

**CARBON**

Agenda 2023-08-24

# **Subsection 6A**

## **Minutes**

July 27, 2023

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Harmony CDD  
July 27, 2023, meeting

43 Supervisor Chokanis, here.

44

45 Supervisor Phillips, present.

46 Mr. Chokanis, Supervisor Leet is here and is-- Supervisor Kramer is possibly joining on  
47 Zoom but is away, so, either way, we do have a quorum.

48 Ms. Montagna, Is she not here yet then?

49 Mr. Chokanis, she's not on Zoom right now.

50 Ms. Montagna, when you see her, just announce it, please.

51 Mr. Chokanis, Okay.

52 Ms. Montagna, Thank you.

53 Mr. Chokanis, all right, so we do have a quorum. I will pull up my copy of the agenda here.

54 First, item after roll call is audience comments. Anyone that's here in the audience or on  
55 Zoom, you can have up to three minutes to address the Board. Let us know of your concerns. We  
56 might be able to address some of those items later in the meeting as they come up in the agenda,  
57 but either way, this is your chance to address the board as a whole. So, do we have, uh, any  
58 audience comments tonight?

59 Ms. Montagna, wow.

60

61 **SECOND ORDER OF BUSINESS**                      **Audience Comments on Agenda Items**

62

63 Finisia Boskey, okay, I have one. Oh, right up here.

64 Mr. Chokanis, if you'd like to.

65 Ms. Montagna, there's a chair right there, Dan.

66 Mr. Chokanis, okay, yes.

67 Ms. Montagna, if you come right up here to the microphone.

68

69 Mr. Chokanis, there is a.

70 Ms. Montagna, that way we can hear you for the record.

71 Ms. Boskey, oh, my voice is loud. You'll be able to hear me.

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- 72 Ms. Kassel, no, it has to go into the microphone.
- 73
- 74 Ms. Boskey, oh, okay.
- 75 Ms. Kassel, we can hear you, but the microphone has to be used. You need to state your  
76 name and your address.  
77
- 78 Ms. Boskey, okay.
- 79
- 80 Ms. Kassel: And then you.
- 81 Ms. Boskey, 6805 Sundrop Street.
- 82 Ms. Montagna, Vivian?
- 83 Ms. Boskey, no, Finisia. F as in Frank. I-N-I-S-I-A.
- 84 Ms. Montagna, Okay.
- 85 Ms. Boskey, last name, Boskey, B as in boy, O-S-K-E Y.
- 86 Ms. Kassel: Address?
- 87 Ms. Boskey, 6805 Sundrop Street. Owner.  
88
- 89 Mr. Chokanis, mm-hmm.
- 90 Ms. Montagna, okay.
- 91 Ms. Boskey, isn't that important?
- 92 Ms. Montagna, it could be.
- 93 Ms. Boskey, but this is basically for owners.
- 94 Ms. Montagna, this is for anyone who lives in the District.  
95
- 96 Ms. Montagna, renters, and there's a map.
- 97 Ms. Boskey, right, those that pay for the CDD, they're the owners, correct?
- 98
- 99 Ms. Montana, exactly, yeah.

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100 Ms. Kassel, well, the renters may pay through their rent, but this is also open to the public,  
101 so anyone.

102 Ms. Boskey, yes, that's fine, open to the public, but basically has to do with the owners that  
103 are actually paying the CDD.

104 Angel: Okay.  
105

106 Ms. Boskey, okay, Thank you.  
107

108 Ms. Montagna, sure.

109 Ms. Boskey, okay, this is the first meeting I've attended even though I've been living here for  
110 about seven years.

111 Mr. Chokanis, well, thank you for coming.

112 Ms. Boskey, yeah, [laughs] I usually read the minutes that are, you know, posted later. My  
113 question is just exactly what is this CDD that we are paying? Who started it?

114 Ms. Montagna, can I address that?

115 Mr. Chokanis, okay, well, you have up to three minutes. Is there anything else you wanted  
116 to-- I mean, this-this-- it doesn't really work as a back and forth. Those can be stretched, and we  
117 got a bunch of people, a bunch of items.

118 Ms. Montagna, okay, basically, that's what I really wanna know. Who started the CDD, and  
119 why are we paying for it?

120 Ms. Kassel: sure, and it was I think in the minutes from last the meeting.  
121

122 Ms. Boskey, mm-hmm.  
123

124 Ms. Kassel, we discussed that, right?  
125

126 Ms. Montagna, yeah.

127 Ms. Kassel, so just in case anybody else has the same concern after we get all the questions  
128 and comments, I'll address that.

129 Mr. Chokanis, okay, all right. So, yeah, we've known that. Supervisor Kassel will give a  
130 synopsis of that. Were there any other comments you'd like to have or any other comments from  
131 any other.

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132 Ms. Boskey, no. I'm sure there will probably be more, but that was the basic question we  
133 wanted to know about.  
134

135 Mr. Chokanis, okay.

136 Ms. Kassel, just so you know, this is audience comments, so we don't take comments during  
137 the rest of the meeting.

138 Ms. Boskey, right.  
139

140 Ms. Kassel, this is the time.  
141

142 Ms. Boskey, I understand.  
143

144 Ms. Kassel, okay.  
145

146 Ms. Boskey, yeah, so I'll have to keep attending meetings if I want to make more comments.

147 Ms. Montagna, well, you can always call any of us.  
148

149 Mr. Chokanis, yeah, any of us.  
150

151 Ms. Montagna, you can call or email any of us at any time.

152 Mr. Chokanis, right. What's special about this, once a month, we have these public meetings,  
153 so anyone can address the entire Board, Staff, and everything else at once. Your lines of  
154 communication are always open to us. Email will be the best.

155 Ms. Boskey, well, I've seen the lines of communication on Facebook. You know, and.

156 Ms. Montagna, I wouldn't go by that.

157 Ms. Boskey, they're really not all that good. Well, it's fine.  
158

159 Mr. Chokanis, yeah. Facebook.

160 Ms. Kassel, Facebook is a private group.  
161

162 Ms. Boskey, yeah.

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- 163 Ms. Kassel: run by one individual, and it's not official for the CDD.
- 164 Ms. Bsokey, Yeah. Well, I see what goes back and forth, which is not good.  
165
- 166 Mr. Chokanis Right. Okay. Well, that.
- 167 Ms. Montagna, interesting, at best.
- 168 Ms. Boskey, okay, you can use that.
- 169 Participant 6, I'm not a member of that group, so I don't even see what is said.
- 170 Ms. Boskey, Well, it's the Harmony.
- 171  
172 Mr. Chokanis, Oh.
- 173  
174 Ms. Boskey, Residents Forum.  
175
- 176 Mr. Chokanis, right.
- 177 Participant 6: I know, but you have to apply for membership.
- 178 Mr. Chokanis, well, we're talking. Do you get a quick synopsis of what the CDD is right  
179 now?
- 180 Ms. Kassel, I can.
- 181  
182 Mr. Chokanis, I think we have a pretty short agenda.
- 183 Ms. Kassel, so the CDD, the concept of the CDD, Community Development District, is  
184 formed when developers want to approach the legislature, the state legislature to be able to pass  
185 off the cost of building roads and sewers and bringing electric in and all of that kind of thing.  
186 They wanted to pass the costs of, really, alleyways and things that they were big expenses for  
187 them.
- 188  
189 Ms. Boskey, mm-hmm.
- 190  
191 Ms. Kassel, to the owners, but not in the price of the house, through a bond that when you  
192 bought the house, you were obligated to pay. And those bonds carried interest.
- 193 Ms. Boskey, mm-hmm. I know.

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194  
195 Ms. Kassel: It was a way for the developer to kinda FOB the cost of development onto the  
196 homeowners through debt service. You know, some people could think of it as underhanded  
197 because most people don't really understand what it is. So fine. However, what the CDD Board  
198 does is make sure that our physical infrastructure, we have lots of facilities in the Community.  
199 We have two pools. We have boats. We have lakes and ponds we have to maintain. We have lots  
200 of landscaping. We have streetlights, and a lot of that irrigation has to be irrigated. We have lots  
201 of costs associated with all of these facilities. We also have to manage the policies for access to  
202 those facilities. This body maintains the physical and fiscal, the financial infrastructure that we  
203 were sort of handed over to us from the developer. Does that make sense?

204

205 Ms. Boskey, it does make sense. Yes.  
206

207 Ms. Kassel, mm-hmm. Okay.

208 Ms. Montagna, okay.

209 Mr. Luken, So can I ask a follow-up question on that?

210 Ms. Montagna, Um, no. Not.

211  
212 Mr. Chokanish, well, yeah. Well, so it was. Thank you.

213 Ms. Boskey, thank you.

214 Participant 4: Finisia.

215 Ms. Kassel, thank you, Finisia.

216 Ms. Kassel, we need this chair up here by the table. Do you mind putting it up by the table?

217  
218 Mr. Chokanis, yeah.  
219

220 Ms. Kassel: Do you mind putting it up?  
221

222 Mr. Chokanis, yeah, so back there, you had your hand come forward.

223 Ms. Kassel: There are Gentlemen, there are some more chairs in the second door in the  
224 garage, the second door on the left. If you want to bring out some more chairs, you can even set  
225 up behind us if you'd like. If you could state your name and your address, please.



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226 Mr. Lukens, 3317 Schoolhouse Road. If you pay off your bond, are there still additional  
227 dues and fees that you are and what are those?

228 Ms. Kassel, those are operations and maintenance.  
229

230 Mr. Lukens, correct. Yes.  
231

232 Participant 4, right?

233 Mr. Lukens, so I think.

234  
235 Ms. Kassel: So there is the debt service portion.  
236

237 Mr. Lukens, yep.

238  
239 Ms. Kassel, and then the debt service portion has a fixed interest on it, and eventually, it'll go  
240 away, and either. We have one bond, that's going to go away in 2032, and the other one's 2036.

