

CARBON

Agenda 2023-01-26

Subsection 4A

Minutes

December 15, 2022

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Harmony CDD
December 15, 2022, meeting

43 the status of the discussion with the Enclave Developer about access using our property to
44 get to Billy's trail. On the other side of Harmony, specifically Pine Needle Path, we have
45 been working on cleaning it up, and there are multiple bridges over there. Three original
46 bridges that are very stout and are wide enough for golf carts. There is another bridge on
47 the North side of the Pipeline Trail that is not as substantial of a bridge and Dan Heck is in
48 the process of fixing it up, I am working with him on that. The material estimate is about
49 \$600.00, but my question for the Engineer is, is that bridge designed to support golf carts?
50 It is very narrow, and it was not built like the other three bridges. And if you look at the
51 map, it is not designated on the map at all, the others are designated as they will support
52 golf carts. So, the question to the Engineer is, should there be allowed golf carts on there.
53 And if not, I think when we refurbish it, we should restrict the width to prevent golf carts
54 on it.

55 Mr. Meek, 6848 Sundrop Street, stated I am talking about the RV Lot, of course.
56 Because I know that you will be talking about it later. I am speaking today to hopefully
57 reach an agreeable resolution with keeping the storage lot open. I have reached out to
58 several different County entities over the past thirty or so days. From our Fire and Rescue
59 services to the Zoning Manger, to the Community Development Department of Osceola
60 County. Yes, they know it is open, Yes, they know it is back there. The entities do not feel
61 that we are necessarily out of compliance, in fact, they are willing to work with us to keep
62 it open, but it requires both parties to come together. There is no plan of fines per day,
63 penalties, criminal penalties, misdemeanors, Osceola County is not interested. When we
64 sign our lot leases, we are signing a disclaimer with acknowledgement that it is at our own
65 risk including damage, destruction or even death. As far as not being permitted, I would
66 like to think a Government entity, like the CDD, would not have taken fees from users of
67 the RV Lot or the Garden if this was the case. I am really not sure what the big issue is
68 here, it has been here for years with no issue. Here we are with a garden that we have a
69 vested interest in, as well. How is this any different? There are structures in the garden, are
70 there not? The fire department clearly states that they need to reach every inch of the
71 structure, right? The little schoolhouse looking structure, the tool storage shed, the pergola,
72 those are all structures a part of the garden. Where are the road strength tests? How can we
73 prove the road strength? It clearly states in the letter that I received from the Fire Rescue
74 Department that they are not requiring us to upgrade our previously approved access roads

CARBON

Harmony CDD
December 15, 2022, meeting

109 Mr. Leet stated, speaking for myself, I, definitely, do not have the personal time
110 required to fill that role. It is hard enough keeping up with the website and monthly updates,
111 and all that, so I respectfully decline.

112 Mr. Short stated I currently do not have the bandwidth for that either.

113 Ms. Kassel stated nor me.

114 Ms. Phillips stated I am still learning so much that I think, unless....

115 Ms. Kramer stated I was really hoping there would be a different answer somewhere.

116 Ms. Phillips stated I will help you, well I am not allowed to talk to you between
117 meetings, so it makes it difficult.

118 Ms. Phillips stated I am sorry; well see I still have so much to learn so you should not
119 put a lot of responsibility on me. If you are overwhelmed and if it is not a lot of work and
120 can learn it, I would do it.

121 Ms. Kramer stated I will say that I will be traveling a bit more this coming year. So, I
122 will need to be sure that the Vice Chair is able to step in. I will not be gone extensive
123 periods of time, but I do not want to talk about CDD business while I am gone. So, is there
124 anyone else, Dan sounds like he would be willing to relinquish the Vice Chair, Kerul,
125 would you be interested.

126 Ms. Kassel stated I really do not, I am having trouble keeping up with all I have on my
127 plate already, I am on the HOA Board, and I lead the Nature and Animal committee. So, I
128 feel like I am doing a lot for Harmony already.

129 Ms. Kramer said, you certainly are.

130 Mr. Leet stated he would be happy to step aside but since none of the newer elected
131 members would be willing to, I would be fine staying on in that role.

132 Mr. Short asked, how do you feel about staying on as Chairman? I wondered about
133 preparing for this meeting, I have never been a part of this, and I thought, man I do not
134 have the bandwidth, but I do not want to put somebody in the position where they have to
135 do it either, right, unless they are up for it, so I do not know.

136 Ms. Phillips said, I do not feel I know enough yet, I am still trying to figure out how all
137 of this works.

138 Mr. Short stated my other thought on it is if we were to put somebody else in there, you
139 would learn really fast, out of necessity.

CARBON

Harmony CDD
December 15, 2022, meeting

140 Ms. Kramer stated you would. I am willing to stay and continue on, but I would need
141 to ask the Board to assist me with that, and maybe think along the lines of each of you
142 taking on a role. Somebody watching the bills for electric and water, maybe just to keep an
143 eye on them because we do get weekly reports on some of the meters, so maybe if we can
144 think along those lines. We could think about that and discuss it maybe in January and see.

145 Ms. Phillips stated I would be happy to do that; I have the time, but I do not feel like I
146 have expertise at this point.

147 Ms. Kramer said, so, maybe we can do that. And we did talk about the possibility of
148 either in the first half of January or some time in February, maybe doing a workshop with
149 the Board to further discuss how the Board functions and help our two new members come
150 up to speed and for us existing members to get just a little more familiar with everything
151 that we are doing. So, if that would be amenable we might look towards planning that. But
152 let us first go ahead and deal with the Board Members.

153 Ms. Kassel asked if she could interrupt for second. I just want to say, I know a lot of
154 residents have, not a lot, several, just a few residents have come forward asking the Board
155 to look at the reorganization. I just want to say that I occasionally see you out with District
156 Staff and we do not talk between meetings about anything CDD related, but I can see based
157 on what happens at the meetings and what you have done in between the meetings that
158 your effort and your diligence is exceptional and I just want to recognize that.

159 Ms. Kramer replied, thank you.

160 Ms. Phillips added, me too because I cannot get over the fact that she went on the
161 basketball court and measured all the puddles of water.

162 There was clapping from the audience.

163 Ms. Kramer stated I would be willing to continue serving and Dan you would be willing
164 to continue on.

165 Mr. Israel stated if you are going to remain the same, then we just need a motion to
166 keep it as is.

167 Ms. Kramer replied, ok, so I would entertain a motion.

168 Ms. Kassel stated so moved to keep the organization of the Board as it has been.

169 Ms. Phillips seconded the motion.

170 Ms. Kramer stated I have a motion and a second, any discussion? Hearing none, I will
171 call the question, all in favor?

Harmony CDD
December 15, 2022, meeting

172 All Board Members replied aye.

173 Ms. Kramer asked any opposed? Hearing none, motion passes unanimously.

174

175 Ms. Kassel made a MOTION, seconded by Ms.
176 Phillips, to keep the organization of the Board the same, Ms.
177 Kramer as Chair, Mr. Leet as Vice Chair, Kerul Kassel as
178 Assistant Secretary, and Ms. Phillips and Mr. Short as
179 Supervisors of the Board of the Harmony Community
180 Development District.

181 Seconded by Ms. Phillips.

182

183 Ms. Phillips asked, will we do this again next January, or after the next November?

184 Ms. Kramer replied, every two years unless someone resigns.

185 Ms. Kassel asked so they are four-year terms, with two or three people elected every
186 two. years.

187 Ms. Phillips stated so you and I are going to be the long terms now?

188 Ms. Kramer stated yes, you are on for four years now.

189 Ms. Kassel stated the rest of us have already served for two years.

190 Ms. Phillips stated ok, very good.

191

192 **FIFTH ORDER OF BUSINESS Discussion of Landscape Services Request**
193 **for Proposals**

194 Ms. Kramer stated the next item on our agenda is discussion of landscape services, a
195 request for proposals. And we do have those before us. We have three vendors who have
196 submitted proposals: Juniper Landscaping, Benchmark, and Greenleaf. Do we have
197 representatives from each here? So, we have all three in front of us today. Brett, would
198 you like to introduce this bid?

199 Mr. Perez stated sure. Good Evening. Two meetings ago, we had a discussion about
200 going out to request proposals for landscape maintenance services. We did perform a public
201 advertisement which was open to obviously to any vendor that wanted to participate. We
202 did have four vendors pick up packages. Let me backup, it was advertised in the Osceola
203 Gazette, after Counsel's review. Once the ad is published after so many days, then they
204 came to pick up packages. We had a mandatory pre-bid meeting which only three vendors
205 showed up to. Once that fourth vendor decided not to join the pre-bid meeting, they did
206 call to say that they were not interested at this time, mainly due to the budget and their
207 price in the last RFP. Before you, we have three qualified vendors, and their proposals.

Harmony CDD
December 15, 2022, meeting

208 What we do know, is that they are currently higher than your budget. Again, this is all
209 Board decision on how you want to move forward. We can get into a question-and-answer
210 session, and this is a public meeting, but out of professional courtesy, there have been times
211 where if you want to ask one on one questions, we can ask others to stand outside, as long
212 as it is not raining. And you can go through this process if you want to ask individual
213 questions. Any questions for me, at this time, before we move forward? I did bring a blank
214 copy of the Board evaluation. We did make some adjustments to the Board evaluation prior
215 to the one we sent it out with the Board's summary. It is basically identical to what is in
216 the criteria so there is a ranking based off of that that you can do. You all saw my email
217 today. We can do it individually or as a group, where you all agree upon one number for
218 each criteria and we can score it that way or, we can score each individually and we can
219 tabulate, after the fact. Any further questions?

220 Ms. Kassel stated there is one particular criteria "workloads", which is described as
221 recent, current and anticipated workloads. I was not sure how to judge that, how to evaluate.

222 Mr. Perez stated that is a good question, Supervisor Kassel. What you can do is ask the
223 vendors what amount of CDDs they currently have, what is their workload like? It does
224 correlate with manpower needs, etc. They would be able to answer that question for you,
225 if they did not include it in their proposal. Again, that is all questions you can ask each
226 individual vendor, as well.

227 Ms. Kramer stated so that is more of the workload for the firm itself.

228 Mr. Perez answered, correct. A larger company could have double or triple the amount
229 of revenue, versus smaller companies, so you want to look more branch-based workload
230 versus the total company revenue workload.

231 Ms. Kassel stated yes but we have no idea of the capacity of each of those branches, so
232 how do you evaluate it?

233 Mr. Perez answered, well they can fluctuate, right? I mean, that is so just like any
234 service business, when you bring on more contracts, you should be able to grow with
235 workforce and bring on new management, you grow your branch that way. They call it
236 organically. There was a typo, and I apologize if...

237 Ms. Kassel stated before he leaves I would like him to verify that all of three proposals
238 qualify as qualified bidders based on the requirements of the proposal.

239 Mr. Perez stated very much so.

240

Harmony CDD
December 15, 2022, meeting

241 *Reconnecting Video and Audio*

242

243 Ms. Kassel explained to District Counsel, participating by Zoom, that the Board had
244 not been discussing anything, there was a presentation about the RFPs, but we have not
245 been discussing any specific information about any of them. Ms. Kramer added, this was
246 an introduction to inform us that all three of the proposals are qualified bids , and now we
247 are going to go into kind of an administrative cleanup.

248 And I will go ahead, I do not usually make motions, but in order to be sure that we have
249 everything along the lines. I would like to make a motion to waive the typographical errors.
250 There is one typographical error in the Juniper proposal. In the section where it says trash
251 and debris disposal, it mistakenly says \$95,000.00, it should be \$9,500.00, however the
252 totals for the annual pricing are correct. Another typographical error in the Benchmark
253 proposal under mowing, on page 14, it dropped off the last zero. But again, the totals are
254 correct. Secondly, waive the failure by Benchmark to include a corporate organization
255 chart and thirdly, to waive the failure of all proposers for proof of licensure in Osceola
256 County, with the understanding that any contractor selected must proof proper licensure
257 before a contract is entered into.

258 Ms. Kassel seconded the motion.

259

260 Ms. Kramer made a MOTION, to waive the
261 typographical errors in the proposals from Juniper and
262 Benchmark, waive the failure by Benchmark to include a
263 corporate organizational chart, and waive the lack of proof
264 of licensure in Osceola County from Juniper, Benchmark,
265 and Greenleaf, with the proof of proper licensure before a
266 contract is entered. Seconded by Ms. Kassel.

267

268 Upon VOICE VOTE, with all in favor, unanimous
269 approval was given to waive the typographical errors in the
270 proposals from Juniper and Benchmark, waive the failure by
271 Benchmark to include a corporate organizational chart, and
272 waive the lack of proof of licensure in Osceola County from
273 Juniper, Benchmark and Greenleaf, with the proof of proper
274 licensure before a contract is entered.

275

276 Mr. Perez asked, Chairman, quick question is there any chance that we can move to the
277 Servello Report to let them do their thing and then move on, so they do not have to be a
278 part of the discussion. Just as a professional courtesy, if that is ok?

279 Ms. Kramer replied ok.

Harmony CDD
December 15, 2022, meeting

280 If I do not hear any objection from the Board, can we go ahead with Servello's business
281 before? The Board agreed.

282

283 **SIXTH ITEM OF BUSINESS**

Contractors' Reports

284 **A. Servello**

285 Mr. Feliciano stated obviously we are in our winter season. This week is the mow week,
286 so all areas will be mowed this week and next week going into a detail session, They will
287 be working on both entrance ways and behind the entrance ways and also finishing up
288 cutbacks on Catbrier, as well. You will not get a full cutback of all plants throughout the
289 property until February, late February or March. Any questions for us?

290 Ms. Kramer asked the trees held over from last year for tree trimming, is that going to
291 be done soon?

292 Mr. Feliciano stated they were out there today.

293 Ms. Kramer answered wonderful. So, they will continue doing that?

294 Mr. Feliciano stated yes, absolutely.

295 Ms. Kramer stated fantastic. And do you know if they got the one tree over the shade
296 screen that is been rubbing against the shade screen?

297 Mr. Feliciano stated no, that requires the lift. And with all the rain right now there is
298 too much moisture back there. It would be causing more damage than anything, so we
299 should be able to get it next week.

300 Ms. Kramer replied ok.

301 Mr. Perez stated there are a couple of those trees right? So, we have some at the pools,
302 so those will be taken care of around the same time?

303 Mr. Feliciano stated yes.

304 Mr. Perez replied thank you.

305 Ms. Kramer stated ok great.

306 Ms. Kramer stated we do have some proposals. Do you want to deal with those at this
307 time or later?

308 Ms. Kassel stated we can deal with them now; in case we have any questions.

309 Ms. Kramer replied wonderful.

310 **i. #7325, Installation of Annuals Proposal**

311 Ms. Kramer stated the first proposal is installation of annuals. Proposal #7325. The cost
312 would be \$3,440.00 for, I presume, for a one-time planting for the winter annuals.

313 Mr. Feliciano stated yes.

Harmony CDD
December 15, 2022, meeting

314 Ms. Kramer stated but there is no description of what is going to be planted.

315 Mr. Feliciano stated it is going to depend on the vendor, right now you are kind of in-
316 between months. There are geraniums that are available right now, petunias, there are
317 pansies, although, I do not suggest pansies out here. Violas are in, you can get violas right
318 now, but you are very limited because of where you are at, the time of year. We have kind
319 of missed that turn going into Thanksgiving where the annuals are being grown.

320 Ms. Kassel stated I like geraniums because they are tolerant of the cold. Unless we have
321 a real hard frost. The pansies are going to get eaten by the deer, and petunias, as long as they
322 remain planted, because they dry out.

323 Mr. Perez asked do you want red or red and white?

324 Ms. Kassel replied I want pink.

325 Mr. Perez asked geraniums?

326 Ms. Kassel replied, yes, what? No, mix red, white, and pink.

327 Mr. Perez stated Scottie, check on availability of geraniums and let me know and I will
328 email the Board on what is available.

329 Ms. Phillips stated well, since I started growing flowers at my house, everything has died
330 except for the coral, every type of flower the coral ones are the ones that are surviving.

331 Ms. Kassel made a MOTION to approve proposal
332 #7325 from Servello for installation of annuals, in the
333 amount of \$3,340.00.
334 Mr. Short/ seconded the motion.

335
336 Upon VOICE VOTE, with all in favor, unanimous
337 approval was given to the proposal #7325 from Servello for
338 the installation of annuals, in the amount of \$3,340.00.

339
340 **ii. Plant Renderings at Ashley Pool Proposal**

341 Ms. Kramer stated this is a proposal for re-doing mainly the outer portion, but there was
342 some inside. My only concern here is these are going to be long term plants and I want to be
343 sure that the folks that put them in are here to honor any warranties with them, as we move
344 forward.

345 Ms. Kassel stated well, I am confused because the proposal shows a variety of materials,
346 but the rendering only shows two.

347 Mr. Feliciano stated your beds on the outside of the pool are going to be totally renovated.
348 The other plant materials are fill ins for what you currently have inside the pool. We did not
349 want to bury you with a large expense of renovating the whole pool, when you probably have

Harmony CDD
December 15, 2022, meeting

350 eighty percent of good plant material inside the pool.

351 Ms. Kassel stated yes, well it is a large expense already at over \$12,000.00 but I agree
352 with your point, that we would want, if we spend this kind of money, we will want the plants
353 and their installation to be warrantied.

354 Mr. Short asked Mr. Feliciano, how long would it take for you to do all of that, like how long
355 does it take Servello to do that work.

356 Mr. Feliciano answered depending on the crew size, but that \$12,000.00 job should last
357 a day. And I actually kind of agree with the Board, if you are going to pick a new vendor,
358 you want someone to install it that is going to be able to warranty it.

359 Ms. Kramer stated I recommend at this time we table this one until we make a decision
360 on the landscape vendor.

361 **iii. #7400, Leaf Removal**

362 Ms. Kramer stated this is on the right of ways turned over to the residents for
363 maintenance on October 1st. And then that will go hand in hand with the sod proposal,
364 which we will deal with next.

365 Ms. Kassel stated it is a reasonable cost, it is just that I thought they were already
366 responsible for leaf removal in your contract, no?

367 Mr. Feliciano stated, we did, but if you recall you took out the resident side of services
368 in front of homes. But what I can tell you right now, is the leaf removal, the reason why I
369 probably would table that right along with sod, because you want your new vendor to
370 warranty the sod that is going to go in. And besides the leaf removal, I have probably got
371 over hundred pictures where residents on the other side are blowing leaves completely
372 across the street, so it does not matter if you are going to pay to remove the leaves in the
373 first place, they are going to keep doing it. Unless they had a leaf removal party over the
374 weekend, wherever residents picked up their leaves. But every home simultaneously blows
375 across the street.

