4392 So, I'm going to leave it to Supervisor Kassel.

4393

4394 Speaker 5

4395 Hold on one second.

4396

4397 Speaker 16

4398 Yes.

4399

4400 Speaker 5

4401 So, he was technically going to resign at the end of the meeting, however Mr. Short was here. He
4402 has not taken his oath or anything.

4403

4404 Speaker 16

4405 Oh, that's true.

4406

4407 Speaker 5

4408 You need to allow ... No, you can sit up there, it's not a problem.

4409

4410 Mr. Short

4411 All right.

4412

4413 Speaker 5

4414 Allow Mr. Berube to finish this meeting. At the end of this meeting, then he-

4415

4416 Supervisor Kramer

4417 Well, he can't vote. So, we still have a quorum.

4418

4419 Speaker 5

4420 You still have a quorum. That's right. And then at the next meeting we will present Mr. Short
4421 with his oath.

4422

4423 Supervisor Kramer

4424 And he'll have to go out to supervise-

4425

4426 Speaker 5

4427 Correct. He'll have all the forms and he'll bring with him and all that.

4428

4429 Supervisor Kramer

4430 Okay.

4431

4432 Speaker 5

4433 Okay?

4434

4435 **B. Discussion of Reconsideration of RFQ for Legal Counsel**

4436 Supervisor Kramer

4437 Okay, so on the turning over to reconsideration RFQ for District legal counsel.

4438

4439 Supervisor Berube

4440 For Quarrels.

4441

4442 Supervisor Kramer

4443 Yes. Mr Quarrels, as much as I appreciate all you've done, I have felt, and I tried to share this

4444 with you, but we have difficulties with cell connections. I just thought about what Supervisor

4445 Kramer had presented several months ago. I know she's been pretty unhappy with your

4446 representation. Just a couple of things, more recently and you know that I have been unhappy

4447 about a lot. Urging the board more vigorously to use our directors and officers insurance to

4448 defend against the suit by Mr. Pietchovec. But more recently it felt like you were really fighting

4449 us on the whole deed thing and it sort of still feels like that. It just did not feel like we could get

4450 the information across to you in a way that you understood, or you were willing to accept the

4451 role that we're asking you to do. And then you waited until, I don't know, two days ago to get

4452 back to me about the board vacancy position, instead of getting back to me much earlier and

4453 requesting information of the governor's office. I just feel like you've been dialing it in since your

4454 monthly retainer was flattened. It's been an issue to get you to provide us with information on

4455 what you're working on. It just feels uncomfortable, especially that we're often at loggerheads

4456 with our chairwoman. So, I just felt like maybe it's time to at least look at, maybe not change, but

4457 at least look, and I hope you're not offended. Is he talking? On mute? Or no?

4458
4459 Supervisor Berube
4460 You might be on mute.
4461
4462 Speaker 6
4463 Still muted, but I don't see him talking here. Tim, you're muted.
4464
4465 Speaker 17
4466 I wasn't saying anything.
4467
4468 Speaker 6
4469 Oh, okay.
4470
4471 Speaker 17
4472 I respected you, Supervisor Kassel, since you came on the Board. I've been serving at general
4473 Counsel since 2007, and never had any issues. I serve at the pleasure of the Board. It's that
4474 simple. And if the Board's not happy, then that's the Board's prerogative.
4475
4476 Supervisor Kramer
4477 Okay, thank you. At this point, I'll entertain a motion to direct our District manager to advertise
4478 to go out for RFQ which is a request for qualifications for legal Counsel. Do I hear a motion?
4479
4480 Speaker 5
4481 So, moved.
4482 Supervisor Kramer
4483 Okay. We have a motion. Do I hear a second? I'll second that motion.
4484
4485 Speaker 6
4486 And so this would just be a ... as an RFQ it wouldn't have any bearing on the continued service
4487 we're receiving from young Quarrels, and if we don't take any action, this would continue, but
4488 this would give us something to carry.
4489
4490 Supervisor Kramer If he's willing to stay at that point, yeah. So, what we would do, you
4491 explain the process, because I'm ...
4492
4493 Speaker 5
4494 So, the request for qualifications is basically reaching out to any attorneys out there, obviously
4495 CDD attorneys, but asking if they would like to submit their qualifications for Board review for
4496 Harmony CDD. Any that submit will be placed into the agenda, and they will come back to your
4497 next meeting, you will have time to review them. They would obviously attend that meeting to
4498 answer any questions that the Board may have, and at that point you would make a decision
4499 whether you would like to move forward with new counsel or retain the counsel you have. Very
4500 simple process, but that's it.
4501
4502 Supervisor Kramer

4503 And it's interesting, maybe it's because of the size of the contract, but the State makes us do an
4504 RFP for that every five years.

4505

4506 Speaker 5

4507 Those are different, these are professional services, versus vendor services. So, it's different-

4508

4509 Supervisor Kramer

4510 Like an engineer.

4511

4512 Speaker 5

4513 Correct.

4514

4515 Supervisor Kramer

4516 It's one of the members [inaudible].

4517

4518 Speaker 5

4519 And essentially, you set the budget for your counsel and your engineering, even though you have
4520 billable time, hourly or however they're doing it, whether it's flat rate or whatever, you
4521 essentially set the budget for that.