241 Mr. Lukens, they're individual bonds, right, so you can pay off your own individual bonds?

242 Ms. Montagna, yes.  
243

244 Mr. Lukens, yeah.

245 Ms. Kassel, yes.

246 Mr. Luken, okay.

247 Ms. Kassel, and then you're saving the interest you would be paying off.  
248

249 Mr. Lukens, right.

250  
251 Ms. Kassel, through all those years?

252 Mr. Lukens, yep, yep, understood.

253 Ms. Kassel, but the operations and maintenance for- is for the regular upkeep.

254 Mr. Lukens, and what are those- what are those fixed costs in, monthly?

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255 Ms. Kassel, oh my goodness. They include everything from all the landscaping, the  
256 irrigation, the streetlights.

257 Mr. Lukens, no, what's the actual cost in dollars?  
258

259 Ms. Kassel, that's maintenance in dollars.

260 Ms. Montagna, they can change every.

261 Mr. Lukens, does it change annually, or does it change every month?

262 Ms. Montagna, no, no, it would be annual.

263 Mr. Lukens, yep.

264 Ms. Montagna, once we set the budget.  
265

266 Mr. Lukens, yep.  
267

268 Ms. Montagna, but that budget can change every year during the budget cycle.

269 Mr. Lukens, sure, yeah, absolutely.

270 Ms. Montagna, no, once it's fixed, they're going to adopt their budget next month. Once that  
271 budget is set, that's what it is.

272 Mr. Lukens, and what are they this year, monthly?

273 Ms. Montagna, I don't know. I'd have to look at your.

274 Mr. Chokanis, yeah, there's actually an entire chart. It varies by the.  
275

276 Ms. Montagna, mm-hmm.  
277  
278

279 Mr. Chokanis, mostly by property size, and it's actually broken down to what the  
280 ongoing, operations and maintenance is compared to the bond service.

281 Mr. Lukens, and where can we find that?  
282

283 Mr. Chokanis, uh, it's.

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284  
285 Ms. Montagna, the Agenda.  
286

287 Mr. Chokanis, yeah.

288 Ms. Kassel, it's in the agenda.  
289

290 Mr. Lukens, okay.  
291

292 Ms. Kassel, okay.

293 Mr. Chokanis, all right, you can have this copy. That was the last eight years that we.  
294

295 Ms. Montagna, but that's not.  
296

297 Ms. Kassel, that's not.  
298

299 Mr. Chokanis, okay, but the.

300 Ms. Montagna, yeah. What you can do is you can. It's hard to differentiate on the sheet that's  
301 in the budget. So, what you can do is you can email me or call our office. The Assessment  
302 Department will get your address. They'll look it up, and they'll tell you exactly what you are  
303 paying for your debt.

304  
305 Mr. Lukens, mm-hmm.

306  
307 Ms. Montagna, and then they'll tell you what the operation and maintenance is.

308 Mr. Lukens, awesome.

309 Ms. Kassel, yeah. Do you even know? Do you have any idea of what your neighborhood is?  
310 Like, you know, there is like A1, B.

311 Mr. Lukens, Schoolhouse Road.

312 Ms. Kassel, I think you're in C1. Do you know your lot width? 80 feet?

313 Mr. Lukens, I'm not sure off the top of my head, no.

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314 Ms. Kassel, so your operations and maintenance was \$1,847, and it's going to be, well, if we  
315 pass the budget, \$2,133.

316 Mr. Lukens, for the year?  
317

318 Mr. Chokanis, yes.

319 Ms. Montagna, that's annual. It's all annual, and it's collected on your tax bill.

320 Mr. Lukens, okay. The only other follow-up question I had is what is the standard form of  
321 communication? We mentioned that the Facebook group is not official, but I'm not getting at  
322 least, and maybe it's 'cause I'm not signed up for something, but, like, in the instance of the-the  
323 road paving, for example, like, we didn't get any notifications about what dates were, things were  
324 happening, and when we need to be prepared and.

325 Ms. Montagna, CDDs are public.  
326

327 Mr. Lukens, uh-huh.  
328

329 Ms. Montagna, so we don't have any residential information on any resident. That's more of an  
330 HOA because they're private because you're then subject to public records laws. Anything that  
331 we put out would be on the CDD website. As far as the alleyway paving, the residents that were  
332 on those specific alleyways got notifications.

333 Mr. Lukens, how?

334  
335 Ms. Montagna, but the rest, I think what they do, put them in their mailboxes and.

336  
337 Mr. Chokanis, they were supposed to have. Um, we understand that there were some.

338 Ms. Montagna, there were some people who did not get them, but.

339  
340 Mr. Luken, yeah.  
341

342 Ms. Montagna, that's how it should have gone.

343 Homeowner 5: It's illegal to put notifications in a mailbox.  
344

345 Ms. Kassel: Well.

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346 Ms. Montagna, in their mailbox.

347 Ms. Kassel, unless it's mailed.

348 Ms. Montagna, correct.

349

350 Mr. Chokanis, all right. It was supposed to be on the door.

351 Ms. Kassel, it was supposed to go on the door.

352 Ms. Montagna, and the door.

353

354 Mr. Chokanis, door hangers.

355

356 Ms. Boskey, yeah, that's I think what we. Yeah.

357 Ms. Kassel, unfortunately, the whole process and this is just my personal opinion. It's not the  
358 opinion of the Board, that I don't feel was handled very well.

359

360 Mr. Lukens, that's not consequential for me. It was just an example. I'm just trying to figure  
361 out how can I get better informed about whether it's through email or through mail or whatever.

362

363 Ms. Montagna, the CDD website.

364 Ms. Kassel, Harmonycdd.org.

365

366 Mr. Lukens, only the website.

367

368 Ms. Kassel, we do not send out emails.

369

370 Mr. Lukens, so there's no proactive communication. That's only.

371 Ms. Kassel, we can't.

372

373 Mr. Chokanis, well, there are notices like the issue that we're going to be addressing later with  
374 the budget adoption, was originally going to be tonight. And just the official notification for that  
375 is through the US Postal Service.

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376 Ms. Montagna, correct.  
377

378 Mr. Chokanis, so you'd be getting that official notification of, "Here's where the budget is.  
379 Public meeting, 6:00 PM. Here's where to show up." Since there were issues with that getting to  
380 everybody, we're now needing to delay it to the 24th of August. So as far as, you know, official  
381 communication, there are those mailers that go out for, the budget announcements. There are  
382 also notifications in, I believe, the *Osceola News Gazette* as, you know, a public newspaper that  
383 we put, you know, announcements for each monthly meeting.

384

385 Mr. Lukens, could email be a possibility? I mean, could you do a list search?

386 Ms. Kassel, so, you can- you can email any of us, and you can email the district manager,  
387 Angel.  
388

389 Mr. Lukens, yup.

390  
391 Ms. Kassel, we only respond to you individually. We can copy Angel, but we can't copy all  
392 because we are bound by Sunshine Laws, so we can't meet in private, which that's what it would  
393 constitute.  
394

395 Mr. Lukens, okay.

396  
397 Ms. Kassel, so there is no. And we have a brand-new website, which has a lot of wrinkles, to  
398 start with, but hopefully, we'll be able to post some notifications.

399  
400 Ms. Montagna, mm-hmm.  
401

402 Ms. Kassel, and then hopefully, one board member or another can post something  
403 somewhere. Unfortunately, not everybody's on Facebook, so just something to let people need to  
404 go.

405  
406 Mr. Lukens, yeah, I'm not on Facebook.

407 Ms. Kassel, to the [harmonyccd.org](http://harmonyccd.org).

408  
409 Mr. Lukens, yup.

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410

411 Ms. Kassel, the website because there's some news or whatever.

412

413 Mr. Lukens, mm-hmm.

414

415 Ms. Kassel, but we have gone over this a hundred times through our attorney, with the district  
416 manager, about being able to communicate.

417

418 Participant 9, so I would also recommend the meeting minutes are, like, really short and  
419 sweet. So, if you're able to log onto the.

420

421 Ms. Montagna, really?

422

423 Ms. Kassel, what?

424

425 Ms. Montagna, which ones are you looking at?

426

427 Participant 9, I mean, well, I mean, they're easy to kind of filter through and look for your  
428 one.

429

430 Ms. Montagna, mm-hmm.

431

432 Participant 9, like, you know, there's the roading, the paving. So, if you saw that, you'd be like  
433 maybe reach out to Angel and say, "Hey, when's this going on because I'm in an alley." Right?  
434

435

Mr. Lukens, okay.

436

437 Participant 9, so I would just recommend that. I try to post stuff on Facebook, but I get a little  
438 bash on there, but I try to inform people of what's going on because I know not everyone comes  
439 to this meeting and not everyone gets on Zoom. And so, it's a little wishy-washy, but we're trying  
440 to do.

441

442 Mr. Lukens, thank you.

443

Mr. Chokanis, the best we can.

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444 Ms. Montagna, of course.

445  
446 Mr. Chokanis, do we have any other comments from the audience here? I see some other  
447 people join on Zoom, so we're still in the audience comments portion. Maybe back there with.

448 Ms. Sledz, Can I just speak from here and yell?  
449

450 Mr. Chokanis, I will be really, yeah.

451 Ms. Kassel, people will make room to get you there.

452 Ms. Sledz, all of you have heard it, but I really do want it official on the record, because I sent  
453 it to all of you.

454 Ms. Montagna, what's your name?

455 Ms. Sledz, Mary Jane Sledz, 3181 Songbird Circle. I guess I've been doing budgets a long  
456 time, and the budget that was sent out doesn't have any explanation as to all these increases four  
457 times as much, three double on some lines. And because there's no communication being able to  
458 be discussed, how are you going to communicate that to people who are interested? With.