376 Ms. Kramer stated yes, they, we have had, it has been back and forth. The Servello
377 guys blow them over there and then they get blown....the leaves are on the move.

378 Mr. Perez stated you are at the beginning of the drop season too for the Oaks and
379 Sycamore. The Oaks will drop a lot heavier February/March when they start to push
380 blooms.

381 Ms. Kramer stated so we will leave both the leaf removal, at Mr. Feliciano's
382 recommendation, and sod proposal until after we determine what we are going to do with

Harmony CDD
December 15, 2022, meeting

383 landscaping. Ok, Thank you Mr. Feliciano.

384 Mr. Leet stated thank you, Mr. Feliciano.

385 Ms. Kassel stated thank you very much, Happy Holidays.

386 **iv. Sod Proposal for Right of Way (*under separate cover*)**

387 This proposal was tabled with the above proposal.

388 **FIFTH ORDER OF BUSINESS Discussion of Landscape Services**
389 **Request for Proposals, Continued**

390 Ms. Kramer stated at this time before the Board we have three proposals from landscape
391 companies who have submitted in response to our request for proposals. If the Board wants,
392 we can go through and ask questions of each of the vendors. What I would like to do for
393 the record is have each of the vendors to come up and position your chairs closer to the
394 microphone so we can make sure that your responses are properly recorded for the minutes.
395 Then we will have each of you give your name and who you are affiliated with. And then
396 we will open it to the Board to ask questions in areas that they need further clarification.
397 So, if you all will come up and bring a chair with you. Our microphone is right here so if
398 you will just sit in this area. Now, if you get under the lamp, do not stand up quickly.

399 Mr. Brown asked my understanding of the proposals is that they all came in higher than
400 the budget, is that correct?

401 Ms. Kassel replied that is correct.

402 Ms. Kramer replied yes.

403 Mr. Brown stated I don't know if the Board wants to consider rejecting all of the bids
404 for that reason. If that is something the Board wants to do, they can vote on, something you
405 should do now as opposed to after embarking on evaluation of the bids and hearing from
406 the contractors.

407 Mr. Short stated you do not think we should just drag these guys through the mud and
408 then say sorry we are rejecting them all.

409 Mr. Brown stated among other reasons, correct.

410 Mr. Short stated that seems respectful.

411 Ms. Kassel stated right.

412 Ms. Kassel asked what is our total budget for landscaping?

413 Ms. Kramer so we will go through and address in just a minute. As I recall it was
414 \$595,000.00 for what is contained in the main scope and then there are some extras added
415 on. So, if you would like to start, your name and your company, please.

CARBON

Harmony CDD
December 15, 2022, meeting

416 Mr. Sorenson stated my name is Calvin Sorenson with Greenleaf Maintenance.
417 Mr. Bradley stated Good Evening, Mark Bradley with Juniper Landscaping.
418 Mr. Mootz stated Jacob Mootz with Benchmark Landscaping.
419 Mr. Botkin stated Michael Botkin with Benchmark Landscaping.
420 Ms. Kramer stated ok, thank you so much. So, do we have that?
421 Mr. Israel replied he is going to add it up and give it to us in just a second.
422 Mr. Short asked can I motion to discuss what Joe Brown suggested?
423 Ms. Kramer replied yes.
424 Mr. Short stated I would like to motion for that.
425 Ms. Kassel asked to discuss it?
426 Mr. Short answered yes, to discuss what Joe suggested, that we consider rejecting all
427 proposals now rather than after. I do not know how it is done, but....
428 Ms. Kramer stated well, we will go ahead and discuss it briefly. And then we will make
429 a decision, if someone wants to move to reject them all or not.
430 Mr. Short replied ok.
431 Ms. Kramer stated our current pricing structure, like I said \$595,000.00 has that been
432 verified?
433 Mr. Perez stated it will be up in just a second. With the mulch \$649,335.00.
434 Ms. Kramer, asked with mulch, correct?
435 Mr. Perez replied correct.
436 Ms. Kramer asked now in year one pricing for each of the vendors in our table it does
437 not include mulch, right?
438 Ms. Perez said I am sorry, what are you asking now?
439 Ms. Kramer stated so the year one pricing that each of the vendors gave is less the
440 mulch.
441 Mr. Perez answered less the mulch yes.
442 Ms. Kramer said less the mulch I think it is.
443 Ms. Kassel stated its about 60, in two cases 65 to 68 and then there is 115 essentially.
444 Mr. Perez stated without mulch it is \$502,727.00 is what is currently in the budget.
445 Ms. Kramer stated ok I am confused because I have a number of \$595,055.00 for
446 irrigation, landscape, tree maintenance, shrub maintenance, trash and debris, irrigation,
447 trees and trimming, and \$35,000.00 for miscellaneous.

CARBON

Harmony CDD
December 15, 2022, meeting

448 Mr. Perez stated yes I am not sure what miscellaneous services is, that is not part....

449 Ms. Kassel said miscellaneous is probably landscaping refurbishments and things like
450 that.

451 Ms. Kramer, ok, and the year one pricing which is what we would facing our first year,
452 now again apples to apples but without including the right of ways, is \$860,646.00, without
453 the right of ways is \$729,837.00 for Juniper. For Benchmark with right of way mowing
454 \$710,850.00 and without the right of way mowing it was \$693,000. For Greenleaf
455 \$677,000.00 with the right of ways mowing and \$660,000.00 without the right of ways.
456 So, we are talking the lowest bid is again above our budget by about \$70,000.00.

457 Ms. Kassel stated so it is about ten percent.

458 Ms. Kramer stated so we will have to, if we select any and do not reject them and select
459 one of the folks sitting before us, we will have to either find money in our budget or pull it
460 from the \$300,000.00 for reserves that we were setting aside. So, at this time, is there
461 anyone who would like to make a motion to reject all of the bids? Hearing no motion, we
462 will go forward with the bid selection process. Thank you gentlemen for bearing with us
463 in that.

464 Ms. Kramer stated at this time we will go around, and I will open the floor to questions
465 unless someone has another way we could either allow each of them to do a brief
466 presentation if they would like to do that, or we can just open for questions. Which way
467 would you gentlemen prefer?

468 Landscaping proposers replied questions.

469 Ms. Kramer stated alright, great. So, I will open the floor for any questions that any of
470 the Supervisors may have for the gentlemen before us.

471 Mr. Short stated I have some. For all of you to answer in your own turn. You have
472 driven around; what do you think we have got going on so far?

473 Mr. Mootz, from Benchmark, stated one of the things that excites me about being here
474 is I am actually from here and remember when this was nothing but a pasture. And I was
475 actually in the first class at Harmony High School, and I understand the intent behind the
476 community, that it would be an outdoor community and the intent behind how everything
477 was originally designed. Speaking completely frankly, driving through and seeing what the
478 condition is now is not what the intent was originally. And....

479 Ms. Kassel asked meaning what?

CARBON

Harmony CDD
December 15, 2022, meeting

480 Mr. Mootz answered things are not cared for as they should be. Some of the re-doing
481 of planting materials and shrubs and the way the things have been cared for are not the
482 intent of an outdoor living was for the community. And I just think there is a lack of
483 attention to detail in the community. And the detail is what matters, right? Like I think
484 anyone can be qualified to go mow something, but the attention to detail that you show and
485 the care that you show to it and the extra hour you spend somewhere or the extra guy you
486 put somewhere like... I know the question was capacity for people, yes as a business, you
487 know, we have to be worried about that, but I think in the long run if your properties do
488 not look a certain standard, then what is the point. I think there is a lack of the care, it is
489 getting through a property, not caring for a property is the best way I would describe it.

490 Mr. Bradley, with Juniper Landscaping, stated thank you. That is a good question, you
491 know I actually had the same question over the last several weeks, as well. You know,
492 appreciate you all going through this process several months back. I would, actually, I have
493 the question for the Board is why are you going through the process, is it obviously the
494 intent to make a change? But what are your thoughts about the landscape? I have a lot of
495 thoughts, and ideas and I am sure my peers do as well, as the gentleman from Benchmark
496 just shared. What do you want to see, what are your thoughts candidly, since we are all
497 here.

498 Ms. Kramer stated well, I am going to start, what I would like first for you to tell us,
499 does the community look the way your firm would keep it?

500 Mr. Bradley answered, Having garnered the familiarity again with the project over the
501 last several months, I think, like my peers from Benchmark just shared, I think a community
502 this size, a project of this size, everybody can mow. All of us can mow grass really well,
503 that is not what people are looking for, it is not what they expect. I think that the attention
504 to detail is lacking consistently. I think that there is an overwhelming feeling that shows
505 through in the landscape when you drive through. I think that the intent, like my peer just
506 shared, it is just not being expressed in how the project is approached consistently. So, I
507 think that is what the community expects from their contractor, they expect them to
508 understand the scope, they expect for them to bid honestly, and perhaps a process of
509 evaluating budgets for future years, but I think that that is the expectation. That is what
510 Juniper would be prepared to deliver on.

511 Mr. Sorenson, with Greenleaf, stated like we are all going to say, we can all cut grass.

CARBON

Harmony CDD
December 15, 2022, meeting

512 This, that, and the other. It is an opportunity to put it back the way it needs to be. It is a
513 challenge and that is exciting. Having driven through and seeing some things that, and
514 again not to bash anybody, but I think we can all agree that it is not probably up to where
515 you guys would like it to be. Something that we could take pride in, you know, as a team.
516 Working together, obviously, whoever gets the bid would certainly, I think, welcome your
517 opinions on what you would like to see, and we would like to provide that for you. Give
518 you something that when you walk through here, you can actually say this is what we want.
519 That is something. That is, I do properties, again, we all have our current course of work,
520 but we have the hand in making people happy and I think that is what is missing here. It is
521 kind of like they are just here to fill a role and do a job and there is no care.

522 Ms. Kramer asked, Dane did you have anything to follow?

523 Mr. Short answered, No, thank you.

524 Ms. Kassel stated, I will just say, a question was asked why are we looking to change
525 because we have just gone through this process. So, there was pretty intense pressure from
526 a number of residents, not the majority of residents, but some very vocal residents. We had
527 to go through the RFP process, we were obligated to. And a lot of pressure in terms of
528 keeping costs down, right? Because we had not had an increase in CDD assessments in
529 many years and now because of that, we had to increase them substantially suddenly. So,
530 there was a big outcry and so what we are trying to do is save some costs and we were
531 going with a company that we already knew that we were not satisfied with, but promised
532 us to increase their coverage, to increase their compliance with the contract, etc. And we
533 wanted to give them a chance and we wanted to try to save the residents more money. And
534 so that is the decision we made. I am speaking for myself I am assuming that the rest of the
535 Board made the same decision, but I cannot speak for them. And so, a couple of months in
536 we were just as unhappy as we had been, more even more frustrated, lots of things not
537 completed, lots of things done poorly, lack of attention to detail, and some upset residents
538 so that is the reason why we are here again. I just want to say thank you for rebidding
539 considering you just did this I know it takes a lot of work to do that. I noticed that one of
540 you provided information on availability of equipment, one of you provided some
541 indication of the staffing level because one of the problems we have had, are problems
542 with, I have been on the Board, I do not know, fourteen years, something like that so I have
543 seen we had R.A.W. to start with, they were the developer's landscaper, we had Luke, we

CARBON

Harmony CDD
December 15, 2022, meeting

544 had Davey, now we have had Servello. And it is the same thing, it starts off nicely and
545 dissolves and we end up in the same situation and I really want to know why you are going
546 to be different?

547 Mr. Mootz with Benchmark stated exactly both of you all kind of just said, is exactly
548 what just happened in Celebration with us. So, large companies in there, good for two
549 months, the honeymoon period will look good based off of a budget number.
550 Unfortunately, there is quite a few companies out there that will give you a price and budget
551 number to get in and that is it. They will make their money based off what they need to
552 make, cutting scope, lack of detail, chemical shortage, crew members. We are not that way.
553 We get customers, we get new customers, based on properties that we have. We do not
554 have a fleet of marketing people going out and business developers and things like that to
555 get customers. We pride ourselves on our properties, which gets us more properties. And
556 that is the long and short. That is what makes us different, a lot different than quite a few
557 of other property maintenance companies.

558 Ms. Kassel stated thank you.

559 Mr. Bradley, with Juniper Landscaping, thank you. Good question. As a branch
560 manager for South Orlando Branch, you know, it would be my responsibility to make sure
561 that we are executing consistently, right? Meeting our commitments. Quite honestly, what
562 I find when we enter a project is, you know, the communities expect us to come in and the
563 first ninety days we are make a change to the community, we are going to improve it
564 dramatically. The important part and really where the fruit of it all is you do not let up, you
565 know, you maintain that newness and kind of like that day one mentality all the way
566 through. That is really what my job is, is to make sure of that. You asked about staffing.
567 You may or may not know this, kind of the guide that helps the contractors is about
568 \$80,000.00 revenue in the summer is about a person. So, I see about ten people is the need
569 here in the high season, nine people would be dedicated to all maintenance, one person
570 fully fulltime weeds. And that was the scope enhancement from previous and changed in
571 May and carried through. Wintertime, I see about six people maybe seven, depending on
572 the operation. But it is important to always stay a hundred percent, and that is really what
573 I see what happened here is the letting the foot off the gas and the need to make a change
574 in community. So, that is what I would deliver on, and be proud to do so.

575 Ms. Kassel stated thanks.

CARBON

Harmony CDD
December 15, 2022, meeting

576 Mr. Bradley answered thank you.

577 Mr. Sorenson, with Greenleaf Landscaping, stated. So, one of the first things I have
578 done actually is put these numbers together and I sat with my boss. I immediately told him
579 those budget numbers for our first, our budget numbers for revenue, we would exceed those
580 on our side. So, I am going to blow our budget to get this place. And he is well aware that
581 he knows we are going to take a loss. I think on the more different scope though is a
582 personal level. I mean what are your expectations, what are your homeowners, I mean,
583 taking time and talking to people that are here. What do they want to see and their opinions
584 matter. They do not have to be angry, yelling, screaming, we can have a conversation.

585 Ms. Kassel stated they will be anyway.

586 Mr. Sorensen stated it is the nature of the beast. They pay a lot of money to be here,
587 they have expectations, they feel they are not being met. That's understandable. One of the
588 things that I have done at a couple of our properties, we will have a group text so if
589 somebody has or wants something, they are going to put it in the text, not the whole
590 neighborhood, the Board. And if somebody comes up and says, you know, Mrs. Jones, or
591 Johnson, or whoever, made this observation, is there anything we can do for it? Absolutely,
592 I mean, let us look at it. There is a solution to everything, we just need to be willing to find
593 it. So, my boss was not happy when I told him to execute this and do what is the need to
594 have it done properly, as it is going to hurt his pocket. But that is what it is and that is what
595 it is going to take to get it, to earn your respect, earn your trust. I mean that is ultimately
596 what we have to do. You do not trust landscapers. I do not blame you. I can see that, why
597 would you? You have been through it, you have done it, everybody is the same, what is
598 going to separate us? I will be your account manager. You will be able to contact me on
599 my personal cell phone. I do not answer to anybody but the owner, and I can make decisions
600 in the field that will certainly alter the course of hopefully your happiness to the better.

601 Ms. Kassel stated thank you.

602 Ms. Kramer stated thank you. Ok, any other questions before I jump in?

603 Ms. Kassel stated I do have a question for Inframark in terms of which of, if any, of
604 these companies have you worked with? I am not putting you on the spot, Mr. Perez, sorry.
605 But you know, I mean, all the landscapers talk a good game, right? All the previous ones
606 did. I want to know who you have worked with and who you are happy with.

607 Mr. Perez stated ok, so I am going to start with the second part of that question. We

CARBON

Harmony CDD
December 15, 2022, meeting

608 will not make any recommendations who we are happy with and who we are not happy
609 with. It is not fair to these gentlemen, and it is also not fair to you all, or something we do.
610 We do work with two out of three vendors currently, Benchmark has a lot of Celebration
611 HOA work, ok? In Celebration CDD, just like here, your HROA and Harmony CDDs,
612 there are so many common areas that overlap, and you see a lot of different things. It is
613 more so in Celebration so as we are driving through looking at stuff on the CDD we do see
614 their work. All three are comparable in terms of the work they provide. Juniper does
615 Celebration CDD, Greenleaf does Enterprise CDD, so Celebration and Enterprise are two
616 CDDs that touch each other. So, I get to see Juniper's work, I get to see Enterprise's work
617 and then inside that giant conglomerate of Celebration, Benchmark doing HOA stuff. So,
618 all three of them sitting right here, we do have eyes on... But, I will say it, I was hoping
619 for more vendors. You know, so you are aware, once this ad was published, we are allowed
620 to send emails out, blind copied to all, there were nine vendors I reached out to individually
621 on one lump sum email alerting them. I have had conversations with Teresa on this.
622 Because it is like, man, this is the second RFP in a row. I think last time we had four, this
623 time we have three. I do not think it is anything you are doing wrong, I think it is an
624 unfortunate issue with labor woes still there, material costs are still high, location proximity
625 to where maybe some other branches are at for other vendors could be impacting it, but all
626 three that are sitting in front of you, I have seen their work, I have interacted with them.
627 You know again, even on the Benchmark side, even though we do not do any work with
628 him, there has been times where I have had to meet Jacob, I have had to meet Mike onsite
629 at Celebration because they were moving an oak tree that abuts the CDD sidewalk and they
630 to replace it, so you know, we do interact.

631 Mr. Short stated well answered. I was impressed, none of us are upset with you.

632 Ms. Kassel stated one last question for me, and I will let other people ask questions.
633 You mentioned, you know, that you were here at the beginning, and you saw. So, we were
634 originally built as the environmentally friendly community, right? And I did not see
635 anything in any of the proposals and I know our RFP scope did not really mention it, but I
636 was wondering if any of you have any Florida Friendly Certification, or practices that you
637 employ in your general work.

638 Mr. Botkin, with Benchmark, stated oh, you mean besides best management practices
639 certifications, we hold our own pest control licenses. We always use the least caustic on

CARBON

Harmony CDD
December 15, 2022, meeting

640 the property. There are other properties that we maintain that have requested non-
641 glyphosate for herbicides and things like that. We are dog parks, the children, the parks,
642 the playgrounds, all those good things. So, the biggest thing is communication with the
643 manager, closures, things like that. Wait until it dries, wait, we do not apply while they are
644 there, all those good things. So, the best measure practices you will have at least your crew
645 supervisor will be certified, I am certified, as your project manager, and then it goes up
646 from there. We actually teach, in our safety meeting, all new incumbents for the best
647 management practices.