4522

4523 Supervisor Kramer

4524 Any other questions? Okay, at this time I have a motion and a second, all in favor?

4525

4526 Speaker 5

4527 Aye.

4528

4529 Supervisor Kramer

4530 Aye.

4531

4532 Speaker 6

4533 Aye.

4534

4535 Supervisor Kramer

4536 All opposed, hearing none, motion passed.

4537

4538 On MOTION by Spv. 6, SECOND by Spv. Kramer, with all in favor, the
4539 Board approved authorization for management to advertise for request of
4540 qualifications for District Counsel.

4541

4542 Speaker 16

4543 No, Mr. ... he can't-

4544

4545 Speaker 5

4546 mm-hmm (negative). He turned in his resignation so you can appoint Mr. Short, and he has not
4547 taken his oath yet, so you have three which you still have a quorum, so you're good.

4548

4549 **NINTH ORDER OF BUSINESS** **Supervisors' Requests**
4550 Supervisor Kramer
4551 All right, well the last item on the agenda, Supervisor's request, do I have anything from the
4552 supervisors? Any things? Anything you'd like to see on the next month's agenda?
4553
4554 Speaker 5
4555 Dinner.
4556
4557 Supervisor Kramer
4558 I do need to bring back ... Harmony West did ask that we discuss a revised provision for the
4559 additional Buck Lake, so if you can put that on the agenda.
4560
4561 Speaker 16 What's that, for the biotech reporting?
4562
4563 Supervisor Kramer
4564 For again, the biotech reporting they want it to be opposed individually and approved before they
4565 do anything, so that if there is any critical stuff that they need to do, so other than that.
4566
4567 Speaker 16
4568 Yeah, I'm not sure.
4569
4570 Speaker 5
4571 He approved a portion of it, and needed to approve another portion. So, first he didn't approve,
4572 right? Bringing it-
4573
4574 Supervisor Kramer
4575 Right, reported by that.
4576
4577 Speaker 16
4578 Right, so we'll talk about that next meeting.
4579
4580 Supervisor Kramer
4581 All right, before we adjourn, I want to formally thank Mr. Berube for his service to the Board
4582 for many years and-
4583
4584 Supervisor Berube
4585 Far too many probably.
4586
4587 Supervisor Kramer
4588 And wish him much success in his new vocation in the ranch.
4589
4590 Supervisor Berube
4591 Thank you.
4592
4593 Speaker 16
4594 It's nice to have more property, isn't it?

4595 Supervisor Berube
4596 Yeah, more grass to cut.
4597
4598 Speaker 16
4599 I was going to say have you mowed it yet?
4600
4601 Supervisor Kramer
4602 Yeah, I know, I have 26 and a half acres.
4603
4604 Supervisor Berube
4605 I mowed it once. I ran out of gas twice. It thought there was something wrong with the
4606 lawnmower. I'm pretty sure I ran out of gas. I said, it's never done this before, because I didn't
4607 realize. I'd been cutting for about three hours. No wonder it had run out of gas. The next
4608 purchase was ride on mower.
4609
4610 Speaker 5
4611 There you go.
4612
4613 Supervisor Berube
4614 15 minutes.
4615
4616 Supervisor Kramer
4617 Well I think we all owe a great-
4618
4619 Speaker 6
4620 Thank you Supervisor Berube.
4621
4622 Supervisor Berube
4623 You're welcome.
4624
4625 Supervisor Kramer
4626 Thank you to Mr. Berube for his years of service.
4627
4628 Supervisor Berube
4629 There's been a lot of changes here over the years. Huge. Remember when this place was largely a
4630 grass pit. Cow fields.
4631
4632 Supervisor Kramer
4633 It's grown up and really changed.
4634
4635 Supervisor Berube
4636 There were no schools, second half of Beargrass Road wasn't there. School was a trailer. I mean
4637 it's ... when you think way back.
4638
4639
4640 Supervisor Kramer

4641 Yeah, that's all.

4642

4643 Supervisor Berube

4644 It's dramatically different.

4645

4646 **TENTH ORDER OF BUSINESS**

Adjournment

4647 Supervisor Kramer

4648 All right. I obtain a motion to adjourn as there's nothing left on the agenda.

4649

4650 Speaker 6

4651 So, moved.

4652

4653 Supervisor Kramer

4654 And a motion, do I have a second? I'll second, since we're scant. Motion second. All in favor to
4655 adjourn?

4656

4657 Speaker 5

4658 Aye.

4659

4660 Supervisor Kramer

4661 Aye.

4662

4663 On MOTION by Spv. 6, SECOND by Spv. Kramer, with
4664 all in favor, the Board adjourned the meeting at
4665 approximately 828 p.m.

4666

4667

4668

4669

4670 _____
Angel Montagna, Secretary

Chair/Vice Chair