459 Ms. Kassel: It's been in the minutes, so we had. I'm sorry.

460 Mr. Chokanis, what else? You have three minutes. Go ahead and, um.

461 Ms. Sledz, I was here at the last meeting for maybe half the meeting and like I said, I didn't  
462 get it, the letter originally. Multiple people in their community at 55-plus didn't get it.

463 Ms. Montagna, we're going to address that. It's on the agenda. We're going to address that.

464 Ms. Sledz, okay. And you also need to make sure that the 55-plus community, if you're at  
465 putting stuff out on Facebook, like this information today about the August 24th, I didn't know  
466 about it.

467 Ms. Montagna, it's on the website.

468 Participant 4, it's on your Facebook page.

469 Ms. Sledz, no, but that's what I'm saying. There's got to be if we're CDD paying.

470 Ms. Montagna, all the meetings are posted on the website, the whole annual meetings.

471 Ms. Sledz, no, no, no. I know that, but there was a notice today about the change of the  
472 budget.

473 Ms. Kassel: It just happened this week.



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474 Ms. Sledz, I know, but we didn't know that. Um.

475 Ms. Kassel: It was posted on Facebook.

476 Ms. Sledz: That's how I found out, was because my husband called me to tell me it was on  
477 Facebook. So, if we're going to communicate that way, the 55-plus people need whether I'll be  
478 volunteering to post what you want me to post on it so that people in our community can get that  
479 because like I said, they didn't get a lot of the letters. But my concern is the multiple line items  
480 where like landscaping, and no offense to the landscaper, but the irrigation, the continuous  
481 upping of additional bids and not sending the entire irrigation system out for bid instead of this  
482 piecemealing that we're doing, is very frustrating to many of the people in our-our community in  
483 the 55-plus 'cause a lot of people here live on fixed incomes. So, I just want to make my point  
484 that I did send it to all of the members, the supervisors, about the double, the triple, and the  
485 quadruple line items that are on here, and they need explanation.

486 Ms. Kassel, and I did respond twice.

487 Ms. Sledz, you did?

488 Ms. Kassel, I did. And you.

489 Participant 4, I responded.

490 Ms. Kassel, did respond to me once, and I sent you a link to set up a meeting.

491 Ms. Sledz, no. I can show you my email. The only person I got it was from Kerul.

492 Ms. Kassel, that's me.

493 Ms. Sledz, oh, I'm sorry. I didn't know that. Yes.

494 Ms. Montagna, and I responded.

495 Ms. Sledz, and I sent you a response. I responded that we'll set up a time because there are  
496 other people in our community who would like to do that.

497 Ms. Kassel, and I sent you a calendar link so that you can interface with all your people, and  
498 you can choose a date and a time.

499 Ms. Sledz, Okay. There aren't many in August, but there are a few. Perfect.

500 Participant 7, the other thing I was going to point out because I was looking at your things too  
501 so that I could explain them if you answered my email, is I think you were picking up the  
502 projected line to the 2024 budget rather than the 2023 budget.

503 Ms. Sledz, yeah, 2023 versus the 2024.

504 Participant 7, the budget?

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505 Ms. Sledz, mm-hmm.

506 Participant 7, the one you said.

507 Ms. Sledz, well, the projected. The projected 2023.

508 Participant 7, On some of them, what happened in brief, I'll just tell you this, some of them,  
509 we didn't spend the money in 2023 'cause other things happened, so it's back on the budget for  
510 2024.

511 Ms. Sledz, okay, so the only person I got an email from is you and you.

512 Participant 7, And I emailed you.

513 Ms. Sledz, I don't have it.

514 Participant 7, well, I'm sorry 'cause I did email you back.

515 Ms. Sledz, I will send you some dates because I know there's a bunch of us that are here from  
516 the group that wanted to participate.

517 Ms. Kassel, and if there's no dates, you know can you just send me some proposed dates?

518 Ms. Sledz, okay.

519  
520 Ms. Kassel, I'm away from the 18th to the 28th of August, but I'm available after that.

521 Ms. Sledz, so the first couple weeks in August?

522 Ms. Kassel, Yeah.

523 Ms. Sledz, okay.

524  
525 Ms. Kassel, Um, but I did respond without the landscaping because we had to go through bid  
526 process. We were required by a state statute, and we hired our old landscaper who had increased  
527 his price because he was promising that he'd be better, but he wasn't better. So, we had to go  
528 back to bid again, and then we got Benchmark, and Benchmark's bid was much higher, but they  
529 were still pretty much the lowest bid. So that's why our landscaping is higher. And then the  
530 irrigation thing is because our irrigation system was mostly turned off and because lots of things  
531 were broken.

532 Ms. Sledz, right.  
533

534 Ms. Kassel, and so over the last, you know, 10 years, instead of repairing, areas were just  
535 turned off.

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536

537 Mr. Chokanis, but maybe.

538

539 Ms. Kassel, now they're responsible for maintaining our landscaping, and unless they are  
540 responsible for fixing and maintaining the irrigation, they will not guarantee our landscaping.

541

542 Mr. Chokanis, yeah.

543

544 Ms. Kassel, so we're kind of in a bind.

545 Participant 9, I'll say that was an intentional choice of the Board because in years past, having  
546 the irrigation done separately or even managed by field services could be a potential source of  
547 conflict and actually did lead to legal action between the landscaper and the CDD who had been,  
548 at the time, responsible for irrigation. So based on that factors, it was a conscious choice of this  
549 Board to, kind of when we're doing this bidding, include the irrigation with that, and that, you  
550 know, removes a potential pain point of having a conflict between, you know, landscapers and  
551 irrigation providers.

552 Ms. Sledz, I understand. It just seems like every time I look at the minutes or I come to a  
553 meeting, it's 20,000. It's 65,000. It's 40,000.

554 Ms. Montagna, it's like a 20-plus-year-old irrigation system.

555 Ms. Sledz, no, I get it.

556

557 Ms. Montagna, yeah.

558

559 Ms. Sledz, but then there should be a process.

560

561 Ms. Kassel, Finally fixed.

562

563 Ms. Sledz, to.

564

565 Mr. Lukens, okay, well.

566

567 Ms. Sledz, slowly go and fix it over so many years. It just seems like it's all being  
568 piecemealed.

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569 Participant 7, well, we're- well, we're having Hugo because when there's a pipe broken  
570 underground, all that water's pouring out.  
571

572 Ms. Sledz, mm-hmm.  
573

574 Participant 7, and so he has to fix it.  
575

576 Ms. Sledz, yeah.

577 Participant 7, but if he fixes that one but not the next one, the water's just going to pour out of  
578 the ground there, and they're finding it as they go along. It's not something that we knew all of it  
579 in the beginning.

580 Ms. Kassel, and we can't do a little this year and a little next year because it's all broken  
581 because it's 20 years old. It's like.

582 Participant 7, but our water.

583 Ms. Kassel, and then we replace this.

584 Participant 7, unless we're done.

585 Ms. Sledz, sorry.

586 Mr. Chokanis let's end on that note. Thank you. Anyone else would like to, uh, address the  
587 Board?

588 Mr. Cresham, yes, please.

589 Ms. Kassel, please come.

590 Ms. Kassel, we have a microphone.

591 Mr. Cresham, yep. I got it. Mike Cresham, over in Enclaves at 7417 Wingspan Way. Mainly  
592 just maintenance questions. So, on your way in the neighborhood, I'm sure everybody that lives  
593 back here knows the two drainage inlets just west of Feather Grass have been clogged for like six  
594 months. Every time it rains.

595 Ms. Montagna, West of where? I'm sorry.

596 Mr. Cresham, Feather Grass Drive.

597 Participant 4, On 5 Oaks?

598 Mr. Cresham, in between Feather Grass and the driveway to the turf maintenance facility.

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599 Participant 4, is this the one you fixed today?

600 Ms. Montagna, it's Feather Grass and the golf maintenance.

601

602 Mr. Chokanis, well, yeah. Please, you know, I have your three minutes, so is that your only  
603 concern or it's what it was?

604 Mr. Cresham, no, I've got more, but I don't think it's been addressed. I didn't see anybody out  
605 there working on it today, and it comes up every time it rains.

606 Ms. Montagna, we can't hear you.

607 Mr. Cresham, the two drainage inlets as you're on your way in right up here west of Feather  
608 Grass Road, they never drain, so there's only a lake on the road whenever it rains.

609 Homeowner 5, One of them cleared backwards so it doesn't work.

610 Mr. Cresham, so that's one thing. The other question that maybe we can answer when we get  
611 into the agenda is what's going on with Billy's Trail and north of it? I see that there's a contractor  
612 that tapped into our water main. I'm not sure if that's Toho, if that's a future development that's  
613 part of Harmony up there, which if it is, cool, um, if not.

614 Ms. Kassel, It is.

615 Mr. Cresham, is the Billy's Trail an easement? Why was it called Billy's Trail? Is it owned by  
616 Harmony?

617 Ms. Kassel, reach out to us because we can't answer all those questions tonight, but reach out  
618 to any of us. Our emails are on [harmonyccd.org](http://harmonyccd.org).

619

620 Mr. Cresham, mm-hmm.

621

622 Ms. Kassel, I'll give you my.

623 Mr. Cresham, so can I get everybody's emails before we leave today, or is it going to be in the  
624 agenda or in the minute?

625 Ms. Montagna, they're all on the website. If you just go under Contacts.

626 Ms. Kassel, here. You can take a picture of this.

627 Ms. Montagna, them and then here's mine.

628 Ms. Kassel, they're right here.

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629 Mr. Cresham, oh, perfect. Thank you.