648 Ms. Kassel stated thank you.

649 Mr. Bradley, with Juniper Landscaping, stated good question. The best management
650 practices, Florida Certified Native, all of that. I mean I think it is a dirty secret in the
651 landscape industry and my peers could probably agree with this, the use of chemicals is
652 highly prevalent and common, right? There are certain things that work and certain things
653 that do not work. But the ideal scenario is to get the health of the landscape to a point where
654 you can pull back the usage of chemicals. And it is a win-win for the environment, it is a
655 win-win for the community, it is more functional, people and pets have less interaction
656 with chemicals, and our soils allow quick leaching but nonetheless it is there. So, I think
657 from a chemical usage and a Florida Friendly and Native and all of that, obviously not
658 wanting to deviate from the theme of the community, but over time the plant material needs
659 to be replaced or there needs to be a freshening up of a certain area, the idea is to select
660 plant material that does not deviate from the overall theme, it does not need a lot of
661 chemicals or water. That can enjoy and bathe in our summers and it is not going to get
662 chewed up by everything. That is what we try to do and it a win-win.

663 Ms. Kassel stated thank you.

664 Mr. Bradley stated thank you.

665 Mr. Sorensen, Greenleaf Landscape, certainly you know with the... I am sure we all
666 hold the same certificates. One of the things is that we lose in Florida is our soil quality
667 and I mean we are building on whether it be muck or sand, things like that. If we can
668 increase the level of organics in the soil, we can help the plant be more and increase its
669 defenses it is immune system to certain levels you know insects I mean insects do play a
670 role in nature. Nobody has enough time for the wasps to come in and eat the aphids or the
671 ladybugs and things like that, so it is not, it is not something like that. Chemicals are a

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Harmony CDD
December 15, 2022, meeting

672 necessary evil, but we can lessen it over time if we can amend and do some things
673 organically to increase the plants' own defense system because with the breakdown of the
674 soil toxicities things like that, things do grow in sand and we can grow weeds in the asphalt,
675 it happens. I am just saying all those things can grow there but if we can help the plant
676 become stronger by amending soils, adding organics, increasing we can lessen the need
677 and eventually the runoff into the waterways of the chemicals, the nitrogen, we can have
678 microbial organisms that come back in and start doing what they are supposed to be doing
679 with the breakdown of the kind the cuttings, the trimmings, and things like that and that is
680 a nitrogen rich that you do not need a synthetic nitrogen. Now that takes time now certainly
681 the chemicals that were out here you know everybody is applying kicks back those
682 microorganisms we need to find a way to help and increase those microorganisms. It is not
683 as hard as it is believed to be it just takes time. So, if you want a chemical free environment
684 it will never be 100% chemical free. I do not believe we can do that yet. We can certainly
685 increase and help get increased nitrogen levels in the soil and not use a synthetic nitrogen
686 whether it be a slow release, Osmocote, things like that. When it rains and it hits the soil it
687 is gone, and it goes to the water table and then it leaches into the waterway. So, there are
688 ways to certainly lessen the impact and that is something that we can certainly work with
689 and look at and promote, composting and things like that. Yeah let us put together a
690 neighborhood composting center, let us get everybody involved. You know, things like
691 that.

692 Ms. Kassel stated thank you.

693 Ms. Kramer asked Dan did you have any questions

694 Mr. Leet stated I did. In regard to the irrigation, I am not sure I cannot remember what
695 was in the bidding package I am not sure with, if you maybe talked with Inframark about
696 this. I would like to hear about your familiarity with our system and what your plans would
697 be for basically controlling an app whether it would be onsite access whether it ties into
698 systems maybe you have for doing so remotely and then just what you guys know about
699 the current state of everything our irrigation system.

700 Mr. Sorensen, Greenleaf, stated you have a Maxicom system, we are Maxicom
701 certified. We have one out on the enterprise CDD that we ultimately check twice a month,
702 report out twice a month and go through. There would be an on-site pretty much probably
703 daily irrigation person to go through the system. It is just that fast and that is certainly being

CARBON

Harmony CDD
December 15, 2022, meeting

704 able to get here check things, make sure everything is running correctly, immediately jump
705 on things with within 24 hours to get things turned around and keep the system operational.

706 Mr. Short asked, It would not stay on for two months?

707 Mr. Sorensen, Certainly during the rainy season, absolutely, and we will probably run
708 it every day and really make sure you got enough impact to your water. (laughter) We
709 would come out and manage that and have somebody within certainly take care of that.

710 Mr. Bradley with Juniper Landscaping stated that is another good question. We are
711 Maxicon certified as well. I believe, I think our annual price for irrigation was
712 double relative to my peers and that was purposeful from the sense that the entire
713 community is a maturing community knowing that it is PVC plastic in the ground it is not,
714 it is made to be replaced, it is has planned obsolescence so with that irrigation repairs are
715 in this RFP. We anticipate them to be substantial on a regular ongoing basis just due to that
716 nature of the aging system. We do see a need year-round for three irrigation folks, two
717 dedicated technicians and an irrigation manager, and that is allotted for in that budget
718 provided. And just making sure that it stays 100% on a regular basis, it requires that
719 intensity of effort. We would be prepared to provide that.

720 Mr. Mootz with Benchmark Landscaping stated yes Maxicon certified. In looking at
721 the overall square footage, we tend to agree more with the Greenleaf as far one full-time
722 irrigation on site all day, every day. And in addition to that, all our crew supervisors
723 actually are cross trained to notice these types of things. And me being the project manager
724 you will have three sets of eyes all day everyday so typically you do not need the irrigation
725 tech to say there is something broke. The guy mowing are going to see it first, the guy
726 hedging is going to see it first, and we have trained everyone to keep their eyes open.

727 Ms. Kramer commented our residents will see it. And they are responsive, they will
728 send a notice in, and you will know a sprinkler heads broken. I just want to train them on
729 replacing them.

730 Ms. Kramer asked Mr. Leet, did you have any further questions?

731 Mr. Leet replied no that was it for me.

732 Ms. Kramer stated ok, thank you. Mr. Short, did you.

733 Mr. Short answered, I have another one. It is a little bit strange, but it matters...

734 Mr. Mootz stated I do strange well.

735 Mr. Short continued what is it you like about where you work?

CARBON

Harmony CDD
December 15, 2022, meeting

736 Mr. Bradley, Juniper Landscaping answered I like the variability of my role. I like being
737 outside. I like delivering happiness, I mean that is the nature of our business here and also
738 every day is a little bit different even though it is somewhat similar environment similar
739 dynamic. I like doing the right things like creating beautiful landscapes, seeing people
740 enjoy them, and seeing my people develop too.

741 Mr. Short asked what do you like about working for Juniper?

742 Mr. Bradley answered much the same, like I just said, but I am fully supported to do
743 the right thing and really seeing my folks develop and encouraging them and growing them
744 in their careers and the folks that are going to come after me so...

745 Mr. Sorenson, Greenleaf Landscaping, replied I like being outside. I cannot do offices.
746 I like working outside, I like being with the people I like my guys that I work with, my
747 crews. Three, five of our guys have been together for about twenty years in total with the
748 owner of my company. I have been with them for about twelve. We get along, we are like
749 brothers, and I like seeing ... it is like art, you start with an empty canvas and by the time
750 you are done, you know you can walk away and go you know what I am happy with that,
751 I am proud of it. And see it down the years as it grows and everything, I was a part of that.
752 Just being a part of something that is bigger than me, not that I am very big, but that is kind
753 of cool. Working with people and being outdoors even though it is ninety-eight degrees I
754 enjoy it and that is that is cool.

755 Mr. Short commented, True Floridian.

756 Mr. Sorensen stated pretty much.

757 Mr. Mootz, Benchmark Landscaping, stated so, just to skip right to it. This is the owner
758 but that says something about Benchmark he is the owner, and he is sitting here at this table
759 at a model home. I can call him at 5:00 a.m., I can text him at 10:30 p.m. I have got his full
760 support twenty-four hours a day. And he has my mine, so that is why I love Benchmark it
761 is not just Mr. Botkin, it is that 5:00 a.m. call, it is that 10:00 p.m. text and he answers.

762 Mr. Botkin, Benchmark Landscaping stated I think it is important just to hit on that,
763 my earlier comment, I am the only owner sitting here out of the three companies because I
764 actually do care about the community, not saying the others do not, but again I was here
765 when it was just dirt piles and pasture, and the first houses were going up. I know the
766 builders of the first houses, and I grew up with their kids and the community means
767 something to us and me specifically and I think just for our employees just as a type of

CARBON

Harmony CDD
December 15, 2022, meeting

768 company we are. Everyone struggles with labor, and you are not always dealt the perfect
769 hand for labor in our industry, right? Sometimes you get what you get. We take pride on
770 development not only in the field and their skill set but we have had guys we have worked
771 with them and paid for them to get their GED, to take English language classes, because a
772 customer wants to come up and talk and they do not want to hear, go see someone else,
773 they just want it yes ma'am, no ma'am, yes sir, no sir. Over here this is Jacob. We pride on
774 growing them holistically not just in the field and see you later pick up your check on
775 Friday. So, we do all the family stuff which I am sure they do as well, the barbecues and
776 all that, but I do want to point out I am the only owner here and I hope that is a symbolism
777 of the care of the property that we have.

778 Ms. Kramer stated thank you.

779 Mr. Short stated we appreciate that, and we do know that they care, we can sense that.

780 Ms. Kramer asked anything else, Mr. Short?

781 Mr. Short answered not from me.

782 Ms. Phillips stated I do have one question. Well, I really do not, one of you have got to
783 do something to help push this over to one side for me because I really appreciate all of
784 you and I am very impressed with all of you. I guess I would ask about your turnover of
785 your employees. Do you tend to keep your employees for a long time, or do you have them
786 quitting all the time with having to hire new ones?

787 Mr. Sorensen, Greenleaf Landscaping, stated so the owner of my company actually
788 sold his company that he started when he was 18 years old, ran for about twenty years and
789 got out and then after contractual agreements and things like that came back into the
790 business made three phone calls and the three phone calls were myself and two other
791 workers that have worked with him in the past and I did not hesitate. One of the gentlemen
792 I mean he was crying, I mean this is an adult male that was crying, that my owner was back
793 in the game and like we said we are a family. So, you know it is yeah we retain our guys
794 we.

795 Ms. Phillips stated the guys who actually come in and drive the....

796 Mr. Sorensen stated no, absolutely, we are, they are my family, I mean we are brothers.

797 Ms. Phillips stated the whole....

798 Mr. Sorensen stated absolutely, we will we eat together. I mean we fight together like
799 brothers we argue but we are a family. I mean they are my family in Florida.

CARBON

Harmony CDD
December 15, 2022, meeting

800 Ms. Phillips stated you are always going to have some employee turnover

801 Mr. Sorensen stated oh yes, you are going to have turnover. You cannot stop it. We
802 have employees that, again, came back into the game, twenty-two-year employees that
803 were together.

804 Ms. Phillips stated thank you.

805 Mr. Bradley, with Juniper Landscaping, stated I would say from a turnover perspective
806 it is moderate to low compared industry wide. I know, and I am just speaking for the
807 company overall, locally for me here I would say it replicates that as well. Seasonally, of
808 course, you are going to have you have some pullback in the winter some natural
809 progression of the landscape seasonality but successfully year after year we do have the
810 same folks return. Some folks move, it is natural. We do have of lot of families. We
811 encourage that, their brothers, cousins, that sort of thing. And I do not have a real challenge
812 with labor. It is hard sometimes having the best driver, the best crew leader, but a project
813 like this requires the best of the best. Let us be honest right? It is not a place for newbies to
814 get trained and that sort of thing. So, but we do have a majority of the staff on hand that
815 we would be able to dedicate to this project, so I do not see a need to have to staff up
816 dramatically.

817 Ms. Phillips stated I meant more in terms of if your employees are happy your company
818 is good... I had a doctor one time, thirty-two years every single person worked in this office
819 was still there thirty-two years later. That had to say something about who he was.

820 Mr. Mootz with Benchmark stated so along those lines crew leads it is ten to twelve
821 years right now. Each crew lead we have has been there at least that long. Our production
822 manager is actually my brother. He is worked with me or for me since he was seventeen.
823 So, that isI am one of nine kids, if that helps answer your question.

824 Mr. Botkin stated part of your question is about the field. We have all been employed,
825 right? I obviously own the company and our managers always stayed and stuff like that. It
826 is the field labor that gets the job done. Over the last five years about ninety-two percent
827 retention in field labor. I think that is extremely high and a lot better than industry standard.
828 And I think a lot of that goes to, we pay above market, we give benefits that other
829 companies do not in the market, and we treat people with respect, and we do things outside
830 of the field to keep employees.

831 Ms. Kramer asked anything else Ms. Phillips?

CARBON

Harmony CDD
December 15, 2022, meeting

832 Ms. Phillips stated no I mean I was just really trying to think of something maybe help
833 separate them because like I really think you all are very capable and have done well. I
834 guess the other question I wrote down, I do not know if this is a fair one, but if some people
835 did not come to work would you roll up your sleeves and get out there and do it?

836 Mr. Mootz stated absolutely ma'am I do not dress like this normally.

837 Ms. Phillips stated well I would not because I cannot stand the heat.

838 Mr. Sorenson, Greenleaf, stated if there is an empty position whether it be stick hedger
839 or driving the truck, if I am the last person that is available I will be doing whatever job
840 needs to get done, absolutely.

841 Mr. Bradley, Juniper Landscaping, stated at the end of the day, we are all landscapers,
842 right? Or Horticulturists. This is what we do this is substance of our profession so
843 absolutely I mean regularly from a training perspective like you know I cannot speak for
844 my peers, but they are out there, I am out there physically to develop folks so absolutely
845 yeah. Jobs have got to get done you know and....

846 Ms. Phillips stated not all companies will do that, so that is why I was asking.

847 Mr. Mootz with Benchmark stated yes typically there are three different shoes in my
848 truck, I am the one with the baseball cap and the hardhat and the full brim,

849 Mr. Sorenson commented, full change of clothes. Just to touch on that we can all
850 agree that it is the only way to earn the respect of the guys that you are asking to do the
851 hard stuff. I mean that is not cool to be sitting there going point and clicking. Personally, I
852 will be the guy pulling weeds. I do not mind manually pulling weeds. That is, they do not
853 like to do that, and they really do appreciate it.

854 Ms. Kramer stated I would like to talk about irrigation briefly. What role do you see
855 yourselves playing in our irrigation management? Is it just a matter of responding to
856 notifications that it is leaking or that you are going to come in here monthly and reset it
857 and then walk away? How are you going to be detecting the leaks that need to be repaired?
858 Do you do anything more than that,

859 Mr. Mootz asked as far as repairs? Or seeing them, proactive.

860 Ms. Kramer stated, Yes, are you proactive at managing the water?

861 Mr. Mootz stated so the system you are using, I believe has flow control meters.

862 Ms. Kramer stated I do not know that it does. We have one of the original Maxicom
863 systems. It does not cover the entire community and we have a portion of our community

CARBON

Harmony CDD
December 15, 2022, meeting

864 that is on other controllers.

865 Mr. Mootz with Benchmark stated so, while we are doing inspections nozzle selection
866 all those good things matter. We really want to take that consumption and over time not
867 need as much. We want the turf to be not necessarily draught tolerant, but we want to have
868 a deep enough root system to survive those types of things. So, in time we want that
869 consumption to go down. Again, it is head placement, extensions where needed or not
870 needed. How that relates to the landscaping where there is a hard prune that is needed to
871 reset that bed and, yes, you do need some of those right now. Overall nozzle selection,
872 clean screens, things like that while watching for fungal activity in the cool season as it
873 relates to irrigation. That is how we are proactive on the irrigation side.

874 Ms. Kramer stated ok.

875 Mr. Bradley with Juniper stated good question. As I mentioned a few minutes ago our
876 investment in irrigation is significant especially relative to my peers. I think that the human
877 impact factor is the big part of that along with the expectation of repairing a system that is
878 maturing knowing that there is technology here leveraging it to the maximum but over time
879 we would like to see use of more technology in future years consideration for investing
880 more into the irrigation. Making sure that it is only watering when it needs to water, making
881 sure rain sensors are working, I know these are elementary things but that is where we start.
882 Having the landscape evolve over time so it does use less water if is healthier. For most of
883 the summer you should not need to actually irrigate. If you are, then that is usually solving
884 a problem that is creating another problem. So ideally that is what we would like to see
885 that is what we would deliver upon. Thank you.

886 Mr. Sorensen with Greenleaf Landscape stated just constant monitoring, the crews
887 onsite making observations, seeing things. Obviously reporting what they see. My guys all
888 know that whether it belongs to us or not as long as it is moving, flowing water I need to
889 know about it and then we make the right determination as far as whether it is us or City.
890 But again, part of it is a soil issue, with the sand any water, it does not retain moisture.
891 Other options to help maintain and retain water in the soil in the root zone. Again, obviously
892 flow sensors but that is not what you want to hear, spend more money to update your system
893 but we there are things that we can do and work with. Adding a different mulch different
894 blends.

895 Ms. Kramer stated do any of you monitor the CDD or CROA, do you monitor the actual

Harmony CDD
December 15, 2022, meeting

896 reclaimed irrigation water usage of your communities?

897 Mr. Sorensen with Greenleaf stated we well is that a second question to your first one?

898 Ms. Kramer stated a quick yes or no.

899 Mr. Sorensen with Greenleaf stated yes.

900 Ms. Kassel asked on what basis?

901 Mr. Sorensen answered probably biweekly.

902 Mr. Bradley with Juniper stated to give you an example right, now Live Oak Lake
903 CDD, and Twin Lakes HOA they do have the capability where we are monitoring it daily.
904 They did make that investment in the technology, so it makes it makes the data available
905 to us. But obviously if it is the good old fashioned flow meters what is happening there is
906 that presence every day you know, it is required.

907 Mr. Mootz with Benchmark I would say the short version, biweekly. And yes we do
908 occasionally CROA or non CROA will send out all their meter readings. We get alerted to
909 any discrepancies of previous year, previous quarter, spikes. So, on that regard for CROA
910 we are more of a reactive just because we cannot read their meters.

911 Ms. Kramer stated we have a situation where we do not have flow meters but what we
912 are working with is that TOHO is providing us weekly, on some of our meters, daily water
913 usage. Their system is coming online soon where they will be able to give us real time
914 access so if you are on board, there will be real-time access on usage.

915 Mr. Mootz with Benchmark stated they used to use the same thing for water
916 management, South Florida water management.

917 Ms. Kramer stated wonderful, so you all will be able to work with that.

918 Ms. Kramer continued the staffing numbers, Juniper, in your proposal mentioned nine
919 staffers that would be onsite, but you indicated a minimum of 52 visits a year. I presume
920 there would be more than that. You would have people onsite more? What are you
921 anticipating for staffing? Nine people two days a week? Or give what that looks like.

922 Mr. Bradley from Juniper stated that was a great question. So, I do see this to be a full-
923 time project every day. And I do not see there to be a deviation from that especially
924 considering the intensity of the weeding, the hand weeding that is necessary, and I
925 mentioned having somebody dedicated to that, that is all their task is separate from the
926 crews who are actually doing the mowing and sectional rotation detailing each day as they
927 partition the project. So that independent weeding needs to be happening to the remainder

CARBON

Harmony CDD
December 15, 2022, meeting

928 of that seventy-five percent every week. So, I mentioned ten and that is what I would
929 commit to. The nine to ten, but it would be ten, with a dedicated site supervisor, obviously.
930 And really Monday through Thursday is what I foresee, four tens. Really the reason for
931 that is to allow that buffer and that flex for Friday. As we know in the summer our
932 afternoons are frequently rained out. There is not a whole lot of productive that happens
933 after 2:00 o'clock so we keep that Friday as a buffer. And in my experience, it is usually
934 one Friday a month at a minimum depending on what type of a rainy season we have if we
935 are going to need to use that. So, we do not want to push into Saturday. Saturdays and
936 Sundays are for the community to enjoy their community, not to bump up against
937 the mowers and the landscapers and XYZ.

938 Ms. Kramer stated right, Greenleaf same question. You have mentioned I think you
939 have 14 staffers.

940 Mr. Sorensen with Greenleaf stated yes, initially certainly. It would be two crews of
941 probably eight and then a triage crew, myself, at least a tech and an irrigation manager, at
942 least, to come out and actually the crew to take care of contractual needs and then the other
943 the triage crews to get this, hit the areas and really blitz it to get it cleaned up as fast as
944 possible and get it to where it is as close to standards as...

945 Ms. Kramer asked and that would be Monday through Thursday? Monday through
946 Friday?

947 Mr. Sorensen stated Monday through Thursday right now with the Fridays as a buffer,
948 obviously we are all on the same rain schedule.

949 Ms. Kramer asked so is that like four tens?

950 Mr. Sorensen answered yes, four tens.

951 Ms. Kramer stated and Benchmark.

952 Mr. Mootz with Benchmark stated we run the same setup, four tens. Our initial 90 days
953 we are going to be pretty heavy here. Obviously there is not, we are not coming here and
954 doing a full clean up, getting paid for it, all that good stuff. So, we are dedicating probably
955 two and a half crews, we are closer to the twelve to fourteen as Greenleaf said for those
956 initial ninety days. Peak season we are closer to the eight to nine only because my
957 production rate on some of this Bahia moving is slightly above just because the equipment
958 we use. So, I am not out there mowing an acre an hour, I am mowing closer to three acres
959 an hour. So that is what you can expect from us.

CARBON

Harmony CDD
December 15, 2022, meeting

960 Ms. Kramer stated, Juniper mentioned hand weeding. Do you all do hand weeding?

961 Mr. Mootz, with Benchmark, stated yes it is augmented, yes. It is hand weeding
962 augmented with...

963 Ms. Kramer stated so all three of you do hand weeding.

964 Mr. Perez stated for verification if I may? They will also use nonselective herbicides
965 on the smaller weeds, it is not strictly hand weeding. Just to make sure that it is understood
966 across the board.

967 Mr. Short stated that is what I heard.

968 Ms. Kramer stated but they do hand weeding.

969 Mr. Perez stated in the specs if it is over 3 inches they have to hand remove.

970 Ms. Kramer stated yes because we have a lot in our landscape beds intertwined with
971 our plants. Ok.

972 Ms. Kramer stated equipment, Greenleaf provided a good inventory of equipment that
973 they have available and using Juniper I did not see a listing of equipment. Did you?

974 Mr. Bradley with Juniper stated sure, I will speak to that. So can I go back to
975 the rotation of what I see to do the regular maintenance. You know I spoke a moment ago
976 about the continuity of things so two mow/detail crews or combo crews, obviously the
977 truck and trailer and I see full complement of mowers that probably have six mowers
978 maybe a seventh depending on the intensity of the Bahia mowing in any given week. And
979 then there would be a separate site supervisor from those crews who is basically supporting
980 all the activities that are going on every day and also augmenting the weed activity as well
981 a person doing that so... But the first that you know the thirty, sixty, ninety startup, my
982 peers spoke to that obviously that is something that Juniper's going to heavily invest in and
983 consistency....

984 Ms. Kramer asked do you have the equipment?

985 Mr. Bradley with Juniper stated yes ma'am we do. And leaf removal I know the bulk
986 of that resides on the right of ways but obviously prepared to deliver upon that seasonally
987 and mulching, annuals, and special services, if you will, that are not the regular week to
988 week activities.

989 Ms. Kramer asked, and equipment wise you all have....

990 Mr. Mootz with Benchmark answered yes ma'am

991 Ms. Kramer stated in the leaf removal they have leaf drop season right now and the leaf

CARBON

Harmony CDD
December 15, 2022, meeting

992 removal is from mainly the landscape areas, the right of ways, and the areas. Can you tell
993 me how you are going to do that leaf removal?

994 Mr. Sorensen with Greenleaf stated I have not experienced it here, but having obviously
995 experienced from other properties, leaf bags are available certainly manual bagging we
996 have had properties where we have taken out a 40 yard roll off dumpster and we filled it
997 and had to roll off obviously, certainly at our expense to triage leaves. Again, I cannot, I
998 cannot explain how we would do it here we have not lived it.

999 Ms. Kramer stated we have Sycamores.

1000 Mr. Sorensen stated well, no you have a bunch of

1001 Ms. Kramer stated with lots of leaves.

1002 Mr. Sorensen stated any possible option is on the table for what we need....

1003 Mr. Bradley from Juniper stated obviously the intensity of the work deviates from the
1004 capacity of the regular weekly maintenance crews so they would be augmented over that
1005 two to three-week period to remove the leaves in succession each week as they come down.
1006 So, I foresee a full leaf removal weekly for about three weeks of the year. Separate teams
1007 would come in, specialized equipment, ride on blowers, the leaf vac, these things that help
1008 expedite and get it out of the way and off property.

1009 Mr. Mootz with Benchmark stated yes I foresee our Isuzu dump bodies here with the
1010 debris loader.

1011 Ms. Kramer asked ok, so all three of you, are going to take leaves off site? You are not
1012 just blowing them from the landscape area into the street?

1013 Mr. Bradley answered no, that is correct.

1014 Ms. Kramer added or somebody else's yard.

1015 Mr. Bradley, Mr. Mootz, and Mr. Sorenson all answered in affirmative that leaves
1016 would be taken off-site.

1017 Ms. Kramer stated OK I have guarantees from all three as the minutes will reflect.

1018 Again, affirmative responses from all bidders.

1019 Ms. Kramer ok, I appreciate that. That is a big issue in our community, as you have
1020 probably heard, sometimes the wars going on between the landscape company and.....

1021 Ms. Kramer ok let us move on to the ponds. We have ponds and some of them have
1022 very steep banks. What type of equipment, Greenleaf, do you have to get in there and mow
1023 those ponds down to a foot from the waters line?

CARBON

Harmony CDD
December 15, 2022, meeting

1024 Mr. Sorensen with Greenleaf answered obviously safety being the issue manually
1025 doing it weed eaters, flywheel mowers would be available, certainly if it can be done with
1026 a mower safely we would use a mower, any and all means necessary to do the job. I have
1027 not walked it so if it is it is certainly too steep to walk and it is a trip hazard and somebody
1028 is going to potentially lose life or get injured, we will manually do it.

1029 Ms. Kramer stated ok so Juniper how would you handle.

1030 Mr. Bradley with Juniper stated obviously if it is unsafe to use a mower. If it is slipping
1031 sliding have to use weed eaters. They do make some specialized walk behinds that are not
1032 as intense as a mower. They do kind of rough cuts similar to weed eater, but it is it
1033 is actually safer because you are not jumping around with the weed eater, and you can
1034 move in a kind of like a clean line. So, I could foresee needing to use one of those at times
1035 during the year as well.

1036 Mr. Mootz with Benchmark stated as a standard practice we typically use walk behinds
1037 for the bottom, let us say, four to eight feet and then use the CTRs going forward up from
1038 there, just because the safety but like both of them mentioned if it is unsafe to actually do
1039 it, it is a line trimmer.

1040 Ms. Kramer asked ok, so none of you have a boom mower that could...

1041 Mr. Mootz asked A batwing?

1042 Ms. Kramer stated a batwing, yes.

1043 Mr. Mootz stated if it needs it yes. But why, I mean if that is what it needs but,
1044 obviously, it is not going to give you the quality cut.

1045 Ms. Kramer stated I just wanted to see because again we have some ponds that have
1046 very low sloped easy to cut edges and others that the water level is seven or eight feet down
1047 from the from the top edge, so I just wanted to touch base with you.

1048 Ms. Kassel stated I am just bringing your attention to the time.

1049 Ms. Kramer stated yes. Alright, I think that covers everything I have down. I appreciate
1050 it. Do any of the other supervisors have any last questions?

1051 Ms. Kassel stated not at this time.

1052 Ms. Kramer, alright thank you gentlemen, I greatly appreciate your input and your
1053 forthrightness in what you are able to do. At this point we will bring it back to the Board
1054 to do some discussion and ranking. So, I do not know if you want to step out if it is not
1055 raining or go in the in the back room.

CARBON

Harmony CDD
December 15, 2022, meeting

1056 Take some refreshments back with you. We have cookies here and water in the fridge.

1057 (At this time all bidders left the meeting)

1058 Ms. Kramer asked ok, do you have ranking sheets for us?

1059 Mr. Perez answered I do.

1060 Ms. Kramer stated The pleasure of the Board as to whether we are going to rank
1061 individually and score individually? Or do you want to try and come up with a consensus
1062 score for each category which could possibly take considerable time. Pleasure of the Board.

1063 Mr. Short stated whatever is quickest.

1064 Ms. Kramer stated probably everybody rank individually.

1065 Mr. Perez stated yes, now what would happen then is once you individually rank them
1066 kind of taking a test quietly we are not sharing numbers right away. Then I would collect
1067 all the evaluation sheets and I will create a master where I tabulate basically all the scores
1068 combined. Please note that ten is a high score zero is a low score.

1069 Ms. Kramer stated ok.

1070 Ms. Phillips stated oh, ok. I was thinking we would do one, two, three, one, two three,
1071 you know.

1072 Mr. Short stated I have a question for Brett, if it is allowed. I would like to know the
1073 ramifications of selecting any of these on our budget and....

1074 Mr. Perez stated well, as mentioned earlier that all three vendors are over what you
1075 currently have budgeted.

1076 Mr. Short stated so we would have to bump our budget up the cost of....

1077 Mr. Perez stated you would not have to. There are a couple things you could do, ok.
1078 There could be a budget amendment made. And I will defer to District Counsel if I
1079 misspeak at all. The other option is we just have to be fiscally responsible and watch what
1080 we do not use, or we cut something, not necessarily cut that is a terrible use of words there.
1081 I apologize to the residents, as well. Not to take away services but instead of maybe two
1082 mulchings a year, it is one mulching a year to save that dollar amount. And then to get you
1083 to the fiscal year 2024 budget process and then you make your adjustments to your budget
1084 at that time

1085 Mr. Short stated ok.

1086 Ms. Kassel stated so there are, for some of these criteria the bid package does not really,
1087 we ask questions, but the bid packaged does not really address it. So, I have question marks

CARBON

Harmony CDD
December 15, 2022, meeting

1088 on a bunch of these.

1089 Mr. Perez stated well, and those you can fill out based on your evaluation that you just
1090 took place. If they answered those questions for you, you can, that is not specifically based
1091 on the proposal itself it is part of the evaluation process you know evaluation is involving
1092 interviews so part of what we just did was an interview with them. So, if you feel like they
1093 have answered your question you can rank it or score them off of that response.

1094 Ms. Kramer stated now the responsiveness to scope would be more of how they
1095 responded in the proposal as far as...

1096 Mr. Perez stated yeah I mean they should all be producing the same amount of mows,
1097 the same amount of trims, the same amount of fertilizations.

1098 Ms. Kramer stated well I just noticed that Greenleaf was very specific, they followed
1099 the scope they answered almost everything and laid it out. And the other two missed a lot
1100 in their proposals.

1101 Mr. Perez stated and then again that could all be reflected in how you want to score
1102 them you know somebody may feel that is a zero, somebody may say they gave it an
1103 attempt and how they laid it out and they want to score two. I cannot answer you on how
1104 to score it, but it is kind of like the College Football Playoff Committee, right?

1105 Ms. Kassel asked where is Greenleaf located?

1106 Mr. Perez stated they are they are located....

1107 Ms. Kramer stated they are on Silver Star Road in Orlando. Fifty-six minutes
1108 during non- rush hour and 41 miles away.

1109 Mr. Short stated so there.

1110 Ms. Kramer stated are there any other questions?

1111 Ms. Phillips stated Teresa that is why we will not let go of you.

1112 Ms. Kassel stated Only Juniper showed that they had worked with a CDD. I did not see
1113 anything about Benchmark or Greenleaf working with actual CDDs because there is past
1114 CDD performance. It does not say HOA performance says CDD performance. So do you
1115 know if Benchmark or Greenleaf have worked with CDDs.

1116 Mr. Perez stated Greenleaf, as I mentioned earlier, does. Enterprise CDD, which is you
1117 know the other half of Celebration that is the nonresidential side, basically. I cannot speak
1118 for Benchmark because I do not know that answer.

1119 Ms. Kramer stated ok they did not have any listed, but they do the CROA which is

CARBON

Harmony CDD
December 15, 2022, meeting

1120 about.

1121 Mr. Perez stated it is a sizeable job. It includes a lot of townhomes as well. Individual
1122 townhome communities that are coupled in with that, there are parks, they have pools, they
1123 have common areas.

1124 Ms. Kramer stated it would be equivalent to...

1125 Mr. Perez stated it is very similar to what you are here. The pools here fall under CDD,
1126 the pools over in Celebration fall under the HOA. It just depends on how the builder decides
1127 to set it up. And to save you all time if you want I can tab the numbers at the bottom if,
1128 you know, if you....

1129 Ms. Kramer stated we will let you add.

1130 Mr. Perez stated yeah so that way you do not you guys can move on to further business
1131 and then I can come back and butt in again.

1132 Ms. Kassel stated well, since they are still filling it out....

1133 Mr. Perez stated and a lot of the questions as you are writing, if you do not mind me
1134 continuing to speak unless you need to focus but some of the stuff like Florida friendly
1135 landscaping was discussed in the previous meeting where we are not looking for boxed
1136 head shear hard or, you know, I call it Disney World pruning then when you go into the
1137 Magic Kingdom you see everything squared so it is very magical. You do not have that
1138 type of plant material here so you want loose, you want native, you want....it cannot be out
1139 of bounds and not maintained but firebush should not be head sheared in a box, it defeats
1140 the purpose.

1141 Mr. Perez stated they also very heavily talked about communication is key.

1142 Ms. Phillips asked could you tell me the distances again.

1143 Ms. Kramer stated sure, Silver Star is 40, I am sorry, Greenleaf is 41 miles away.
1144 Benchmark is 33 miles away and Juniper, and again these are their main offices, is 170
1145 miles away in Fort Myers. Now they each have branch offices.

1146 Ms. Phillips stated I was going to say he must there must be some...

1147 Ms. Kramer stated they have branch offices, but again.

1148 Ms. Phillips stated yes, so I do not know if some of this stuff is even relevant, to be
1149 honest.

1150 Mr. Leet stated again it may vary....

1151 Ms. Phillips stated right, right.

Harmony CDD
December 15, 2022, meeting

1152 Mr. Perez asked Mr. Short are you done?

1153 Mr. Short stated yes, it is all yours.

1154 Ms. Kramer asked you do not want names on our papers do you?

1155 Mr. Perez answered no, ma'am

1156 Ms. Phillips asked can you tell me those distances again please?

1157 Ms. Kramer stated Juniper is, again, the main office, is one hundred and seventy miles,
1158 Greenleaf is forty-one miles and Benchmark thirty-three.

1159 Ms. Kramer stated So, while they are tallying them up, I would like to go to staff
1160 reports. We will start with our Field Manager's Report. Brett and Vincent. Ok, Brett is
1161 tallying, right?

1162

1163 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

1164 **A. Field Manager Report**

1165 Mr. Morrell, stated first of all, I am sorry. I had some issues with the deadline, and I
1166 forgot to send the field report.

1167 Ms. Kramer stated written report? Well keep it short and move it fast.

1168 Mr. Morell, thank you. So, basically it is information that you already know. Basically,
1169 the job Jessica Sullivan with IFAS will be here January 10 for the oaks three inspections.

1170 Ms. Kramer stated no she will not. I met with she and Mr. Strickland yesterday, both
1171 were able to come out yesterday. The tree on Five Oaks, there near the West entrance, was
1172 hit by lightning. She said to get it out of there as soon as possible, She also made the
1173 recommendation that we start not replacing trees if they are between two healthy trees
1174 because since the County requires the trees to be planted every twenty feet regardless of
1175 species of trees, we have some very large well growing trees that are out competing each
1176 other and the competition is causing problems. So as long as the community is ok with it,
1177 as our trees mature and fill in, leaving those spots empty she would recommend that. If our
1178 community and the Board decides we have got to plant those, plant them back on the other
1179 side of the sidewalk, if at all possible, instead of right there in the right of way because
1180 there is so much closing those trees in. Also, the one on Bear Grass near Cat Brier that split
1181 down the middle, she said they both said to go ahead and have that removed, too. If it were
1182 out in the woods they would give it time to heal and see what happened with it but because
1183 it is in a more urban residential neighborhood she is concerned about possible injuries to
1184 residents or property and she suggested taking that out but not replacing it either because
1185 it is between two very healthy trees. She also, it was quite exciting, she offered to work

Harmony CDD
December 15, 2022, meeting

1186 with us as we restore our landscape. She is a Florida friendly landscape expert and she said
1187 she would be more than happy if we are revitalizing certain landscape features or pocket
1188 parks that she would work with us in getting that designed and moving us more towards
1189 the Florida natives which reduces our water consumption, and our landscape maintenance
1190 costs.