630 Ms. Montagna, yeah. And here's my card. I don't know if you have it or not.

631 Supervisor Kassel, this is on my CDD address, but.

632

633 Mr. Cresham, okay.

634 Participant 4, Kerul is the expert on that. She knows that trail back and forth.

635 Mr. Cresham, oh, I was just walking in. I'm wondering, I'm like, "Is this an easement? Who's  
636 paying for all this?"

637

638 Ms. Montagna, yeah.

639

640 Mr. Cresham, we've got thousands of feet of water main that are going up there. Anyways,  
641 while we're on pipe, I know we mentioned irrigation. It's 20 years old. It's broken. This, that, and  
642 the other thing is whoever installed it on a warranty, if it's 20 years old, then, you know, I  
643 understand we're the ones that are here now, but we're all paying for it when everybody else 20  
644 years prior didn't do their due diligence.

645

646 Participant 4, right.

647

648 Mr. Cresham, so, um.

649

650 Participant 4, developer.

651

652 Mr. Cresham, that would be my question. Is it really on the homeowners to be liable for  
653 paying for broken pieces of pipe?

654 Ms. Montagna, unfortunately, yes. And just so, which we'll get into it later. The Board was  
655 just notified today. I sent the email out. You know, the Board just paid to have some clocks and  
656 stuff installed. On the 20th, they were all installed. On the 27th, they were vandalized. So now,  
657 we've got that subject that's going to come up today too.

658 Ms. Kassel, rain sensors or clocks? Just the rain sensors.

659

660 Ms. Montagna, it was.

661 Mr. Cresham, I'm unaware of that.

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662 Ms. Montagna, oh, I have it. I'll pull it up. Go ahead.

663 Mr. Chokanis, I saw the pictures.

664

665 Ms. Montagna, yeah.

666 Ms. Kassel, we have just got the mail of.

667 Ms. Montagna, so we just found that out today. Again, I don't know how much it cost. I found  
668 out on our way here, and I emailed it to everyone. So that again too, when stuff's put in and  
669 stuff's been vandalized, this isn't the first time either, when new stuff has been put in.

670 Mr. Cresham, so when we go to put stuff in like clocks.

671

672 Ms. Montagna, mm-hmm.

673

674 Mr. Cresham, or the fence replacement, how does that go about? Is that brought to forum, and  
675 we decide, or is it just, "Hey, we got we want some clocks, so we're gonna spend the money?"

676

677 Ms. Kassel, no.

678 Ms. Montagna, no. It is brought here, explained. You know, you don't want vegetation to die,  
679 right? Because then, you look around, and you've got all this dead turf and everything. So, the  
680 only thing that is done immediately off the cuff without coming to the board.

681 Mr. Cresham, you mean timers for irrigation?

682

683 Mr. Chokanis, yeah.

684 Ms. Montagna, correct.

685 Mr. Cresham, okay. I thought you were talking about clock towers.

686 Ms. Montagna, oh, no, no, no, no, no, no.

687 Mr. Chokanis, so that's a good point anyway.

688 Ms. Montagna, no, no.

689 Mr. Chokanis, it's being ingrained with all of us. Yeah.

690 Mr. Cresham, sorry, you mean timers. I thought.

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691 Mr. Chokanis, yeah.

692 Ms. Montagna, sorry.

693 Mr. Cresham, the other thing, I noticed there's a couple of double bollards around the  
694 sidewalks around here. Did anybody check if those are compliant 'cause you can't fit a double-  
695 wide stroller between those bollards?

696 Ms. Kassel, what bollards? Where?

697 Ms. Montagna, which ones are they?

698 Mr. Cresham, the post mounted.

699 Ms. Montagna, mm-hmm. They are.  
700  
701

702 Mr. Cresham, they just put them in around here. They're the black poles that you put in a  
703 sidewalk.

704 Mr. Chokanis, you can't drive your car.

705 Ms. Montagna, oh, your golf cart.

706 Ms. Kassel, I don't know who installed them. We didn't do it.

707 Ms. Montagna, on the boardwalks?

708  
709 Participant 4, we have no idea who installed them.

710 Mr. Cresham, presumably, it's for golf carts, but you could achieve the same thing with one  
711 bollard.  
712

713 Ms. Montagna, where?

714 Ms. Kassel, where are these?

715 Mr. Cresham, sidewalks, here and on the sidewalk.

716 Ms. Kassel, that's your HOA, is my guess because we didn't do it.

717 Mr. Cresham, okay, thank you. Um, am I okay on time?  
718

719 Mr. Chokanis, okay. Well.



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720

721 Mr. Cresham, I have real issues and stuff.

722 Mr. Chokanis, right, and I understand. The only reason we try and, you know, limit the back  
723 and forth is 'cause just I have respect for everyone's time, but, you know, please continue.

724 Mr. Cresham; yep. So, the status of the main pool, bathrooms, and locker rooms up there,  
725 they are terrible. I think it's probably already been a topic of discussion, so we don't need to harp  
726 on it, but every time I go up there, it smells like pee. All the bathrooms and the toilets are  
727 clogged in both the men's and women's.

728 Ms. Montagna, in which pool?

729 Mr. Cresham, the main pool. So, I live in Enclaves.

730 Ms. Montagna, Ashley Park?

731 Mr. Cresham, which brings me to my next point. But, yes, this pool right here up at the  
732 entrance, by the golf floor shop.

733

734 Ms. Montagna, wwim club.

735 Ms. Kassel, yeah. Swim club.

736

737 Ms. Montagna, okay.

738

739 Mr. Cresham, Um.

740

741 Homeowner 4, Well, and along with the enclaves, with us paying to be able to use that pool as  
742 well, can't we remodel those, if we have more money from a whole brand new community going  
743 towards that?

744

745 Ms. Kassel, no. We don't.

746 Ms. Montagna, that money's been coming in.

747 Ms. Kassel, we don't get more money from a new community, unfortunately.

748 Ms. Montagna, yeah. No. It's always been coming from day one.

749 Ms. Kassel, the developer was paying for it before you homeowners were paying for it, so  
750 we're not getting any extra money, unfortunately.

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- 751 Homeowner 4, so where's the money been going?
- 752 Ms. Kassel, same place it's been going, to all our expenses.
- 753 Ms. Montagna, so swim club bathrooms.  
754
- 755 Mr. Cresham, yes.
- 756  
757 Ms. Montagna, okay. Got that.
- 758 Ms. Kassel, That's a great idea.
- 759 Mr. Cresham, uh.
- 760 Ms. Kassel, yeah. Except it's another expense.  
761
- 762 Participant 4, well, yes, but we can start saving money for it.
- 763 Mr. Cresham, so we mentioned lakes, sidewalks, roads, all that stuff. That's why I was  
764 harping on the drainage, the sidewalks on the trail, which is a lovely trail. Is the lake lookout  
765 being demolished, or we gonna upkeep that, or what's the status of that area back there?
- 766 Ms. Kassel: I'm happy to discuss that with you because this really isn't a back-and-forth.
- 767 Mr. Cresham, okay. Yep. You don't have to respond. I'm just putting questions out there.  
768 That's fine.
- 769 Ms. Kassel: My card is right there for you if you'd like it.  
770
- 771 Mr. Cresham, um.
- 772 Ms. Montagna, so lake Lookout?
- 773 Mr. Cresham, yes, ma'am.  
774
- 775 Ms. Montagna, okay.  
776
- 777 Mr. Cresham, sidewalks pool, Billy Trail.
- 778 Homeowner 5, do you have a gym in there? You don't have a gym in there?
- 779 Ms. Montagna, we don't manage the gym.

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780 Ms. Kassel, it's not us.

781 Homeowner 5, you don't. Who manages the gym?

782 Ms. Kassel, the owner of the gym, which is the owner of the clubhouse, I believe.

783

784 Mr. Chokanis, and the golf course, I believe.

785 Ms. Montagna, that's where you go to get your access, is the golf-golf course or clubhouse.

786 Homeowner 5, maybe the ones that ask.

787 Ms. Kassel, they approach them.

788

789 Mr. Cresham, so that.

790

791 Mr. Chokanis, Mike. The gym is owned and operated by an individual.

792

793 Mr. Cresham, okay.

794

795 Mr. Chokanis, he lives here in the community.

796 Ms. Kassel, oh, Jamie Abel.

797 Ms. Montagna, Jamie Abel.

798 Ms. Kassel, but that's not us.

799

800 Lucas, he's the one you go to. We will help you and we'll direct you to him from the golf club.

801 Mr. Cresham, okay.

802

803 Mr. Chokanis, it's not us.

804

805 Mr. Cresham, thank you for clarifying.

806

807 Mr. Chokanis, okay. Mr. Cresham, do you have any other?

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808 Mr. Cresham, no, sir. I believe that was everything unless my wife has any, oh, the only  
809 comment I want to make is, thank you for sharing your card with me. I'll go on the website.

810 Ms. Kassel, of course.

811 Ms. Montagna, my card is right here.

812 Mr. Cresham, oh, thank you. We're all saying Facebook's not our line of communication, so at  
813 least everybody in this room that's here and you guys, let's not use it as our line of  
814 communication then.  
815

816 Ms. Montagna, yeah, please.  
817

818 Mr. Cresham, and that's why I want to get on the website, get everybody's emails, because  
819 that's the best form of communication instead of the back and forth over the crap on Facebook.

820 Ms. Montagna, it is, and also, if I can just let everyone know, we have just, developed a new  
821 website, the old one points to the new one, but we're still adding stuff to that website. The  
822 Board's gonna have input of what they want on there. You'll see a lot more Community news or  
823 things of that nature. Just what you see on there now, you may not see any news, per se, on there,  
824 but it will be put on there.

825 Mr. Lukens, this is a public situation and he's emailing you separately about some of the  
826 issues that we've discussed here. How will I know about those issues and if they get resolved,  
827 how will that be communicated to everyone here in this room?

828 Ms. Kassel, pretty much, everything that has been brought up, has been discussed at the May  
829 meeting, about the budget at the June meeting.

830 Mr. Lukens, but going forward, though. That's fine.

831 Ms. Montagna, it'll be in the minutes. It's on the recording. It'll be in the minutes.

832 Ms. Kassel, I think he means if he.

833 Mr. Lukens, no, but I mean, if he emails you, how do I know about what your response is to  
834 him?

835 Homeowner 5, yes, because he has a lot of good questions. Back to us.

836 Ms. Montagna okay. Everybody, we have to talk one at a time because the recording can't  
837 pick up everybody talking at one time, and we have to be able to do the minutes. There is not a  
838 mechanism for me to provide all of his answers to you, to you, to you.

839 Mr. Lukens, we need a forum for that. So, Facebook isn't good because it becomes this, you  
840 know, evil thing that everyone gets on. And I don't.

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841 Ms. Montagna, it's not evil. You can communicate on Facebook all you'd like. The problem  
842 is.

843 Mr. Lukens, it's not official. We need something official.

844 Ms. Montagna, no. It's not official. That's what the minutes are for on the website.

845 Ms. Kassel, you need an official page that doesn't allow comments?

846 Mr. Chokanis, so, I'll speak to that. Part of the issue, again, is Sunshine Law. The only forum  
847 where us, as a Board, can discuss anything at the same time is in a publicly announced meeting.  
848 So, everyone that wants to can come and hear about that.

849 Mr. Cresham, but you can talk separately with individuals.

850 Ms. Montagna, mm-hmm.

851 Mr. Chokanis, yes. As much as you want.  
852

853 Ms. Montagna, yeah.

854 Ms. Kassel, we cannot, like Lucas had some, he did a lot of work on going over the last budget  
855 numbers for the last several years. He's not supposed to send that to me. He sent that to Angel,  
856 who then forwarded it to me to put on the computer to show during the meeting once.

857  
858 Ms. Montagna, correct.

859 Mr. Chokanis, we got to that point. The Sunshine Law, if you, that's a rabbit hole you can go  
860 down. There are some horror stories of people going to jail.

861  
862 Ms. Montagna, oh yeah.

863  
864 Mr. Chokanis, because they talked about something that was, um, district business, whatever  
865 government entity they were a part of. So, it's something that is taken very seriously.

866 Ms. Montagna, it's crappy.

867 Mr. Cresham, yes, as residents, we have to find our own method.

868  
869 Ms. Boskey, oh, I was just going to say that email.

870 Ms. Montagna, it is. You're right.

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871 Mr. Chokanis, the meetings here are where we'd be held accountable. So, if you're emailing  
872 us and we're not answering you, know, your, uh, recourse is you can come to the meeting and  
873 call us out on it.

874  
875 Mr. Cresham, mm-hmm.  
876

877 Mr. Chokanis, and it's on the public record for everyone here if, you know, we've been  
878 ignoring you or not.

879 Mr. Cresham, it shouldn't be this hard. To be a resident, it should not be this hard.

880 Homeowner 5, is there a way to create a CDD Facebook comments?

881 Ms. Montagna, okay. One at a time. One at a time.

882 Mr. Chokanis, okay.

883 Ms. Boskey, and we are the audience comments?

884 Mr. Cresham, I have one more comment.

885 Ms. Montagna, okay.

886 Mr. Cresham, I have one more comment. Thank you, so this the issue from Mr. Lukens  
887 earlier, the comment of, you know, not being able to have, people commenting on it is that's a  
888 key part of it. So maybe as we're, you know, refining the new website, there is a good way that  
889 we can. If there is something that's, you know I was single-handedly updating this website  
890 before, and I'd be putting, as best as I could, updates on the paving project on the front page.  
891 There are definitely, you know, more, you know, cleaner ways of doing that. And if it is  
892 something like, you know, "Hey, we're going to have a budget workshop this coming May. If  
893 you want a rundown of what all the proposed budget changes are, item by item, this is the  
894 meeting you should come to and, you know, be able to take, you know, part in that."

895 Ms. Montagna, everything's public record. Everything here is public record. So, let's say I  
896 answered his questions, right? You can email me and go, "Hey, did you answer his 15 questions?  
897 Can I please have those answers?" Absolutely. And I can send them to you.

898  
899 Mr. Cresham, no, I totally understand.  
900

901 Ms. Montagna, yeah.  
902

903 Mr. Cresham. it's what happens outside of this room that is more challenging to me, and, you  
904 know, I'm saying.

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905 Ms. Montagna, understood.

906 Ms. Boskey, to us too. You know, I was as frustrated as you.  
907

908 Mr. Cresham, yeah.

909 Ms. Montagna, they can only meet every 30 days.

910  
911 Mr. Cresham, sure.  
912

913 Ms. Montagna, and can't do anything in between. So, again, it's also the process too, why it  
914 takes a little bit to get stuff done and all of that because we, as the management company and  
915 legal and engineer, we work for the Board. We don't have the authority to make any decisions  
916 outside of meetings because we work for the Board, which, in turn, you know, works for the  
917 residents. So, um, it's a trickle-trickle-down effect.

918  
919 David, yeah. And I will say I'm the Facebook guy, but I know it's not official, but there's still  
920 good information out there, whether or not you have to deal with, you know, the people that are  
921 disgruntled and don't like things around here and don't want to come to the meeting. So, I do try  
922 to post things to inform folks of what's going on. Uh, it's definitely not official like, you know,  
923 like Angel said, but there are some good things that you can get out of it and get aware of.

924 Ms. Boskey, did you know when you post something, you can turn off commenting?

925 David, oh, really?

926  
927 Ms. Kassel, we have thoughts?

928 Ms. Montagna, you're doing great. Just turn off the comments.

929  
930 David, all right. I'll do that next time.

931  
932 Mr. Chokanis, okay, Mr. Cresham, you said you had one more.

933 Mr. Cresham, just one more comment, um, and I stay off of Facebook. I don't do social  
934 media.

935 Homeowner 5: Neither do I.

936  
937 Mr. Cresham, but about the fence, so I work in construction. I measured it. I know what the

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938 exact linear footage is. The ballpark number of 200k to remove and replace is pretty accurate. I  
939 got a quote from a guy that already does work for me, doing commercial and right away  
940 working, doing exactly this stuff and remove and replace. His cost was 170,000. Now, if the  
941 maintenance facility crew can remove it at Harmony's cost, which is paid for, he said he could  
942 come in and do an installation for less than 100,000. So that does cut the cost in half. Do we still  
943 want to spend that money? That's up for everybody to decide whether we want the fence or not.  
944 Just to clear the air because everybody was questioning. I'm hearing word of mouth.  
945

946 Mr. Chokanis, yeah.  
947

948 Mr. Cresham, on the numbers and stuff, it was pretty close.

949 Mr. Chokanis, yeah.

950 Ms. Montagna, and by the way, Harmony field staff is removing it at obviously.

951 Mr. Chokanis, by cost.

952 Ms. Montagna, the district's cost by payroll.

953  
954 Mr. Cresham, the correspondence was from the county.

955 Ms. Montagna, of?

956 Mr. Chokanis, the violation.

957 Ms. Montagna, oh, the violation, yes.

958  
959 Mr. Cresham, what? Who? From whom?

960  
961 Ms. Kassel, the county code enforcement.

962 Ms. Montagna, the county code enforcement.

963 Homeowner 5, Code enforcement.

964 Ms. Boskey, what was the violation?

965 Ms. Montagna, someone called Code Enforcement.

966  
967 Ms. Kassel, it was falling apart and dirty.



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968 Ms. Montagna, yeah, and not only the CDD fence, I think they hit the golf course.

969 Mr. Chokanis, HOA.

970

971 Mr. Cresham, but we have the right to stand our ground. I mean, can we, it's not the whole  
972 length of the fence. It's like some small sections that I feel we wouldn't have to remove it all.

973 Ms. Montagna, but the problem that we have, again, going into a back and forth, but the  
974 problem that you have is that fence is.

975 Mr. Chokanis, 20 years.

976 Ms. Montagna, 20-something years old. Have you ever gone out and, like, looked at it up  
977 close?

978

979 Mr. Cresham, oh yeah.

980 Ms. Montagna, it's super chalky.

981

982 Mr. Cresham, I walked all of it. Yes.

983 Ms. Montagna, if you try and pressure wash it, it just.

984

985 Mr. Cresham, mm-hmm.

986

987 Ms. Montagna, disintegrates. So, we can't even piecemeal because that was the first option of  
988 the board, was.

989

990 Mr. Chokanis, it's been done in the past.

991 Homeowner 5, we can do a few.

992 Ms. Montagna, "Hey, let's go and put just the sections that need to be repaired." Well, if we  
993 did that, now this section's fallen apart, and then it was just a chain of effect. Besides going out  
994 there and hand washing it very lightly is the only way. The rest it's been out there so long. It's  
995 just I don't want to say that out loud.

996 Mr. Chokanis, to answer that question, there Angel brought it up. There are portions that are  
997 on golf course property.

998

999 Ms. Montagna, mm-hmm.

1000

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1001 Mr. Chokanis, there are portions that are on private developers' property. Like, I believe the  
1002 part that runs up along Harmony Square Drive is owned by that, property owner. It's the part  
1003 along the highway that's large part owned by the CDD. And for now, the East Entrance field staff  
1004 will be removing that. It's not required. We did look into that. We could rebuild it in the future if  
1005 there's, you know, widespread, you know, outreach and money in the budget to do that, but it's  
1006 not a hard requirement. So, we are taking it out for now to be in compliance with code  
1007 enforcement would've had to come down anyways for a new fence to go in.  
1008

1009 Mr. Cresham, right.

1010 Mr. Chokanis, so we're doing the interim step now to not incur fees from the county, and we  
1011 can rebuild it later if we, you know.