1191 Ms. Kassel stated yes, plus they evolved to thrive here.

1192 Ms. Kramer stated yes, without any maintenance at all.

1193 Ms. Kassel stated just harking back to what you said about relieving some of the
1194 pressure on you, I would be happy to meet with Ms. Sullivan, I mean, we know each other.

1195 Ms. Kramer stated yes, she was able to come out when I reached out to find out, as I
1196 was telling Mr. Strickland that we were going to miss him, he said oh I am still here, I will
1197 come on out now right away.

1198 Mr. Morrell stated the Splash Pad, so basically Spies they got another vendor so they
1199 already made the order, and the water pump will be here in the middle of January. So, I
1200 have been following up with them so basically that is the only information they are
1201 providing, that they will be here in mid-January.

1202 Mr. Morrell stated. there are one, maybe two fences broken. I am waiting for the receipt
1203 of one estimate from a vendor because close to the new section that we own, the new parcel,
1204 it is broken, two poles broken, and basically four rails broken. That would be one hundred
1205 percent, that would be under the insurance.

1206 Mr. Short which one was it?

1207 Mr. Morrell replied it is the fence in the US 192, there are two pieces broken

1208 Ms. Kramer stated it is a perimeter fence in the front of the property so depending on...
1209 we have to look at what it would cost because I do not know that it would come, would
1210 exceed, our deductible. So, it may not be worth the insurance, we will leave it to District
1211 Management and field services to coordinate. You can give him the costs and he can decide
1212 whether or not to apply for insurance. We do need to look at that fence and so that needs
1213 to be something....

1214 Mr. Morrell stated yes, we already fixed some parts on the West side and actually we
1215 have a couple parts to fix in that area but that will be included in the insurance after the
1216 hurricane but after that I am waiting but actually I have parts in the in our office in the
1217 containers.

CARBON

Harmony CDD
December 15, 2022, meeting

1218 Ms. Kramer stated that fence where I looked where those two fence posts came down
1219 there were no four by fours in the center of those like there should have been, right?

1220 Mr. Morrell stated no more than two by four. I am not sure.

1221 Ms. Kramer stated I mean was there any wood inside either of those posts?

1222 Mr. Morrell stated no.

1223 Ms. Kramer stated ok. So, it is going be a little, I was hoping that we did have the wood
1224 inside each one of them so that we could just price out re-sleeving and re-slatting, but it
1225 looks like a whole fence replacement. That fence is basically disintegrated.

1226 Ms. Kassel stated yes.

1227 Mr. Morrell stated the vendor said that this kind of fence has four rails. Basically,
1228 vendors are not working with four rails, it is just two or three rails. So basically, I am
1229 waiting to see if he can find parts for four rails, and if not we can talk about the option to
1230 repair ourselves. We can insert the pole that we already have and including putting like
1231 wood inside to reinforce the...exactly.

1232 Ms. Kramer stated ok, great.

1233 Mr. Morrell stated Buck Lake Park there was already electrical box replaced and the
1234 dog park I am waiting for the vendor, he needs to come back because the light is not
1235 working yet in the Gazebo. He already fixed and replaced the electric box and the outlet,
1236 but he needs to come back to check the photocell and the troubleshooting. So, I am waiting
1237 for him to come back.

1238 Mr. Morrell continued the next one on the Buck Lake shore after the hurricane the
1239 shade cover is broken so you know one part is missing, the other part is like a little weak
1240 so that need to be replaced. Tomorrow, I have an appointment with the vendor actually
1241 they gave me appointment for January, but I have been putting pressure on them so
1242 they going to come tomorrow, for the measurements and an estimate. The swim
1243 club exhaust fan was already installed, so it is working. The sensor has been working from
1244 6:30 a.m. until 7:00 p.m. You know having the range for all the to do the work. I can adjust
1245 that if you if you want it to be like 7:30 a.m. to 5:00 p.m., or we can keep it like this 7:00
1246 a.m. to 7:45 p.m.

1247 Ms. Kramer stated during this time of the year, we may not need it much. The critical
1248 period is during that hot summertime when the temperatures in those bath houses get up.

1249 Mr. Morrel stated so, 7:30 a.m. to 5:00 p.m.

CARBON

Harmony CDD
December 15, 2022, meeting

1250 Ms. Kramer stated I do not know. We can discuss that later. I do not think that takes
1251 Board action so...

1252 Mr. Morrel stated ok, alright. Harmony educational signs, we are process, we are
1253 repainting the structure of the personal sites we have a couple of plexiglass that was, looks
1254 like pretty bad maybe it was for the long time they have been exposed to green algae or
1255 black algae. So basically, we are trying to clean out all of them. The poster about the official
1256 sign was stuck to it, so when we went to replace the plexiglass and for the option that I got
1257 for that that is why I want can we get this the next week is like a poster because there will
1258 be laminated so that will be resistant you know the weather conditions.

1259 Ms. Kramer stated ok, so it would protect the poster inside.

1260 Mr. Morrell stated including inside the plexiglass in behind a cover so that.... It is a
1261 pretty good project. It is going to be little; you know. I will try to have it finished in a timely
1262 manner, but it is pretty hard.

1263 Ms. Kramer stated ok.

1264 Mr. Morrell stated the swim club pool, they have the Stenner pump that was damaged.
1265 The Stenner pump is for sanitation controller. The proposal was submitted that was under
1266 the policy and already replaced, so it is working good.

1267 Mr. Morrell stated Harmony HOA signs, we already talked in the last meeting about
1268 these two signs at the front entrance.

1269 Ms. Kramer stated Friday, we were talking about doing some things that were
1270 interchangeable so sending notices to the residents.

1271 Mr. Morrell stated I reached out to all the vendors that I reached out to the last time, so
1272 I am still waiting for responses. The Advantage Golf Cart, we received the new golf cart,
1273 and it has been working good. So basically, we already paid for it. Kissimmee Motor
1274 Sports, they already gave me the reimbursement.

1275 Ms. Kramer asked you got the reimbursement, and it has been deposited?

1276 Mr. Morrell stated yes I have got it here.

1277 Mr. Perez stated it is given to me tonight to take.

1278 Ms. Kramer stated ok, right.

1279 Mr. Morrell stated the last one is the pocket park. It is done, we already finished the
1280 removal of the concrete pads and we already installed mulch. Today I pulled Brad to grind
1281 the all the rest of the panels including the pressure washing, so it is ready.

Harmony CDD
December 15, 2022, meeting

1282 Ms. Kramer stated ok, great. I saw those pictures.

1283 Mr. Morrell stated alright, are there any questions?

1284 Ms. Kramer asked any questions before we move on to the proposals?

1285 Ms. Kassel stated no.

1286 **i. Proposals for District Vehicles**

1287 **a. Global Turf Equipment #16746**

1288 **b. Global Turf Equipment #16746**

1289 **c. Global Turf Equipment #16747**

1290 **d. Advantage Golf Cars Inc. #85569**

1291 **e. Advantage Golf Cars Inc. #85568**

1292 **f. Wesco Turf #/11439**

1293

1294 **ii. Ratification of Advantage Golf Cars Inc. #85569**

1295 Ms. Kramer stated we need to ratify the purchase of the golf cart. It was an electric golf
1296 cart 2022 Club Car for \$10,961.00 since we were not able to get a Umax. The Umax folks
1297 pulled out. This was in the same price range and will add a, replace one of the carts that, I
1298 guess the one that was wrecked, it would be a replacement for that one. So, I would ask for
1299 a motion to ratify a purchase from Advantage Golf Cart, the electric 2022 Golf Club Car.

1300

1301

1302

1303

<p>Ms. Kassel made a MOTION to ratify the Advantage Golf Cart proposal #85569, in the amount of \$10,961.00. Mr. Leet seconded the motion.</p>
--

1304

1305 Ms. Kramer stated I have a motion and a second any discussion?

1306

1307 Mr. Short asked so, we already purchased this?

1308

1309 Ms. Kramer stated yes we had set money aside in the previous fiscal year and
1310 authorized the purchase of one, but it was a Umax, and they pulled out.

1311 Ms. Kramer asked all in favor? Any opposed? Hearing none motion passes. I did that
1312 out of order, my apologies.

1313 We also have proposals for additional District vehicles, but the question is we are
1314 currently using an Inframark truck for Vincent, right? We have the Harmony truck, the
1315 Umax, and the Club Car. We have the Polaris, which we are still waiting on another quote
1316 for replacing the engine.

1317 Mr. Perez stated from Briggs, yes which would have been the dealer we should have
1318 been using the whole time according to what we found out from Polaris.

1319 Ms. Kramer stated right. So, if we get the Polaris fixed, if that is a reasonable price that
1320 will be our one gas, small vehicle. Then that will be all we need for our staff right?

Harmony CDD
December 15, 2022, meeting

1321 Mr. Perez stated correct.

1322 Ms. Kramer stated our staff, we have five staff members it is typically three or four, I
1323 think there is very rarely a time there is there should not be a time there is five members
1324 on staff at one time. So....

1325 Mr. Perez stated the middle of the week typically have all five here, but towards the
1326 end of the week when they start going into the weekend schedules they fluctuate.

1327 Ms. Kramer asked so do we need to consider any of these? Or should we let the...

1328 Mr. Perez stated I think if you are if the goal is to replace the Polaris engine which I do
1329 not think is a bad thing that the actual body of the Polaris is not bad shape. It is not like it
1330 is falling apart.

1331 Ms. Kramer stated it is only two years, a little over two years old.

1332 Mr. Perez stated correct. And it is a diesel and should have the correct stuff moving
1333 forward, and the correct dealer and the vendor that we should be dealing with moving
1334 forward.

1335 Ms. Kramer stated and that will be a more powerful vehicle than the two electrics that
1336 we have.

1337 Mr. Perez stated correct.

1338 Ms. Kassel stated so the disadvantage is that we do not have a backup vehicle should
1339 any of the other vehicles have a problem. But on the plus side, we are not spending another
1340 \$10,000.00 to \$15,000.00 on another vehicle.

1341 Mr. Perez stated I think the way to look at that too though is down the road if you need
1342 one of those, when you start to see, when we start to age out or one of those you know
1343 maybe the Umax, and I know it is fairly new but say in two or three years I still think the
1344 new golf cart is probably, it has a bed on it. I mean, I do not see you needing any more than
1345 that, for the most part. And those are significantly cheaper than the Umax or another Polaris
1346 XT, which I think are close to \$21,000.00.

1347 Ms. Kassel stated so let us move on then.

1348 Ms. Kramer stated ok, let us move on.

1349 Mr. Perez stated I did get the tabulations completed. If you want to stop or if you want
1350 to move on and come back to it.

1351 Ms. Kramer stated let us let the gentlemen outside go.

CARBON

Harmony CDD
December 15, 2022, meeting

1352 Mr. Perez stated ok, alright. So, what I did is I did a cumulative score and then I did an
1353 average so you will have them. Benchmark total score of 369, which is on average of 73.8.
1354 Greenleaf scored cumulative 384, which on average is 76.8. And Juniper scored
1355 cumulatively 326, which on average is 65.2. So, what that means is, in terms of ranking,
1356 based off of that you would have Greenleaf one, Benchmark two Juniper three. The Board
1357 can still select whomever they would like but I am just providing you this information as a
1358 guide.

1359 Ms. Kramer asked do we still have our District Legal Counsel on ?

1360 Mr. Brown stated yes you need to award based on your ranking. So, if the Board wants to
1361 discuss the ranking more and think there are reasons to make adjustments in your scores or
1362 anything else, you can, but your award needs to be based on the ranking and criteria that
1363 you approved.

1364 Ms. Kramer stated ok. So, go over again

1365 Ms. Kassel stated here, it is right here. So, 73.8, 76.8 and 65.2.

1366 Ms. Kramer stated ok, so basically as I am understanding Greenleaf would be...

1367 Mr. Perez stated Greenleaf would be your number one ranked.

1368 Ms. Kramer stated oh ok. Is there, does anyone on the Board have a problem with how
1369 the rankings are?

1370 Mr. Short stated well, I still like Benchmark more so....

1371 Ms. Kassel stated I have, well not that they are really I mean they are the lowest ranking,
1372 but I have heard that somebody has worked with Juniper and that they start out well and
1373 they then slacked off and it could be that way with any of these.

1374 Ms. Kramer, stated yeah, again we are just....

1375 Ms. Kassel stated yeah, I have just to sort of you know rip the Band-Aid off I am going
1376 to move to approve the RFP from Greenleaf, without right of way mowing.

1377 Ms. Kramer stated do I have a second?

1378 Mr. Leet stated I will second that.

1379

1380 Ms. Kassel made a MOTION to approve Greenleaf
1381 Landscaping, without right-of-way mowing, for District
1382 landscape services.

1383 Mr. Leet seconded the motion.

1384

CARBON

Harmony CDD
December 15, 2022, meeting

1385 Ms. Kramer stated I have a motion and a second for Greenleaf, without the right of way
1386 mowing. Do I hear any discussion? Hearing none I will call the question, all in favor? Oh,
1387 did you, I am sorry.

1388 Mr. Leet stated yea, I seconded, I mean as far as discussion.

1389 Ms. Kramer stated I do not want to cut anybody off. Mr. Leet stated right well no we
1390 are going by ranking and ranking pretty much lined up with how I saw it personally. It
1391 seemed like it was very similar between Greenleaf and Benchmark. And I guess the
1392 Benchmark ran a bit more over the course of the contract compared to Greenleaf so that
1393 was kind of my deciding factor.

1394 Ms. Kramer stated alright any further discussion?

1395 Mr. Short stated I am curious. I was not a part of the Board when the last proposals
1396 were done for landscaping. We did not do it this way, or you all did not do it this way.

1397 Ms. Kramer stated no, they did not.

1398 Mr. Leet stated we did for engineering services.

1399 Ms. Kramer but yes, this is this is the proper way to do it.

1400 Mr. Short stated this is the proper way, ok. Alright, thank you.

1401 Ms. Kramer stated ok, hearing no further discussion I will call the question all in favor?
1402 All Supervisors replied aye.

1403 Ms. Kramer asked all opposed? Hearing none, motion passes unanimously.

1404 Mr. Perez stated I will bring them back in and let you roll.

1405 Ms. Kassel asked do you think we can do it in thirty seconds?

1406 Mr. Brown stated the Board needs to consider the termination of the existing contract.

1407 Ms. Kramer stated oh, yes.

1408 Mr. Brown stated contingent on the thirty-day notice, but....

1409 Ms. Kassel asked I thought it was a sixty-days, no?

1410 Ms. Kramer stated thirty days in the current contract.

1411 Mr. Brown stated it is a window of thirty-day notice and...

1412 Ms. Kramer stated ok thank you so much.

1413 Mr. Brown stated considering that that item, termination, was not on the agenda so if
1414 we could just provide a moment to take comments regarding consideration of termination
1415 and again that termination would be conditioned on a new contract being in place.

1416 Ms. Kramer stated thank you.

CARBON

Harmony CDD
December 15, 2022, meeting

1417 Ms. Kassel asked so does that mean we are opening it up for audience comments?

1418 Mr. Brown stated on the limited issue of providing thirty-day notice of termination
1419 upon having a new contract in place.

1420 Ms. Kassel asked ok, can we do that after we.

1421 Ms. Kramer stated yes, let us do that after we. All right gentlemen, I would like to let
1422 you know that it was extremely close, and it was a very difficult decision. And I mean
1423 extremely close. But, at this point in time, Greenleaf has been selected through our ranking
1424 process. We appreciate all of your time you spent to help us with this, and we look forward
1425 to maybe seeing you in the future.

1426 Mr. Short stated but not too soon.

1427 Ms. Kramer stated no, no, no hopefully not.

1428 Mr. Sorensen with Greenleaf stated we are running this thing to the end.

1429 Ms. Kramer stated so we do have a question for you, when would you be able to start?

1430 Mr. Sorensen with Greenleaf stated I need to make a phone call but I, January one is...

1431 Ms. Kassel stated we have to have a contract in place and then we have to give thirty
1432 days.

1433 Mr. Sorensen stated as soon as possible, I mean...

1434 Ms. Kramer asked so you would be available?

1435 Mr. Sorensen with Greenleaf stated yes absolutely. as soon as possible. Thank you very
1436 much I am extremely honored. Thank you.

1437 Ms. Kassel stated thank you gentlemen.

1438 Mr. Sorensen with Greenleaf stated have a good evening, thank you.

1439 Ms. Phillips stated I know I feel bad.

1440 Ms. Kramer stated at this point in time, I would entertain any public comment as
1441 concerning our upcoming decision on whether or not to terminate Servello Landscaping
1442 Services to the CDD. Does anyone have any comments? Anyone on Zoom? You have got
1443 to come up and give your name and address for the record.

1444 Marilyn Ash-Mower stated I am delighted to see them go. I had an encounter with them
1445 yesterday they mowed the.

1446 Ms. Kassel stated you have to state your name and your address.

1447 Ms. Ash-Mower, 6852 Butterfly Drive, stated they mowed the gas line yesterday, blew
1448 the leaves in the street. I stopped two young men and asked them to pick them up because

CARBON

Harmony CDD
December 15, 2022, meeting

1449 I had just cleaned up the front of my house. They said yes ma'am and drove off. So, and
1450 then, at the Garden they mow where there are no trees and mow when they feel like it. The
1451 grass gets about waist high and then they decide to mow it so.

1452 Ms. Kramer stated ok. Thank you so much and we will move on to take some action.

1453 Ms. Kassel stated my understanding that.

1454 Mr. Brown stated you do have someone here, Debra, that looks like raised her hand up.

1455 Ms. Baer stated thank you very much. I, for one, think Servello has outlived their
1456 existence. Like everything in life, there is a time to come in and a time to leave. I just hope
1457 the new company we have replaced them with knows how to put a circle around a tree with
1458 mulch in it. Thank you.

1459 Ms. Kassel stated thank you.

1460 Ms. Kramer stated ok bringing it back to the Board. Seeing no further public comment.

1461 Ms. Kassel stated is my understanding is that we are not actually taking any action on
1462 termination until there is a contract in hand or are we actually taking action this evening?

1463 Mr. Leet stated would we not just make a motion to, upon receipt of the new
1464 landscaping contract, issue notice to Servello for termination?