1012  
1013 Mr. Cresham, it's coming down?

1014 Mr. Chokanis, on the east side of the.

1015  
1016 Ms. Montagna, yes.

1017 Mr. Chokanis, the west side is that's more was built more recently. There's maybe a couple  
1018 sections that, you know, still need upkeep, but the-the whole thing by the west entrance as  
1019 needed.

1020  
1021 Mr. Cresham: Is that?

1022  
1023 Mr. Chokanis, doesn't need to come down.

1024  
1025 Mr. Cresham, is that Code Enforcement Community Development?

1026  
1027 Ms. Kassel, North County.

1028 Mr. Chokanis, North County.

1029  
1030 Mr. Cresham, I know. That's what I'm saying. They have community development and  
1031 they've got transportation road and bridge.

1032  
1033 Ms. Montagna, but this is. Yeah.  
1034

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- 1035 Mr. Cresham: They both maintain.
- 1036 Ms. Montagna, yes. This is just code enforcement.
- 1037
- 1038 Mr. Cresham, Code enforcement.
- 1039 Ms. Montagna, if somebody called on your house, it would be the same, it would be the same  
1040 code enforcement that would come out and violate you if you had whatever in your house.
- 1041 Ms. Kassel, like if you had a fence that was too tall around your yard, it'd be Code  
1042 Enforcement that would come.
- 1043 Ms. Montagna, right, same Code Enforcement.
- 1044 Ms. Kassel, same with ours.
- 1045 Mr. Chokanis, okay, anything else, Mr. Cresham?
- 1046
- 1047 Mr. Cresham, was there any correspondence back from us to Code Enforcement?
- 1048 Ms. Montagna, yes.
- 1049
- 1050 Ms. Kassel, oh, yes.  
1051
- 1052 Mr. Cresham, we did?
- 1053 Angel, yes. We always have a deadline.
- 1054
- 1055 Mr. Cresham, that's all I needed to hear.  
1056
- 1057 Angel, yeah, we always have a deadline to respond by. Their next inspection is.
- 1058 Mr. Chokanis, September.
- 1059 Ms. Montagna, September 19th.
- 1060 Mr. Chokanis, yeah.
- 1061
- 1062 Ms. Montagna, they're coming out to make sure what they violated us on is complete. If not,  
1063 we'll start being fined \$200 a day until it is complete.

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- 1064  
1065 Mr. Cresham, understood. Thank you.
- 1066 Mr. Chokanis, had you wanted to address the Board? Anyone else? Three minutes.
- 1067 Ms. Kassel, if you want to address the board, you have to come up this way.
- 1068 Ms. Rodriguez: You have to come up this way. Good evening. How are you?
- 1069 Mr. Chokanis, oh, sorry. I didn't realize.
- 1070 Ms. Rodrigues, I don't like to be the center of attention, so I'm going to stand here.
- 1071 Mr. Chokanis, Kimberly, come on.
- 1072 Ms. Boskey, Seriously.
- 1073 Ms. Kassel, Speak into the microphone. Sorry, Kimberly, your name, your address, and then  
1074 whatever your concerns are.
- 1075 Ms. Rodrigues, I've lived here 10 years. Never did this.
- 1076 Homeowner 5, okay. Oh, welcome.
- 1077 Ms. Rodriguez, you said my name.
- 1078 Ms. Kassel: Say your full name and your address and then whatever your concerns are. We  
1079 need it for the public record.
- 1080 Ms. Rodriguez, this is awkward as hell. Kimberly Rodriguez, 3200 Bayflower Avenue.
- 1081 Ms. Kassel, thank you.
- 1082 Ms. Rodriguez, my concerns have been the same concerns for about two years that I've  
1083 brought to you. They are the hideous-looking, ugliest, oldest, rustiest ass signs all throughout  
1084 Harmony.
- 1085  
1086 Mr. Cresham, I second that.
- 1087 Ms. Rodriguez, yes, it's getting to a point now where you peel them back. Like, literally, a kid  
1088 could take it, kill it, eat it, have a liable lawsuit. They're really, really bad. I sent many pictures.  
1089 That's it. I don't like being in the spotlight.
- 1090  
1091 Mr. Chokanis, thank you. Thank you, Kim. Thanks, Kim. It was mentioned in the previous  
1092 meeting. It's in the agenda for tonight. Thank you for bringing that up here.

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1093 Homeowner 5, Ms. Rodriguez went out and got all the pictures that I sent you, so.

1094  
1095 Mr. Chokanis, all right. Any other. We saw some people on Zoom. Yes, step right up.

1096 Mr. Henley, how you doing? Terry Henley, 7040 Buttonbush, Loop. Good evening, fellow  
1097 residents.

1098 Mr. Chokanis, Good evening.

1099 Mr. Henley, Board Supervisors, and our district manager. Thank you for your public service.  
1100 I'm a new resident as of, May. I'm very happy to choose Harmony amongst a number of  
1101 community development districts or cities. My family chose Harmony because it's beautiful, and  
1102 it's close to work. Thank you. I have three items I want to discuss tonight. The first is the reserve,  
1103 the contingency, the fiscal slack that we have or don't have. The second is the capital  
1104 improvement fund. The third is some suggestions. A reserve, it is the fund balance. It's the  
1105 liabilities, less assets. So, looking at the financial statements from last year, which I looked at  
1106 prior to moving here to see what the financial condition of the community development district  
1107 was, I saw \$1.2 million. \$1.2 million for approximately a \$2 million budget is more than 50% in  
1108 reserve. That's a healthy financial condition. The Government Finance Officers Association  
1109 recommends that at a minimum, you have 17%, at the very minimum. So more than 50%, that's  
1110 at least six-six months out of the year. Those financial statements were up to 2022. December  
1111 31st, 2022. Fast forward, we, we're seven months later, okay? And we're proposing a budget for  
1112 2024. I look at the reserve and I see \$250,000. Okay? There's different slices of fund balance.  
1113 The reserve or the assigned fund balance, that is only for the operations of \$250,000 is equivalent  
1114 to one month. Let's say calamity strikes in our country of 250 years, a recession or a downturn  
1115 occurs approximately every five years. That's 50 in the last 250 years. You can expect a  
1116 recession. It happens, so what happens in recessions, you look at your contingency, your reserve,  
1117 your fiscal slack. What's our buffer? We have one month of buffer, and now I'm gathering that  
1118 and this board has a very tough job because what I'm gathering is that there is a lot of years  
1119 where taxes or assessments didn't go up.

1120  
1121 Ms. Kassel, right. Correct.

1122 Mr. Henley, okay. Maintenance was neglected, and now all these things are surfacing, which  
1123 brings me to my second point. There needs to be a capital improvement fund, and when you put  
1124 money. When money like \$450,000 is suggested to go into reserve, it needs to have a name. Is it  
1125 for the contingency for recessions, or is it for capital? Or is it for what? Or is it for whatever we  
1126 think at the moment? It needs a name. It needs an assignment. Okay? To have a capital  
1127 improvement fund, I suggest five years and all the items that were mentioned here tonight should  
1128 go on that list and a prioritization with the estimated cost, which can fluctuate. And we have  
1129 professionals here that know how to put costs together.

1130  
1131 Ms. Kassel, may I interrupt you for just a second?  
1132

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1133 Mr. Henley, uh-huh.

1134

1135 Ms. Kassel: In our agenda tonight, we have a reserve study set of.

1136

1137 Ms. Montagna, and we've already.

1138

1139 Mr. Henley, I'm going to talk about that.

1140

1141 Ms. Montagna, and we've already had our reserve study. This would just be an update to that.  
1142 Great. I'm going to talk about that.

1143

1144 Mr. Cresham, mm-hmm.

1145

1146 Ms. Kassel, you have three minutes.

1147

1148 Mr. Henley, I have one more item, so I suggest for the second item, a capital improvement  
1149 fund and it not be co-mingled with the reserve. The third is just some suggestions from  
1150 improvement. The financial statements do a great job of providing variances where there's where  
1151 there's a discussion of why this is different from last year. However, the budget does not include  
1152 that and to address the very first resident that came up and said, "Why is this different?" My  
1153 suggestion is that when proposing the budget, just have one line, "Okay, this went up \$20,000."  
1154 And I thought the budget was very reasonable, by the way, given the constraints, the  
1155 administrative costs lien, the irrigation, everything makes- it made sense to me because I'm  
1156 knowledgeable about those things. However, I really suggest for communication purposes, that  
1157 we have a variance line, the variance being the difference between this year and last year. Real  
1158 simple. "It went up because of this." I like this budget message that I got, but I was surprised to  
1159 get it in a newsletter and not, like, on the website. So, Teresa Kramer, thank you for everything.

1160 Ms. Kassel: She's.

1161 Ms. Montagna, here tonight. Thank you.

1162

1163 Mr. Henley, that was helpful, so I suggest an executive letter from our manager for our-our  
1164 head of our Board. So those are my suggestions. Take it for what it's worth, but I'm very happy  
1165 to see the turnout, and I'm happy that my family and I, that we moved here.

1166

1167 Mr. Chokanis, all right. Thank you very much. Appreciate it.

1168

Ms. Kassel, thank you very much. Next.

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1169 Ms. Montagna, thank you for your due diligence.

1170

1171 Mr. Chokanis, really-really appreciate the participation. Do we have anyone else on Zoom or  
1172 here in person that would like to address the board? Okay.

1173

1174 Ms. Kassel, you on now?

1175

1176 Mr. Chokanis, absolutely.

1177

1178 Ms. Kassel, we're happy to have it.

1179 Ms. Montagna, can I just get your name and your address?

1180 Ms. Spencer, it's Beatrice Spencer, 7011 Beargrass Road.

1181 Ms. Montagna, I don't. What was the name?

1182 Ms. Spencer, we are here for a little over four years.

1183 Ms. Kassel: Beatrice Spencer, right?

1184 Ms. Montagna, what?

1185 Ms. Spencer, 7011 Beargrass.  
1186

1187 Ms. Montagna, got it.

1188 Ms. Spencer, you got it.  
1189

1190 Ms. Kassel, moved here four years.

1191 Ms. Spencer, so.  
1192

1193 Ms. Montagna, yeah.

1194 Ms. Spencer, sorry for the accent. I'm working with it.

1195

1196 Mr. Chokanis, no, it's okay.  
1197

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1198 Ms. Montagna, no, it's been wonderful.

1199 Ms. Spencer, I thought you can understand a French accent. Ugh. Sorry. At first, I wanted to  
1200 thank you for what you're doing 'cause you have very hard work here. It's a very tough job what  
1201 you guys are doing, but I was looking at, uh.

1202  
1203 Ms. Montagna, budget?

1204 Ms. Spencer, budget more like a business. I consider the CDD more like a business, and as a  
1205 shareholder or as a business owner, no matter from what side I am looking, I'm quite a little  
1206 frightened because of, I can agree with the gentleman before who, we don't have enough  
1207 preserve, act of God, and we are cooked. We are for a closure. You know, it's happening. People  
1208 can go foreclosure like it happened a couple of years ago. CDD doesn't get paid. There is not  
1209 enough money to pay. And we don't want to go there, so I have a big problem with the roads,  
1210 actually.

1211  
1212 Ms. Kassel, the roads.

1213 Ms. Spencer, the roads, the alley.

1214  
1215 Ms. Kassel, the roads are not.

1216 Ms. Spencer, Alley paving, so what is done, what is done is done, and they didn't do a good  
1217 job. If you guys call in an independent engineer or someone between us is engineer or knows  
1218 something and checks out the road, he gonna most probably agree with me. I can scratch or the  
1219 aspect of with my nails, and I got the sun on there, the dirt in the middle of the alleyway. I can  
1220 just scratch with my nails.

1221

1222 Ms. Montagna, okay,

1223 Ms. Spencer, so it's kind of crazy. So, I heard there is two more of this schedule, so it's more,  
1224 like, another.

1225  
1226 Ms. Kassel, no.

1227 Ms. Montagna, no.

1228  
1229 Ms. Kassel, we know. It's not.

1230 Ms. Spencer, other alleyways too.



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1231  
1232 Ms. Kassel, eventually, in the future.

1233 Ms. Spencer, not with this company. Not right now.

1234  
1235 Ms. Kassel, not right now.

1236  
1237 Ms. Montagna, it'll be in the future. We're done with paving currently.

1238 Ms. Spencer, okay. Okay. Yeah. Because it's crazy money. If I can suggest, don't pay. If you  
1239 didn't pay this contractor, yeah, don't pay them. And if you call independent engineers, people  
1240 who know they're going to come for it. It's my job. And the second point I wanted to say is the  
1241 maintenance building. Again, to save some money, the maintenance building where we were  
1242 talking by the lake on the.

1243  
1244 Ms. Montagna, mm-hmm.

1245 Ms. Spencer, existing concrete.

1246 Ms. Montagna, down the little hill. Mm-hmm.

1247 Ms. Spencer, yeah. If we do a nice landscaping around, it can be actually very nice for  
1248 \$100,000, \$120,000. It can be done, a nice beautiful storage unit. There is no kids. I never seen. I  
1249 read the minutes. I never seen kids playing there. I'm working there four years, at least twice a  
1250 day. I never seen kids there. I never seen people. It's only people who coming from outside, park  
1251 their car. They walk the dogs in Harmony.  
1252

1253 Mr. Chokanis, mm-hmm.

1254 Ms. Spencer, and they take their car, so we don't really have to keep this account, but we  
1255 would save also another \$200,000. Lots of time.

1256  
1257 Mr. Chokains, potentially. Yes.

1258 Ms. Spencer, and we could make it pretty-  
1259

1260 Ms. Montagna, mm-hmm.

1261 Ms. Spencer, with a little planning for not more expensive. That's all.

1262  
1263 Ms. Montagna, thank you.

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1264  
1265 Mr. Chokanis, thank you, Spencer. Thank you very much.

1266 Ms. Spencer, thank you for listening.  
1267

1268 Mr. Chokanis, absolutely. And, we can take notes. Do we have anyone else in the audience  
1269 that would like to speak to the Board?

1270 Homeowner 5, twice, three times, sorry.  
1271

1272 Mr. Chokanis, okay.

1273 Ms. Montagna, Zoom.  
1274

1275 Ms. Kassel, on Zoom?

1276  
1277 Mr. Chokanis, yep. Several people have joined. No one's indicating that they'd like to speak if  
1278 that's correct. All right, thank you, everybody. All right. Getting back to the agenda. All right,  
1279 first, we have contractor reports. So I got the, I apologize, so remind me your name from  
1280 Benchmark.

1281 Mr. Lomasney, Nick.

1282  
1283 Mr. Chokanis, Nick.

1284 Mr. Lomasney, yes.

1285  
1286 Ms. Kassel, can I just say right before Mr. Lomasney starts, I apologize. There were some  
1287 statements made about how much we have in the current agenda balance sheet. It's on the current  
1288 agenda. The balance sheet shows that our operating reserves are \$467,801 operating reserves,  
1289 and our unassigned fund balance is \$868,320.

1290  
1291 Ms. Montagna, and yes, and the full alleyway paving has not come out of that yet, which was  
1292 \$600,000-plus.

1293  
1294 Ms. Kassel, and that it hasn't, it's not reflected in here. None of it?

1295  
1296 Ms. Montagna, some of it is.

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1297  
1298 Ms. Kassel, how much of it is?  
1299

1300 Ms. Montagna, I'd have to look, Kerul.

1301 Mr. Chokanis, those are broken into 300-300?

1302  
1303 Ms. Montagna, yeah. I think two of the payments have been made, and we still have a  
1304 retainage.

1305  
1306 Ms. Kassel, I think about \$450,000.

1307  
1308 Ms. Montagna, we still have a retainage left. I can get that for you if you keep going.

1309  
1310 Ms. Kassel, but we still have about \$800,000 between operating reserves and on the balance, I  
1311 believe.

1312  
1313 Ms. Montagna, correct.

1314  
1315 Ms. Kassel, so we're not in a bad place.

1316  
1317 Mr. Cresham, wait, didn't you say it's over \$600k that is about to come out?

1318  
1319 Ms. Montagna, some of it already has.

1320  
1321 Mr. Cresham, oh, we just don't know what it is.

1322  
1323 Ms. Montagna, no, we do. I do.

1324  
1325 Mr. Cresham, that's for all the recent construction.

1326  
1327 Ms. Montagna, the alleyway paving?

1328  
1329 Mr. Cresham, that's for all of them.

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1330  
1331 Ms. Montagna, yes. We've, It set up to where it's on draws. I'm sure you're aware.

1332  
1333 Mr. Cresham, right.

1334  
1335 Ms. Montagna, so we've paid two payments, and we still have a retainage fee until  
1336 everything.

1337  
1338 Mr. Cresham, that's all you can do, is hold the retainage fee.

1339 Ms. Montagna, that's right.

1340  
1341 Mr. Cresham, they have to pay.  
1342

1343 Ms. Montagna, yes.  
1344

1345 Mr. Cresham, they put it down, so they got to pay.

1346 Ms. Montagna, correct.

1347  
1348 Mr. Cresham, they can hold 10% and that's it.

1349 Ms. Montagna, that's right.  
1350

1351 Mr. Cresham, okay.  
1352

1353 Ms. Montagna, and that's what we're doing until an engineer.

1354 Mr. Henley, that's a big chunk of change. That's \$60,000 if it's \$600,000.

1355  
1356 Mr. Chokanis, we've had a punch list. the District Engineer is on the Zoom call. It's on the  
1357 agenda to discuss everything.

1358 Lukens, is the grass punching through the asphalt on that punch list?

1359  
1360 Ms. Kassel, yes.  
1361

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1362 Ms. Montagna, I don't.

1363 Mr. Henley, there's a lot on our street, there's a whole.

1364 Ms. Montagna, we'll get to that on the agenda.

1365  
1366 Mr. Chokanis, and I will say for everyone's benefit any kind of issues like that, if it's an issue  
1367 with CDD property, the email address is [cddmaintenance@inframark.com](mailto:cddmaintenance@inframark.com), which should be a bit  
1368 more prominent on the new website. But.

1369  
1370 Ms. Montagna, mm-hmm.  
1371

1372 Mr. Chokanis, any kind of concerns that you have, that's the best place to send it to because it  
1373 gets spammed to everyone basically at Inframark.

1374 Ms. Montagna, yeah. There's about 15 of us that monitor that email address, so it doesn't have  
1375 to be a maintenance issue, it can be anything that you want comes through there, and you're  
1376 going to get a response.

1377  
1378 Ms. Boskey, they respond very quickly.  
1379

1380 Ms. Montagna, yes.

1381 Ms. Sledz, water leak, when you see a water leak and.

1382  
1383 Mr. Chokanis, yes. Perfect, all right, Nick. Thank you.

1384  
1385  
1386 **THIRD ORDER OF BUSINESS Contractor Reports**  
1387 **A. Benchmark Landscaping ("Benchmark")**  
1388

1389 Mr. Lomasney, all right, I'm Nick with Benchmark Landscaping. Just wanted to touch base.  
1390 The timers, they are obviously being installed or all the way installed. As far as that vandalism, I  
1391 will find out as soon as I leave here.