1465 Ms. Kassel asked is that correct, Mr. Brown?

1466 Mr. Brown replied that is correct.

1467 Mr. Leet stated so moved.

1468 Ms. Kassel stated ok, so moved. Sorry, second. Dane moved, I seconded, sorry. Dan,
1469 sorry, extra e. Dan moved, I seconded it.

1470 Ms. Kramer stated alright we have a motion and a second to serve a thirty-day notice
1471 of termination to Servello once we have a contract in place. And again, a quick question
1472 for Mr. Brown. If we are unable to get a contract agreement with Greenleaf, would we then
1473 move to our second which would be Benchmark?

1474 Mr. Brown stated yes.

1475 Ms. Kramer stated ok, so it would be once we get a contract with a new landscape
1476 vendor, first choice being Greenleaf, second choice being Benchmark. All in favor?

1477

1478 Mr. Leet made a MOTION to approve serving Servello
1479 a thirty-day termination notice, contingent on securing a
1480 contract with Greenleaf Landscaping, as first choice, and
1481 Benchmark Landscaping as a second choice.

1482 Ms. Kassel seconded the motion.

1483

1484 All Supervisors stated aye.

1485 Ms. Kramer asked all opposed? Hearing no opposition, motion passes unanimously.

1486 Mr. Brown stated the official notice, so we are all clear, our office will prepare and send
1487 out notice letters to the proposers letting them know formally of the decision. I have not
1488 looked at your specific rules, but commonly all Districts have some rules of procedure in
1489 place and those requirements just to close the window on any potential bid protests, so we
1490 will get those out tomorrow and reach out to your selected contractor to start that contract
1491 process and get that in place so this can be finished Ms. Kramer stated ok. And that
1492 would be letting Benchmark know that they are number two.

1493 Mr. Brown stated that is correct. That is what the notices would provide, formal written
1494 notice. So, that is correct.

1495 Ms. Kramer stated alright, thank you. Ok the next item of the on our agenda is our
1496 District Engineer's report.

1497 **B. District Engineer Report**

1498 Mr. Hamstra stated alright, four items for discussion. First one is you approved the
1499 Atlantic Pipe Services proposal last meeting for the eleven locations. I was asked to
1500 produce an exhibit or figure for where those locations are. A text box restructure that we
1501 will have a repair done.

1502 Ms. Kramer asked, and this will be attached to the contract?

1503 Mr. Hamstra replied yes, well we took their proposal and just annotated a map so you
1504 would know where they are going to be doing the work. And I got one full size exhibit for
1505 Vincent if you want to kind of watch them while they are out there. I confirmed with your
1506 District Attorney that all we need now at this point is both parties to sign the agreement
1507 and they can get started. So, everything else is done.

1508 Regarding the resurfacing and milling resurfacing, I believe the contracts have been
1509 fully executed and I am asking the contractor to provide an anticipated construction
1510 schedule so we can plan accordingly when to notify the residents when they can expect
1511 maintenance of traffic, detouring, things like that to take place. I have yet to hear back from
1512 CCI. Most contractors' kind of shut it down in the wintertime and ramp back up the first
1513 year. But hopefully, I will get some paperwork before that. I can let the Board know what
1514 their schedule is.

CARBON

Harmony CDD
December 15, 2022, meeting

1515 Storm water inspections, we had months ago, I want to say Memorial Day to be exact,
1516 we inspected twenty stormwater ponds outside the golf course and the control structures.
1517 Since then, Vincent and his staff have done all the required or recommended
1518 improvements. I am now ready to go inside the golf course and do the remaining seventeen
1519 ponds and generate a similar report and then bring that back to the Board, probably next
1520 meeting.

1521 The issue regarding the fence, that was punctured. The reason I have kind of been slow
1522 playing that one is because there are two issues with that pipe. There is a damage caused
1523 by the fence installer and then there is when the original Developer put it in, he kind of
1524 went under the water main conflict and has a kink in the pipe. I hate to just say fix the
1525 punctures, when we still have an issue with the pipe being improperly installed. To reroute
1526 it though is not cheap and so I am trying to get some better prices before I make a
1527 recommendation on rerouting the water. It is not critical that it is done right away but, so I
1528 have talked to the District Legal Counsel about if we can just pause for a little bit longer
1529 on whether or not we go up to the fence company for some partial reimbursement for
1530 potentially realigning the pipe, rerouting the pipe to a different location.

1531 And then the last thing, I think, is the direction you all want me to do if anything on
1532 Garden Road, the RV storage lots. I know we have gone back and forth on what direction
1533 the Board wants to take. Last we left it we were done. The cost came in high, the money
1534 was not there to move forward, we still have outstanding comments with the County on the
1535 RV lots and, of course, there is discussion on Vincent's office, where that is going. So, it
1536 is all kind of related and I believe that Brett or Sean has on the agenda some temporary
1537 repairs for the Garden Road which may be in the agenda. So, with that, I am done with my
1538 update.

1539 I am up against an 8:30, I have got to get out of here so not to rush you all. I did not
1540 know we had the landscape RFP in the beginning, sorry. But, and then Billy's Trail I saw
1541 that in the agenda, and I can do that now, but we have been waiting, Ms. Kramer and I.
1542 When the home builders are actually done, done, because they have had so much trash
1543 debris back there. If they are getting awfully close to being done with the houses, we then
1544 will get back out there to do the piping and the work we talked about probably a year ago.

1545 Are we expecting kind of relief from the builder or something, like it was there any
1546 runoff still? I will see the condition they left it in. Yes, so.

Harmony CDD
December 15, 2022, meeting

1547 Ms. Kramer stated alright great. I think we will have to release you when they get back
1548 with you. Do we want to talk about the RV, I see it is on the agenda later on down the road.

1549 Ms. Kassel stated I just wanted to bring a discussion among residents. Just, you know
1550 mostly on one particular Facebook page about whether we actually have definitive
1551 response or information from the County saying we cannot continue to operate the vehicle
1552 storage lot as is. I am willing to contact the folks at the County, I am willing to review the
1553 documentation that Mr. Meek has, contact the folks of the County and meet with them
1554 down there and then find out whether we need to do anything or we can just continue
1555 operating it as is or what the story is and then report back to the Board at the next meeting.
1556 But I did not want to do that without consulting and having approval from the Board. I do
1557 not want throw anybody under the bus. So, I just going to make that offer.

1558 Ms. Kramer stated ok. I would like to go through this because evidently we are
1559 spending extra money on an issue that was pretty well put to bed. I reached out to Amy
1560 Templeton, the Director of Zoning, and she is who we worked with all along to get the PD
1561 designation changed. And I want to explain because there seems to be some confusion. We
1562 do have the right under our zoning, the PD designation, to have and operate the RV storage
1563 down there. But there is so much more that needs to be done in order to continue that use.
1564 And the County has worked with us and there has been some allegations made and
1565 commissioners called, and the County folks are not real happy with us right now. I do not
1566 want to have the County staff unhappy with us because that causes friction. There have
1567 been allegations that the Fire Department, the Fire Department what they said in their letter,
1568 and I will quote, "our code does not require modifying previously approved access to
1569 existing buildings to meet the current code requirements", however and you can look right
1570 online, nothing on that parcel has ever been approved by the County. None of it was built
1571 up to standards, none of it was approved. This is just a statement saying that anything that
1572 is grandfathered in can stand. But nothing down there has been grandfathered in. It was all
1573 done without proper approvals or bringing it up to the code that existed at that time.

1574 Ms. Kassel stated even so, I would like to get some kind of documentation from the
1575 County. I do not know that it will anger them but for the purposes of being accountable
1576 and transparent I feel it is important to just get some kind of documentation about whether
1577 they are ok with us continuing the use as is, or if there is anything they would require we
1578 do without expanding it.

CARBON

Harmony CDD
December 15, 2022, meeting

1579 Ms. Kramer stated right, there is another thing that we are required to do that has been
1580 left out of all this discussion, but it is lying there. Florida Gas Transmission (FGT) again,
1581 we very carefully threaded the needle with an agreement between the County and FGT,
1582 and South Florida Water Management District to improve the road to the design that your
1583 professional engineer put in place. And FGT says they gave us an access agreement or an
1584 agreement to use that easement for a roadway, provided we bring it up to those standards.
1585 And that means a roadway for the large vehicles that are going in and out of the RV storage
1586 lot, but we have got to bring it up to those standards. We have got two major gas pipelines
1587 under that roadbed that, if damaged, could make a dramatic impact on our Community.
1588 And we have to be careful with that. So, again, we can talk to the County again, but I have
1589 discussed it with them. They are more than willing to have the RV storage lot down there,
1590 provided we meet the criteria that is already been set forth. And that is a certain roadway
1591 design. We can do it, the County will be more than happy to let us operate an RV storage
1592 area down there provided we meet the minimum requirements that they have laid out,
1593 which are reasonable. The only issue we really face is money and if not we crack that nut
1594 to the tune of between what, almost a half of a million dollars to put in the road and the
1595 gravel that we need in the road is even more expensive now. But anyway, there are all those
1596 other issues. But I have no problem if you want to go talk to Amy Templeton to find out if
1597 any of that use is grandfathered in but then we also have to go back to FGT.

1598 Mr. Hamstra stated I would respectfully request that you not meet with Amy only.
1599 There is the planning department, there is the fire department, there are other disciplines
1600 that may be part of the....

1601 Ms. Kramer stated yes, my apologies,

1602 Mr. Hamstra stated no, that is ok because when you call one person like we talked to
1603 the Fire Department, well they had specific issues on loading, they wanted a paved road
1604 wider than FGT wanted to give us. So, you would really need to get everyone there in the
1605 room, at the same time, so they all hear each other because when Greg was doing all this
1606 work for the RV lot, the landscaping, the fencing, and all that kind of stuff we got a little
1607 bit of mix. It was not until we actually made a submittal, that that group gets together
1608 collectively, and they go back and forth on what is going to be done. So, you know, if you
1609 want to talk to one person but do not make that the gospel because the right groups are
1610 involved.

Harmony CDD
December 15, 2022, meeting

1611 Ms. Kramer stated, and you have to be aware that they are going to very carefully word
1612 their answers to you as did the Fire Marshall. And the Fire Marshall was very clear that if
1613 it is grandfathered in, if it was approved at an earlier date, we are not going to make you
1614 improve it. But this letter was then misinterpreted by people and that is the problem. I think
1615 if we are going to go anywhere right now, I guess we need to sit down and ask for a
1616 development review committee review of the whole thing and get exactly what we
1617 are going to need to do and cost it out. But that is going to be expensive.

1618 Mr. Hamstra stated because they have seen different pieces with the Garden Road first
1619 and then we paused that because the cost and then we sent the RV lots so now we
1620 are going....

1621 Ms. Kassel stated I understand. The question is whether if we do not expand the RV lot
1622 and we keep it just as it is and we just improve the road as we have been improving it over
1623 the years that we, can we continue or are we required to do anything else. That is the
1624 question.

1625 Ms. Kramer stated ok and that would be continuing with that initial small piece not the
1626 expansion out behind.

1627 Ms. Kassel stated that is right. We are not talking about expanding.

1628 Mr. Leet stated yeah the understanding that no permitted work back there will be
1629 approved based on what we know about all that will be required can we just be
1630 grandfathered in, in the loosest sense of the word, that it is back there, however it got there,
1631 it has been used, is everyone ok with if we do not do anything else development wise back
1632 there for that to continue.

1633 Ms. Kramer stated now again, I want to be clear so that we know what we are asking.
1634 You are asking about the original one before they put a lot of the shell fill back in the back.
1635 So, the original small lot up in front that was used before it was donated to us.

1636 Because in 2000....

1637 Ms. Kassel stated I am talking about the existing lot as it exists now as it has been used
1638 for last number of years.

1639 Ms. Kramer stated ok.

1640 Mr. Short stated David needs to go, right? At 8:30 p.m.?

1641 Ms. Kassel stated the existing vehicle storage lot.

Harmony CDD
December 15, 2022, meeting

1642 Mr. Hamstra stated oh, I got a few minutes. I could speed through the neighborhood I
1643 am good so, just kidding.

1644 Ms. Kramer stated I guess the thing that kicked it off before was going in for a fence
1645 permit and they did not get the permit to put all that extra shell back there. So, again, you
1646 can go in and talk to them but again you need to be very specific about what you are asking.

1647 Ms. Kassel stated well, I think I was just pretty specific. Can we retain use of the lot as
1648 it exists without doing any kind of expansion, without improving the road substantially, we
1649 can still think about moving field services because that is a structure that people occupy
1650 unlike any of the garden structures. And if we move that, can we then continue to have use,
1651 as is, of the existing vehicle storage lot.

1652 Ms. Kramer stated ok.

1653 Ms. Kassel asked can we take one audience question?

1654 Mr. Meeks stated just a statement, if you reach out to Ken Brown he said he is willing
1655 to work with however long it takes, two years, five years, or whatever.

1656 Ms. Kassel stated well let me, just let me, let us finalize this conversation and then if
1657 the Board feels that it is ok for me to move forward contacting the County, you and I, you
1658 can send me all that information.

1659 Ms. Kramer stated understand that once we get that answer, if it is an affirmative then
1660 we have to go back to FGT.

1661 Mr. Leet asked they built the road, right?

1662 Ms. Kramer stated pardon?

1663 Mr. Leet asked they built the road, right?

1664 Ms. Kramer stated no they did work on the pipelines to install thicker walled pipelines
1665 and they left it; they did not come back in and sod the whole thing. The Harmony
1666 Community actually made the road.

1667 Mr. Hamstra you are thinking about the water line but there are also the gas mains.
1668 FGT is the gas line.

1669 Ms. Kassel stated I do not know why we would need to do that considering that we
1670 have had this, FGT has been there, they have done their inspections etcetera.

1671 Ms. Kramer stated FGT wanted to shut our use of that road down completely. They
1672 were fine when it was just a few cars for the garden, but they were very clear to us that...

CARBON

Harmony CDD
December 15, 2022, meeting

1673 Ms. Kassel stated I have not seen any documentation of that. So, maybe we just need
1674 some documentation of that.

1675 Mr. Short stated for the purpose of...

1676 Ms. Kramer stated I will be glad to call the person who gave us the access easement
1677 and get her statement in writing.

1678 Mr. Hamstra stated so I am sitting still on this issue, unless you need more apps

1679 Mr. Leet stated I do not think there is any appetite for doing the substantial
1680 improvements if that does end up being required right now. We are still in the thinking of
1681 is there any way to, if we are talking about keeping it open then it would be if we are able
1682 to carve out some way that makes all involved parties happy, grandfather rights, squatters
1683 rights whatever you want to call it loosest sense and not doing the major construction that.

1684 Ms. Phillips stated if we did not have the expense of the proper construction we would
1685 leave it open.

1686 Ms. Kramer stated well we also have to have written approval from the County because
1687 remember our insurance company will not indemnify us and will not give us coverage if
1688 that use is outside of County code. So, we would need to get the County to actually sign
1689 off and so that we can have that for the insurance company.

1690 Mr. Leet asked, and the PD does not grant us that with the.

1691 Ms. Kramer stated no. The PD, again, is just what they would allow to be used. Now
1692 the PD does not guarantee you get to use it for that. You get to use it for that if you meet
1693 all these other criteria.

1694 Mr. Leet stated, and it is separate from any type of Code Enforcement action.

1695 Ms. Phillips stated well to further muddy the waters I actually called Mr. Eckert this
1696 week and I put a question to him. What would happen is if the CDD just got out of the
1697 business of the RV lot and just left it sit there and then anyone who wants to use it just uses
1698 it, but we do not supervise it or control it or charge fees. And he said no, we absolutely
1699 cannot do that. So, but I did, I was trying to find a way to keep it open but even that; I
1700 thought maybe the fact that we were not charging any rent would get us off the hook from
1701 having to comply with all the restrictions, but it was a no go. Right, right so I just wanted
1702 to add that in case anyone else was thinking of that.

CARBON

Harmony CDD
December 15, 2022, meeting

1703 Ms. Kramer asked so, does anyone on the Board have an objection to supervisor Kassel
1704 going and sitting down with the County folks and determining if they would consider this
1705 a grandfathered use and allow us to continue on as is.

1706 Ms. Phillips stated I have no problem with it, but I am not going to vote to change until
1707 we have it in writing from all the list of people that need to approve it.

1708 Ms. Kramer stated we will need it in writing and then once we get it in writing we can
1709 then take it to FGT, ok?

1710 Ms. Phillips asked where is that gas line? Is it in the front part when you come in?

1711 Ms. Kassel stated right underneath....

1712 Ms. Kramer stated it is the whole length of the road.

1713 Ms. Kassel stated it is along Butterfly Trail, Butterfly Drive, through the dog
1714 parks, through the golf course and down Garden Road.

1715 Mr. Hamstra stated yeah it is on both sides of the road.

1716 Ms. Phillips stated so, moving the RV lot to where the current field services trailer is
1717 would not help. Ok, that that is where I was.... Yeah. I mean I have been trying to
1718 brainstorm different ideas but obviously I did not know.

1719 Ms. Kramer stated ok, so you are authorized, go forth.

1720 Ms. Kramer stated the other thing we need you for David, really quick, and I apologize
1721 to field services is we do have the Garden Road. I think we got last minute proposals to do
1722 just regular maintenance on the road. So, Brett if you could step forward we will... and the
1723 stone that was the only thing I had concern with was the stone that was specified
1724 by Gary's Grading.

1725 Mr. Perez stated yes I told him that there was no lime rock so originally I went back
1726 to Gary's Grading and said he originally quoted shell which I gave you guys the quote with
1727 shell

1728 Ms. Kassel stated we have two of these, why?

1729 Ms. Kramer replied one is shell and one is stone. It is called 57 stone. Does that mean
1730 anything to you, David?

1731 Mr. Hamstra replied yes it is a DOT standard.

1732 Ms. Kramer stated and that is that is the stone you were ok with?

1733 Mr. Hamstra replied it will work, it is smaller than gravel, but I will not recommend
1734 lime rock, which is one of the options.

CARBON

Harmony CDD
December 15, 2022, meeting

1735 Ms. Kramer asked and the shell you do not want either? The 57 stone, you think is ok
1736 for this just regular maintenance?

1737 Mr. Hamstra replied it will be better than what you have out there.

1738 Ms. Kassel asked what about three quarter to one inch gravel?

1739 Mr. Perez replied that was what was provided to me by Pegasus. And that is what the
1740 type 57 is. That is what they call three quarter to one inch and that is why I had to verify
1741 with Pegasus because you cannot just say gravel. You go to a rock place, there is an array.

1742 Ms. Kramer stated now, Benchmark, I am not sure that is a much higher quote.

1743 Mr. Perez stated yes, I did again talk to them, and it was not putting a three-quarter inch
1744 to an inch layer across. They did mention there was some larger rock that would go down
1745 first. Again, I think that quote is a bit excessive for what you are looking for so I,
1746 unfortunately, I did get one back from Greenleaf and did not get one back from Skeeters.

1747 Ms. Kramer stated so at this point, I think David you are more than welcome to stay if
1748 you want.

1749 Mr. Hamstra stated no, that is ok. I know you were talking to Greg so...

1750 Ms. Kramer stated so these are the options for the repair the red line area on the map I
1751 do not know it just got to all the Board members.

1752 Mr. Perez stated no. I thought about that on the way, I am sorry.

1753 Ms. Kramer stated but the redline is the full length of the road from Five Oaks to the
1754 gate for the RV storage lot and then the blue line is just from the edge of the garden.
1755 Because JR Davis did grade this for us but again it is starting to degrade rapidly because
1756 they did not put anything else down. So, this is \$6000.00 more, for the full thing is \$6000.00
1757 more than just the partial. I personally would recommend going with the red line proposal
1758 which is \$19,950.00 for just regular maintenance.

1759 Ms. Kassel stated yes, so I am confused as to why Gary's Grading added scope one and
1760 two together.

1761 Ms. Kramer stated oh yes, they mistakenly added them together, so you have to just....

1762 Mr. Perez stated they just put it on one proposal, and I asked for this. I had given them
1763 the scope and basically what it was grading down the humps. They are taking those out and
1764 then low spots they are filling with gravel because it seems like over time those low spots
1765 continually come back in the same spot. So, even when whether it is Vincent or Jr. Davis
1766 they grade those humps out and that soft dirt goes into the lower portions it is not packed

CARBON

Harmony CDD
December 15, 2022, meeting

1767 in so over time that just wears back out you get back to the bumpiness, right? So, the
1768 thought was grade those larger humps out coming with the rock material that was specified
1769 from Pegasus in terms of the gravel, I keep saying rock I apologize, the gravel and I did
1770 verify it is three quarter inch to one inch gravel that would be installed in those lower spots.
1771 Those specs were shared with all the individuals with exceptional of Skeeters because I
1772 still could not get them on the phone, so.

1773 Ms. Kassel asked have you worked with Gary's Grading before?

1774 Mr. Perez replied I have not.

1775 Ms. Kramer stated they are the ones that put the shell down. This was before my time,
1776 but they did the clearing for the RV lot expansion, and they put down the shell back there
1777 on that RV lot expansion, that big expansion. And they did that in....

1778 Ms. Kassel asked and has it held up?

1779 Ms. Kramer stated 2017. It seems to have, but again that is shell and that does not hold
1780 up as well as the...

1781 Mr. Hamstra stated you are not getting the constant use.

1782 Mr. Perez stated there is not as much wear and tear on it, I think is the best way to...

1783 Ms. Kassel stated this is not a capital improvement, this is just repair, right, and do we
1784 have this in the budget?

1785 Ms. Phillips asked should we wait?

1786 Ms. Kassel replied well I know the garden people do not want us to wait.

1787 A resident stated forgive me if I may, I have my own garden driveway. With
1788 the Kubota 2500 I was able to keep it up. You put a hump in it, so the water runs off. You
1789 do not leave a bathtub in the middle of the road. All down the sides it has to be graded back
1790 into the road and in one direction. It does not matter if you slope it in or out. You better
1791 allow for water runoff.

1792 Ms. Kassel stated you are talking about a crown.

1793 Ms. Kramer stated and that is...

1794 A resident stated a crown. Marilyn was down there tonight, and it is all full of puddles
1795 again. It is a repeating thing because it is improperly graded. That is all I am going to say.

1796 Ms. Kassel stated thank you.

1797 Ms. Ash-Mower stated the edges are too high, it took out the bottom of my car.

Harmony CDD
December 15, 2022, meeting

1798 Ms. Phillips stated and if there is any chance that we are going to keep the storage area
1799 open, should we wait on this until we know? Because is this the proper way to do the road
1800 if the storage area might be kept open.

1801 Ms. Kramer stated go ahead David.

1802 Mr. Hamstra stated if you look into the fire truck issue it is not going to be sufficient,
1803 so...

1804 Ms. Kramer stated right, well again the Board has already agreed that we are not going
1805 there. So, this would be, if they grandfather us in, this would be what we would be
1806 providing.

1807 Ms. Phillips stated what I was thinking was will this hold up to the RV's going in and
1808 out.

1809 Mr. Leet stated that is the reality. If they grandfather us in, and that is what we had to
1810 do to maintain that. So, that is what we will need to continue doing.

1811 Ms. Kassel stated I will just again rip the band aid off. I move to
1812 approve Gary's Grading proposal for \$19,950.00 to regrade the Garden Road, the whole
1813 red area on the map scope one.

1814 Ms. Kramer asked do I hear a second?

1815 Mr. Leet stated I second.

1816 Mr. Israel stated just to chime in, it looks like you would have to pull from the fund
1817 balance, in order to accomplish this.

1818 Mr. Leet asked to the tune of?

1819 Ms. Kassel replied \$19,950.00.

1820 Mr. Israel replied \$19,950.00.

1821 Mr. Leet stated oh ok, I was not sure if this...

1822 Ms. Phillips asked is this going to address the crown issue and the drainage?

1823 Ms. Kassel stated well, provided that there is supervision on the part of field services
1824 with the contractor.

1825 Mr. Perez stated that was not the instruction given to them on the scope. Instruction
1826 given to them on the scope was to eliminate the humps, not to regrade and crown. So, I do
1827 not anticipate them...

1828 Ms. Kassel asked do we need to request an updated proposal?

CARBON

Harmony CDD
December 15, 2022, meeting

1829 Ms. Kramer stated I saw somewhere where they were talking about taking those high
1830 areas up against the garden down.

1831 Mr. Perez stated they are going to grade that hump off the side. They cannot go too far
1832 because they have gas lines there right, so they are going to do some grading. Gary's
1833 Grading's got, I believe in their proposal or the e-mail that was sent, I just sent you all the
1834 proposal, and I can double check but this scope that I was asked and provided to them was
1835 to eliminate the larger humps and the lower areas, put gravel there and not crowning it.

1836 Ms. Kramer stated we are smoothing it out and again, if you are going to crown it, it is
1837 going to be a lot more expensive.

1838 Mr. Perez stated they are going to come out with a laser grader. They are going to shoot
1839 grades and they are going to make sure that that crown is consistent all the way through
1840 versus. So, my guess, and again I can follow up with the Board wants, is you are going to
1841 see a higher price to come in with a laser grade and a box blade.

1842 Ms. Kassel asked and what kind of percentage?

1843 Mr. Hamstra stated I could not even guess, but it is going to be more money.

1844 Mr. Perez stated I would say twenty to thirty-five percent more.

1845 Mr. Leet stated ok more money, but if that means we have to do this less often.

1846 A Resident stated and that was my point.

1847 Ms. Kassel stated so I rescind my motion and I request field services....

1848 Mr. Perez stated I can reach out to Gary's, and I will see if I can get Skeeters this time.
1849 I will stay away from Benchmark because they were not remotely close, so...

1850 Ms. Phillips stated well and in the meantime maybe we will have something going,
1851 because the only traffic going back there is going to be cars going to garden.

1852 Ms. Kramer stated that stop at the garden.

1853 Mr. Leet stated then we do not need a crown, probably.

1854 Ms. Phillip stated right.

1855 Ms. Kassel stated well, it is not, it is also landscaping guys and all their trucks and
1856 everything going through there.

1857 Mr. Perez stated yes and no.

1858 Ms. Kramer stated we did not put that in our contract....

CARBON

Harmony CDD
December 15, 2022, meeting

1859 Mr. Perez stated we actually, in my pre-bid meeting, talked about the use of Garden
1860 Road and the storage back there was currently not available until the Board decides. So
1861 that they are aware.

1862 Ms. Kassel stated so they are just going to have the truck everything in everyday?
1863 Where will they store it?

1864 Mr. Perez stated they will have to truck it in everyday, mowers and trailers. I couldn't
1865 offer it to him when at time it was going to be shut down, so I did not want to put that out
1866 there and the cost comes in lower and then you select them, and they come back and say
1867 well since you took my onsite storage here is an addendum for additional costs.

1868 Mr. Leet stated....carry over where we can. I do not think the bids were that much
1869 higher based on the lack of the storage, so...

1870 Ms. Kramer stated ok so you are going to go back, you are going to talk to them about
1871 what it would cost to actually put a crown on that.

1872 Mr. Perez stated now here is what I would say too, it is just a thought, maybe
1873 if Gary's Grading comes back and says that includes crowning do you want to then move
1874 forward?

1875 Ms. Kramer stated alright if you want to make that motion.

1876 Ms. Kassel stated ok, so....

1877 Mr. Perez stated sorry Kerul.

1878 Mr. Hamstra stated or give Brett a not to exceed so you do not need to come back next
1879 month.

1880 Ms. Kassel stated so, let us say it is 30% more, right? So,

1881 Ms. Kramer stated \$25,000.00, a not to exceed of \$25,000.

1882 Ms. Kassel stated alright so I revise my motion to say approve Gary's Grading proposal
1883 with the scope one with stone, not shell, with a crown, not to exceed \$25,000.

1884 Mr. Perez stated understood.

1885 Mr. Leet stated with the full understanding that this proposal might have some level of
1886 crowning.

1887 Ms. Phillips stated right.

1888 Mr. Perez stated oh yes.

1889 Mr. Leet stated hey we were willing to give the \$25,000.00. Seconded.

Harmony CDD
December 15, 2022, meeting

1890 Ms. Kramer stated I have a motion and a second, not to exceed 25,000 including a
1891 crown. All those in favor.

1892 All Board Members stated aye.

1893 Ms. Kramer asked any opposed? Hearing none, motion passes.

1894

1895 Ms. Kassel made a MOTION to approve
1896 Gary's Grading proposal for Scope one with stone, not shell,
1897 with a crown, in the amount not to exceed \$25,000.

1898

Mr. Leet seconded the motion.

1899

1900 Ms. Kramer stated Mr. Brown, we are at our District Counsel's report.

1901 **C. District Counsel Report**

1902 **i. Update on AAA Basketball Resurfacing Project**

1903 Mr. Brown stated yes, I have a brief report. There is an item in the agenda on the
1904 basketball resurfacing. We did send a letter after the last meeting to the attorney of
1905 the contractor stating that the additional is not being paid until the defects are fixed. At this
1906 point, we have not heard anything back, so that is the status on that.

1907 I will also tell you that Mike has reached reach out on the easement property ownership
1908 issues that were discussed at the last meeting. Being that there are so many easements on,
1909 some these parcels that it is difficult to evaluate what the District actually can use them
1910 for. So, Mike made some contact there. Nothing substantive to report other than it is in
1911 progress. Other than that, if there are any questions I will try to answer them.

1912 Ms. Kramer asked ok does anyone have anything for Mr. Brown.

1913 Ms. Kassel stated just really about the bill. Which we can discuss under the consent
1914 agenda, or we can discuss now.

1915 Ms. Kramer stated let us go ahead and discuss it while he is here.

1916 Ms. Kassel stated sure, absolutely. So, we received a bill for about \$9800 and change
1917 for the work done in October, and that is like a quarter of our budget in one month right?
1918 Something like that?

1919 Ms. Kramer stated now that includes 2 meetings in October.

1920 Ms. Kassel stated even so.

1921 Ms. Kramer stated normally it was, under our previous counsel, it was \$4000.00 a
1922 month for that period. And so that would have been for the two meetings and everything
1923 that would have been very close.

Harmony CDD
December 15, 2022, meeting

1924 Ms. Kassel stated well it just seemed like it was a very large percentage of our budget
1925 for legal and so I just have concern about that, and I am wondering even though it might
1926 have been two meetings it just seemed very high to me and what is that going to look like
1927 going forward. And I know....

1928 Mr. Brown stated I looked at that bill, not including the October time, and I would be
1929 happy to pass that along to Mike and Wes. I am sure that they will be happy to talk to you
1930 or the Board as a whole, or your District Manager about the bill and answer any questions
1931 or sort out the concerns.

1932 Ms. Kassel stated yes, please. Thank you.

1933 Ms. Kramer stated thank you, Mr. Brown. Any other questions of District Counsel?
1934 Alright, we will be moving on to the District Manager's report.

1935

1936 **D. District Manager's Report**

1937 **i. Discussion of Field Services Locations**

1938 Mr. Israel stated so I have a District Manager's report in your agenda. If you have any
1939 questions I can respond, if not, I just have two additional items. Firstly, it is working on a
1940 date to schedule the workshop either in January or February that speaking with Ms. Kramer
1941 it is going to be more of an informational so we would need to decide a date as well as
1942 would we like Counsel and/or Engineer on site, as well. Which to keep in mind, that is also
1943 an additional cost.

1944 Ms. Phillips asked do we make decisions at workshops?

1945 Ms. Kramer answered no.

1946 Ms. Phillips stated right, that is what I thought. I do not see any reason to have Engineer
1947 or legal.

1948 Ms. Kassel stated no.

1949 Mr. Leet stated we use this time to come up with questions and then during...

1950 Ms. Kassel stated right.

1951 Ms. Phillips stated I mean because we have a conversation and if there is something
1952 not clear then it will be sort of like well, if it is this way it is this.

1953 Ms. Kramer stated this is more of, and let me know if this is something you want to do
1954 or if the Board does not want to do it, but I know that the RFPs can be kind of confusing
1955 as well as a lot of the other things that are going on in the District. And it would just help
1956 us all to kind of catch up and get refamiliarized or learn about these processes and give us

CARBON

Harmony CDD
December 15, 2022, meeting

1957 a chance to have some time to just discuss between ourselves. It is open to the public but,
1958 again, the discussion is between the Board.

1959 Mr. Leet stated I would say that the stated goal of if there is any kind of delegation of
1960 responsibility or all that, among the Board, we can discuss.

1961 Ms. Kramer stated yes discuss how we might spread the workload because I know you
1962 have a lot of workload on you too so that might be issues we can discuss too, Mr. Leet. So
1963 is it the consensus of the Board to go ahead and set something like that.

1964 Ms. Phillips stated I would say yes.

1965 Ms. Kramer stated so then you could reach out to the Board members and try and get a
1966 date that would work?

1967 Mr. Israel stated ok.

1968 Mr. Leet asked and there is no motion required?

1969 Ms. Kassel stated I do not think so.

1970 Mr. Israel stated I do not believe so. Alright and then finally our last thing, and this is
1971 just something to take into consideration. We do this with additional Boards just for
1972 consideration of cost as well so one thing we can potentially consider is a rule or procedure
1973 to essentially any kind of communication that we might have regarding engineering or legal
1974 counsel. All of that stuff would generally go through the District Manager first because
1975 there are a lot of times the buck can stop there, with no additional costs and we can bring
1976 those documents or answers to you, or we can facilitate them to the proper parties to ensure
1977 that you guys get the answers. So that is something we can consider.

1978 Ms. Kassel stated so are you essentially saying Board Members, instead of contacting
1979 the attorney or the engineer contact us and either we will have the answer, or we will get
1980 you the answer. Is that what you are saying?

1981 Mr. Israel stated correct.

1982 Ms. Kassel stated I am fine with that.

1983 Mr. Short stated that is how I would do it anyways.

1984 Ms. Phillips stated that how I already do. I send Ms. Montagna so many emails.

1985 Ms. Kramer stated so that would help keep down both our engineering/legal bills and
1986 that way if they already have the answer that could save us a significant amount of money.
1987 Now I do want to put a little caveat on that, that if they do not have the answer, it may be
1988 best, depending on the question, for them to then respond to the supervisor and say we do

CARBON

Harmony CDD
December 15, 2022, meeting

1989 not, you go to talk to who or who. Because I do not want the telephone, and the confusion,
1990 and the miscommunication that can result from that. So, again, this is something we can
1991 further discuss during the workshop but if we can all abide by that for the time being, so
1992 we do not get a lot of extra billings from those very expensive folks we talk to.

1993 Ms. Kramer stated the other thing that we need to have is a discussion of field services
1994 and their location. I kind of came across something that I wanted to float. Oh, by the way,
1995 our trailer rent went from \$490.00 a month to \$526.75 a month. Since we put the trailer
1996 down there at the end of 2019, we have already paid \$28,000.00 for setup and rental fees
1997 for that field service trailer.

1998 Ms. Phillips asked the one with no bathroom?

1999 Ms. Kramer stated the one with no functioning bathroom. So, if we can get that rolling.
2000 I want to put something together; Sean has done a lot of research on buildings and locations
2001 and stuff like that but I kind of tripped across something the other day. In the Ashley Park
2002 pool area, we have what was set up to be a concession stand there. And it is just the right
2003 size for a field services office. There is enough room for Vincent to set up, we can move
2004 the refrigerator over to the other storage area. He can set up his desk, it is already an existing
2005 structure, we would not have to pay any rent, we would not have to incur any building costs
2006 unless we want to bump out, you know, there is that little indent where vending machines
2007 used to go. If we bump that out it would make it a little more spacious. And we probably
2008 would have to, it has got a vent fan now, but I do not think it has any air conditioning, so a
2009 small air conditioning unit. It is already got internet service so we could decrease our cost
2010 by one internet connection which is like \$129.00 a month. Along with getting rid of the
2011 trailer rental and the pump out of the holding tank fee. The air conditioning currently in
2012 that field service trailer runs us about \$250.00 a month so I am sure a smaller air conditioner
2013 in this office space would cut that significantly so it would mean cost savings all around.
2014 That would mean that the field services staff would report there in the morning, have their
2015 morning meeting there and then they would go back out and pick up their vehicles and
2016 equipment and stuff still at the storage area where the field services trailer was, where the
2017 containers are. Then we would need to consider if we wanted to move the container
2018 somewhere closer, like the end of Sebastian Road. But this would be at least a temporary,
2019 and it might roll into a permanent solution for having an occupied field services trailer out
2020 there.

CARBON

Harmony CDD
December 15, 2022, meeting

- 2021 Mr. Leet stated I like the idea, was it residential common area zoning that is....
- 2022 Ms. Kramer stated according to our PD, we can place our community maintenance
2023 facility anywhere in the community except conservation areas. So, we would not have to
2024 even ask for approval from the County or anything else.
- 2025 Ms. Kassel asked to move to the concession area?
- 2026 Ms. Kramer answered yes.
- 2027 Mr. Leet asked ok then, is there any other consideration we need to make just for the
2028 additional foot traffic of field services in and out versus....
- 2029 Ms. Kramer stated I do not think so since we have eight parking spaces. Community
2030 maintenance requires only one parking space for five hundred square feet. And this is much
2031 less than five hundred square feet, so the parking spaces are there. There is also on-street
2032 parking right in that vicinity.
- 2033 Ms. Kassel asked where would the field services staff park? And also, what about...
- 2034 Ms. Kramer stated they would still park...all that stuff would stay down there for the
2035 time being until we find another location so it would still stay down there and that is where
2036 they would park. Right next to there. So, there would be basically one vehicle in the parking
2037 area and that would be the one that Vincent would use.
- 2038 Ms. Phillips stated that would eliminate the fee for renting the trailer and all of that.
- 2039 Ms. Kassel stated well would we? Because, I mean, does not the trailer store a bunch
2040 of stuff?
- 2041 Mr. Morrell stated inside there are boxes and stuff.
- 2042 Ms. Kramer asked but that can be moved to the containers, do not we have a lot of
2043 space in the containers still?
- 2044 Mr. Morrell stated we are already have a bunch of stuff inside. That is including the
2045 carts, including tractor, and different supplies like pieces of wood, the pressure washer
2046 trailer, the old one. So basically, we do not have space in the container for, to put all of
2047 the tools inside including supplies where we have safety issues and cleaning supplies.
- 2048 Ms. Kramer stated now those could be moved over to the other supply closet on the
2049 opposite side on Ashley Park if we get rid of a hundred and some odd paint cans in there
2050 and do some more organization and cleanup.
- 2051 Mr. Perez stated we can look at that.
- 2052 Ms. Kassel stated alright, so my suggestion is, because of the time especially, as it is

Harmony CDD
December 15, 2022, meeting

2053 the holiday season, you take a look and report back at the next meeting. Sound fair?

2054 Mr. Morrell replied yes.

2055 Mr. Leet stated including the Maxicom. The computer that is in the trailer, as well.

2056 So, we can relocate that.

2057 Ms. Kramer because we have checked other places. We still have trailer rental or
2058 construction costs, we also, I did speak to the owner of the golf maintenance property. He
2059 said he would consider it, but he would want to lease the property to us. So that would be
2060 in addition to the trailer moving and the trailer cost.

2061 Mr. Leet asked would that possibly include the storage area access.

2062 Ms. Kramer replied, no.

2063 Ms. Kassel asked what area?

2064 Ms. Kramer stated no, he will not allow RVs to roll through his business area.

2065 Ms. Phillips asked who paid for the road going back there?

2066 Ms. Kassel stated the developer.

2067 Ms. Kramer stated, and he bought it so...

2068 Ms. Phillips stated oh, ok.

2069 Ms. Kramer asked anything else?

2070 Mr. Israel stated no.

2071 Mr. Leet oh and my last name has four letters.

2072 Ms. Kassel stated yes, no z or s.

2073 Ms. Kramer stated new business matters.

2074

2075 Ms. Kassel stated we have the consent agenda.

2076 Ms. Kramer stated oh, I am sorry, consent agenda.

2077

2078 **EIGHTH ORDER OF BUSINESS** **Consent Agenda**

2079 **A. Minutes for November 17, 2022, Regular Meeting**

2080 **B. November 2022 Financial Statements**

2081 **C. November 2022 General Ledger Detail**

2082 **D. #271 Invoices and Check Register (Invoices Available Upon Request)**

2083

2084 Ms. Kassel moved that the consent agenda be approved with the amendments made
2085 by Chairwoman Kramer, and I do not know if we should pay the Kutak Rock fee or wait
2086 until we have a response.

2087 Ms. Phillips asked if we get a bill from them every month?

2088 Ms. Kassel stated but the bill was about \$9800.

Harmony CDD
December 15, 2022, meeting

2089 Ms. Phillips continued we can get it back in later bills. The concern is really on an
2090 annual basis.

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Ms. Kassel made a MOTION to approve the consent agenda, with amendments to the minutes provided by Ms. Kramer.
Mr. Leet seconded.

2097 Ms. Kramer stated ok I have a motion and a second to approve the consent agenda. Any
2098 further discussion? Hearing none, all in favor?

2099 All Board Members stated aye.

2100 Ms. Kramer asked all opposed? Hearing no opposition, it passes unanimously. I do
2101 want to alert us, and we will need to talk to our new landscaper about this. Orlando Utility
2102 Commission is going to do another rate increase. I got the word on the sly. And they are
2103 considering a \$25.00 per meter charge. We have twenty-six meters, fifteen of those are
2104 minimal charges just to kick on irrigation. I mean it is maybe two or three cents worth of
2105 electricity that we use a month on those meters, so we really do need to look at a way to
2106 get rid of those meters. So, just putting that out there.

2107 Ms. Phillips stated well, not to mention the bookkeeping and paperwork. We are paying
2108 on those individual bills.

2109 Ms. Kramer stated right now, we are paying \$18.00 something for each of those meters
2110 and they are going to add another \$25.00 charge onto that.

2111 Ms. Kramer stated new business matters, Harmony CDD Facebook page.

2112

2113 **NINTH ORDER OF BUSINESS** **New Business Matters**

2114 **A. Discussion of Harmony CDD Face Book Page**

2115 Ms. Kassel asked can some of these be tabled?

2116 Ms. Kramer answered I have no problem with that. Is there someone?

2117 Ms. Phillips asked well, can I just bring it up real quick? Then if you think it is a good
2118 idea I will move forward in looking into it. This all rolls into the CDD communication
2119 without residents, I do not know how it got on here twice unless someone else brought it
2120 up. But it was me that asked Ms. Montagna to put it on and on Facebook there is a
2121 Harmony Resident's Forum, and I am not on that. But I do not think that a lot people
2122 realize that it is a private group, owned by one person. He decides who gets to join, he
2123 has the authority to kick people out, he can remove posts and comments. Not that he does

Harmony CDD
December 15, 2022, meeting

2124 any of that wrong, that is the format that Facebook has for those groups. And so, since I
2125 am not a member of the forum, I cannot go in there and read any of it. So that is, I just do
2126 not believe it is an appropriate place to discuss CDD business, because some people are
2127 on there with assumed names, and some crazy aliases. So, there is no way for us to get
2128 the accurate information out. You put the minutes on there often, so that is great. I have
2129 not looked at it lately because I dropped off about six months before I joined the Board.
2130 And I was on it for a short while, but that was enough for me. Where I used to live, I still
2131 am for where I used to live, four Facebook pages for garage sales and what not.

2132 Ms. Kramer stated in the interest of time, we could have a Facebook page, but we
2133 would have to lock down comments and we have to decide who is going to write the
2134 posts and does the Board, how does it go for the Board to approve?

2135 Ms. Phillips stated well that is what I mean, I know we would drop the comments.
2136 The problem with doing our own Facebook page is now we have to do our own archive,
2137 so we have an additional expense. So, I guess what I am trying to put out there to the
2138 whatever, is there a way we can improve getting the information out to the residents?
2139 Because the minutes from the meetings are not online until the next meeting or right
2140 before.

2141 Ms. Israel stated I think that part process is adding the videos to YouTube.

2142 Ms. Phillips right, that will help. But a lot of people do not want.

2143 Ms. Kassel stated sit for three hours.

2144 Mr. Leet stated speaking to that, again, we have a year's worth of videos out there. I
2145 have gone through maybe about a two thirds of them just putting links to the agenda, the
2146 minutes, you know, here is who you email if you want the official public record. It takes
2147 a little longer and the holidays are coming up so I might be able to get through it is just
2148 for the agenda items, just putting time stamps on there. So, if someone wants to see the
2149 engineer's report for that month, they just click, and it takes them to that point. They do
2150 not have to sit through the entire three-hour meeting. As to, tabling this discussion makes
2151 sense. It is almost 9pm, oh, it is after 9pm

2152 Ms. Kramer stated let us talk about it and we will put this on the next agenda. We
2153 have got a lot that we put out there to be transparent. I mean, tons of stuff. The problem is
2154 people would rather react than research.

2155 Ms. Phillips stated my whole point was to say if anyone has any ideas.

Harmony CDD
December 15, 2022, meeting

2156 Ms. Kramer stated so keep researching.

2157 Ms. Phillips stated I was wondering if we could use our website more, but go ahead
2158 we will wait until next month.

2159 **B. Discussion of Billy's Trail**

2160 **C. Discussion of Agenda Cover Sheet for Supervisors**

2161 Ms. Kramer stated I will get with Ms. Montagna on this. Basically, sometimes the
2162 agenda is difficult. We need to lay out what the Supervisors are expected to vote on so
2163 that they can key in on those items and things like that. So, we will put together, I was not
2164 real comfortable with the one that was in the agenda so I think we can put together
2165 something that can go in the agenda to cue each one of us more into what is going to take
2166 a vote and what we need to be real observant about. That we can also discuss in our
2167 workshop. And that will help all to key in on those items. So, we will table that one to
2168 next month.

2169 Mr. Leet asked was there any discussion of Billy's Trail, other than what we talked
2170 about?

2171 Ms. Kassel stated I got an email from Tim Dryer, who spoke earlier. I was trying to
2172 forward it to you and David Hamstra and if you could just make a note that I need to do
2173 that so that it is in the meeting notes. Because he has some observations about, not just
2174 where the CDD trail meets the Four-Star property, but the entire trail.

2175 Mr. Leet stated yes, and I have spoken with Four Star, I mean, again, this was over a
2176 year ago now when we were first talking about that. I can check those lines of
2177 communication again. It is in the PD that residents have use of that trail. I do not think
2178 there is going to be any...

2179 Ms. Kramer stated yes, I mean it is an obligation of both Harmony West and
2180 Harmony to have that. It is a requirement of the PD. So, we are going to connect it. The
2181 thing we are going to have to do is reach out to Harmony Florida LLC, Dick Jermann,
2182 and make sure that... You know, maybe we can get a formal easement across all those
2183 properties for the trail and protect it. So, you are on that?

2184 Mr. Leet replied sure, yes.

2185 **D. Discussion of CDD Communication to Residents-addressed during 9.A.**

2186 Ms. Kramer announced old business.

2187

2188 **TENTH ORDER OF BUSINESS Old Business**

2189 **A. Discussion of RV Lot Closure/PD Requirements**

2190 Ms. Kassel stated we have already discussed the lot closure.

Harmony CDD
December 15, 2022, meeting

2191 **B. Discussion of the Donated Royal Poinciana Tree**

2192 Ms. Kassel stated there is a lot of uproar over it being poisonous. Actually, in terms
2193 of toxicity, it is very mild. There are a lot of other plants in Harmony, including many the
2194 CDD has planted over the years, like crotons and other plants, that are both in people's
2195 lawns that are a lot more toxic than a Royal Poinciana Tree. But because of the uproar
2196 over a potentially poisonous tree, there are lots of other plants more poisonous than
2197 Poinciana, but I wanted to ask the Board if they wanted to revisit the donation and the
2198 planting where we had proposed, which is going to Buck Lake, down that road to the
2199 parking lot on the right. Because it would be in a place where the sidewalks are far away,
2200 etc. That is what we discussed the last time. I wanted to know if, based on the concerns
2201 expressed by some of the residents whether we need to revisit this or not.

2202 Ms. Phillips asked can I ask one thing on this? You said there is an uproar, now I am
2203 unaware of this...have you been getting emails from residents?

2204 Ms. Kassel stated Facebook. I am just asking if this is an issue or not.

2205 Ms. Phillips stated I do not think so.

2206 Mr. Short asked do we know how much it costs to install and maintain it?

2207 Ms. Kassel answered pretty much zero.

2208 Ms. Kramer answered zero. Basically, we dig a hole and drop it in. If it lives, it lives.

2209 Ms. Phillips stated it is a little plant.

2210 Ms. Kramer stated it is not big, it is not tractor size.

2211 Ms. Kassel stated the question is does the Board want to revisit this, based on resident
2212 concerns?

2213 Ms. Kramer stated I am comfortable with it. Like I said, there a lot more toxic things,
2214 this is mild, and this is out of the way and away from things.

2215 Mr. Leet stated well maybe to help illustrate that. Maybe just for the meeting agenda
2216 package next month, here is exactly where on the map.

2217 Ms. Phillips stated well this is where I think if we had been able to put something out
2218 there after the meeting, that this was approved and it was going to be in this spot, and we
2219 are aware that it is toxic. But Iour hands are tied with the Sunshine Law.

2220 Mr. Leet stated and with the website there is a lot of, I guess, inertia, you know lots of
2221 ideas of ways it can be improved and everything, but it takes time to do that.

2222 Ms. Phillips stated just from an announcement point of view, even when the boats
2223 cannot go out because of the weather, or a maintenance issue.

Harmony CDD
December 15, 2022, meeting

2224 Mr. Leet stated if someone is already using social media and it is right there, that is
2225 going to be the easiest because we have people that want to send field service and
2226 maintenance requests through there, but the website has always been there, and it has
2227 always had seven years of all that.

2228 Ms. Kramer stated field services had their own Facebook page for a while and it got
2229 shut down by Facebook.

2230 Ms. Phillips stated oh.

2231 Ms. Kramer announced Supervisors' Requests.

2232 Ms. Kassel stated I just want, so just an answer.

2233 Ms. Kramer stated I did not hear a resounding desire to revisit.

2234 Ms. Kassel asked are we revisiting, or are we not revisiting?

2235 Mr. Israel asked would you like a map with the location?

2236 Mr. Short stated yes, sure. I mean, again, it is not that we are planning on taking any
2237 action, just a little informational.

2238 Mr. Israel stated understood.

2239 Mr. Perez asked so move forward planting?

2240 Ms. Kramer answered yes.

2241

2242 **ELEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

2243 Ms. Kramer stated in our workshop and then for the meeting after our workshop. I
2244 would like to discuss the reserve study and making sure it is complete with accurate
2245 numbers. That is a critical piece that we started a year and a half ago. And it needs to be
2246 finished.

2247 Ms. Kassel asked did they ever pay that?

2248 Ms. Kramer replied yes, they have been paid. I am not sure why, but they have been.
2249 And that is all we have. Are there any other Supervisor's requests for next month.

2250 Ms. Kassel asked I move to adjourn?

2251 Ms. Phillips asked well, will our workshop be like an all-day thing?

2252 Ms. Kassel replied no.

2253 Ms. Kramer replied no, it will just be a couple of hours.

2254 Mr. Leet stated I will not be there for an all-day thing.

2255 Ms. Kramer stated I cannot, our eyes will glaze over.

2256

2257

Harmony CDD
December 15, 2022, meeting

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TWELFTH ORDER OF BUSINESS

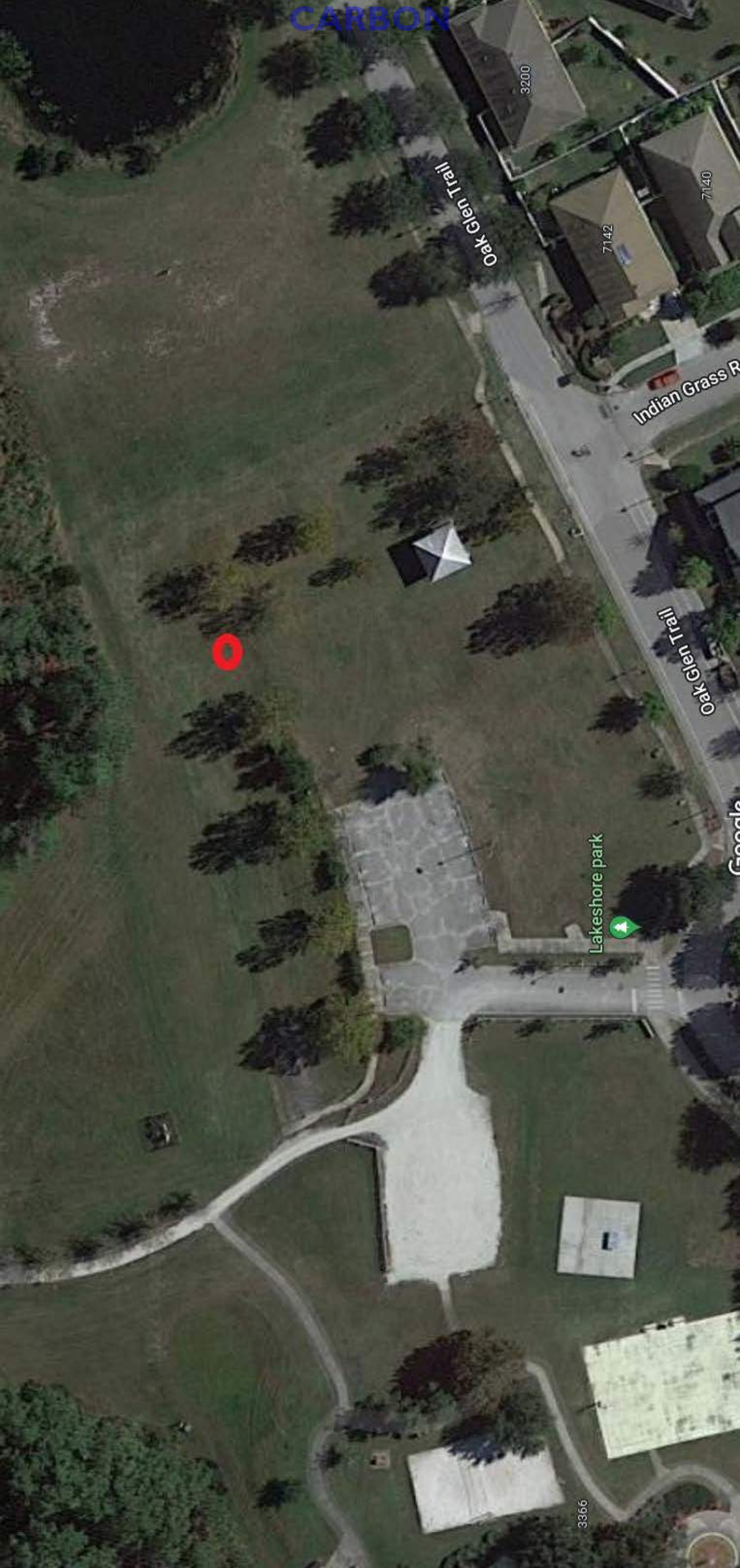
Adjournment

On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in favor, the meeting was adjourned at 9:18 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

CARBON



3200

Oak Glen Trail

7142

7140

Indian Grass R

Oak Glen Trail

Lakeshore park

3366

Google