1392 Ms. Montagna, it's right here. So, we received a report today from the irrigation team that  
1393 some of the newly installed rain sensors located on Clock Two, Harmony Square Drive, were  
1394 damaged by vandals. They attached photos of the rain sensors that were installed on 7/20, and  
1395 they found the damage today, which also attached pictures showing the damage. And obviously,

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1396 that's something the board's going to have to determine today what you want to do because  
1397 obviously, we need those rain sensors.

1398 Ms. Kassel, yeah, so we'll address that after you've done your report.

1399 Mr. Lomasney, absolutely. After they are all installed, we are going to start tracing the lines.  
1400 You know where paper we were discussing last month, no cable, so areas that aren't getting  
1401 water, we'll be able to hook them up and make those repairs and keep, the broken lines, broken  
1402 heads, tying in, making sure that the sod's all covered and things like that. The maintenance is  
1403 going routine. We're in our peak rain season, but we're still managing at 4 inches, the at 3 inches.  
1404 We're not falling behind in any areas. There's a couple of areas, um, by the lake that have to sit  
1405 until they're dry, but other than that, it's not got out of hand so far this year.  
1406

1407 Mr. Cresham, mm-hmm.

1408 Ms. Kassel, you have my contact information. I'd like to meet with you sometime in the next  
1409 few weeks, and just go over a few areas that need attention.

1410 Mr. Lomasney, absolutely. We can set up a meeting, email me.

1411 Ms. Montagna, are there proposals? Do you have any proposals?

1412 Mr. Lomasney, I don't have any proposals this month. We're still working on irrigation, and  
1413 that's where our focus is at.

1414 Ms. Montagna, okay.

1415 Ms. Kassel, so the vandalism was, I don't know if you guys saw, essentially the rain sensor,  
1416 it's a pole sticking up, right?

1417 Mr. Lomasney, ,m-hmm.  
1418

1419 Ms. Kassel, and some vandal just bent them over, so they are, the photos I.

1420  
1421 Mr. Chokanis, Dan, can you throw the pictures up on the screen? I also emailed it right before  
1422 the meeting.

1423 Ms. Montagna, yeah, and I have it up if you need me to email it again.

1424 Brett, thank you all very much for your hard work.

1425 Ms. Montagna, thank you. Thanks for coming.

1426 Brett, yeah.

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- 1427  
1428 Ms. Boskey, are there any cameras near where they were vandalized?
- 1429  
1430 Mr. Chokanis, I haven't seen, should I ask them if they can send it through, we can put a game  
1431 camera in that location.
- 1432 Ms. Kassel, in that location, but there's how many other locations?
- 1433 Mr. Chokanis, 29, 30.
- 1434 Ms. Kassel, it's like my first thought was, "Oh, let's put a camera," but if we had to put  
1435 cameras up.
- 1436  
1437 Mr. Chokanis, I think there's a spot in the road, right?
- 1438 Mr. Eckert, If I could, this is Mike Eckert. We should, try to refrain from speaking about  
1439 cameras, camera locations as.
- 1440 Mr. Chokanis, agreed. Again, public meeting, so this will all be on public record and  
1441 everything. That is something we can discuss with the district management. But I'm showing the  
1442 pictures we have now.
- 1443  
1444 Ms. Kassel, that was straight up, now it's bent over? That was straight up?
- 1445 Mr. Henley, yeah, that's not being bent over by wind?
- 1446 Mr. Lomasney, no, that was.
- 1447  
1448 Mr. Chokanis, now I don't know on the case of those if it's just the conduit could be replaced,  
1449 or if the sensor, or anything, control boards, or anything, are, in fact, missing. We will have it, I  
1450 mean, Angel at least want to pull that discussion up to now, or what's the best way to do this?
- 1451 Ms. Montagna, yes, we're talking about landscape. He's going through his report. Now will be  
1452 the time, what the Board wants. I mean, obviously, you know what the obvious solution is.  
1453 You've got to replace them.
- 1454 Mr. Lomasney, I mean, can we get authorities involved? I mean, I know the.
- 1455 Ms. Montagna, well, yeah.
- 1456 Ms. Kassel, we should report it to the police.

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1457 Ms. Montagna, yeah, we definitely and I will send this to the Sheriff's Department and make  
1458 an official police report. But in the meantime, yeah, the Board will need to give Benchmark  
1459 authorization to replace those, get them fixed.

1460 Ms. Kassel, well, probably the sensors themselves are fine. It's just the conduit.  
1461

1462 Ms. Montagna, yeah, I know.

1463  
1464 Mr. Cresham, destroy.

1465 Ms. Montagna, Brett, do you know that?

1466 Mr. Lomasney, we're about to do an investigation as to what's good, what's not. And I would  
1467 know next week what our plan of action. I mean, what is currently vandalized, what's needed,  
1468 what we can keep.  
1469

1470 Ms. Kassel, okay. Can you put.

1471  
1472 Mr. Chokanis, I saw Benchmark was on the call earlier. Was that you, Brett, or?

1473 Mr. Perez, yep, I am here.  
1474

1475 Mr. Chokanis, okay.

1476  
1477 Ms. Sledz looks good.

1478 Ms. Montagna, so are the rain sensors salvageable or not?

1479 Mr. Perez, yeah, they should be. I believe it's just the wires that are inside. We'll have to  
1480 check those, but it's the metal conduit that the rain sensors sit on top of that were bent. The clock  
1481 should still be in place. Those boxes lock, so they shouldn't be able to get in there, but it's the  
1482 conduit. That metal conduit running up the side was. They just decided to hang on them.

1483 Mr. Chokanis, yes. Well, we do have one of the pictures. I don't know if that's whoever took  
1484 the pictures opened up the box, or we. Okay. Okay.

1485 Mr. Perez, yes, that's us doing our inspection after they were put in.

1486 Mr. Chokanis, okay. Okay. Okay, good.

1487 Ms. Kassel, so the sensor itself, which is on the end of the conduit should be fine, and the  
1488 wire inside the conduit should be fine. Just replace the conduit, which is pretty cheap, so I think



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1489 we can authorize, I don't know, not to exceed \$100. I mean, with labor, I mean, it's a lot less  
1490 expensive. The conduit's cheap, but it's the labor.

1491 Mr. Chokanis, well, Nick or Brett, what would your thoughts be?

1492 Mr. Lomasney, I think that we should just go over, you know, and look at it, and take  
1493 inventory.

1494 Mr. Chokanis, okay, and then in keeping with our procurement policy. Angel might be able to  
1495 just you know, if the amount's low enough, you would be able to authorize? Okay.

1496 Mr. Lomasney, I will get how many pieces we would need in time to fix what's currently  
1497 destroyed. It does only look like the conduit, the wiring, and the sensors, and the timer looks to  
1498 be fine. Every box gets locked.  
1499

1500 Mr. Chokanis, right.

1501 Mr. Lomasney, once it's closed by us every time. So.

1502  
1503 Mr. Chokanis, okay.

1504 Mr. Lomasney, they don't have access to.

1505  
1506 Mr. Chokanis, right.

1507 Mr. Lomasney, the significant.

1508 Ms. Montagna, okay, did you guys turn in a proposal for the 6850 Sundrop?

1509 Mr. Lomasney, yes, that was sent this morning.

1510 Ms. Montagna, oh, so no? Okay. Um, that will be on your next agenda.

1511 Mr. Lomasney, yep.  
1512

1513 Ms. Montagna, to do that. What's the status of the irrigation, with what you guys done so far?

1514 Mr. Lomasney, okay, so now that the timers are in place and the sensors are in place, we'll do  
1515 our inspections. And then like I said, we'll continue tracing the lines, reactivating lines that have  
1516 been dormant for years, and re-hooking that up. And we'll do that with each timer. You know,  
1517 some aren't fully functioning right now. Every zone and everything's working fine. And so we'll  
1518 go right on down the line, and make those repairs as we come up to them. So we'll immediately,  
1519 um, jump from the timers to repairs.

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- 1520 Ms. Montagna, it's in progress, but it's moving on.
- 1521 Mr. Lomasney, correct, yes, all of this month. All of July.  
1522
- 1523 Ms. Montagna, mm-hmm.
- 1524 Mr. Lomasney, that was our priority, and it's going to continue to be our priority until it's  
1525 complete.
- 1526 Ms. Kassel, and how much of the.
- 1527 Ms. Montagna, not to exceed?
- 1528 Ms. Kassel, not to exceed have you gone through so far?
- 1529 Mr. Lomasney, right now we're on the timers. That starts immediately after. We're getting  
1530 them all.
- 1531 Ms. Kassel, but the timers were not part of the not to exceed of the repair.
- 1532 Mr. Lomasney, exactly. Right, so we haven't started on the repairs yet. We're doing the timers  
1533 and sensors first.
- 1534
- 1535 Ms. Kassel, I see. We still have all of that not to exceed that hasn't been used yet?
- 1536 Mr. Lomasney, right.  
1537
- 1538 Ms. Montagna, okay.
- 1539 Mr. Lomasney, yes, so we're not, we haven't got into that, so we're only finishing the timers  
1540 up.
- 1541 Ms. Montagna, okay.
- 1542 Mr. Perez, all right.  
1543
- 1544 Mr. Perez, Kerul.
- 1545
- 1546 Ms. Montagna, okay.
- 1547 Mr. Perez, could I add that too, if I may? So, some of the repairs we made, to the lay-on  
1548 marker, for example, they're in the asphalt alleyways. They lay-on mark had some was down, a  
1549 clock that wasn't functioning. So, some of the not to exceed \$20,000 work was done prior if that

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1550 makes sense. So, we went ahead and made the repairs to that clock in those to get them up and  
1551 going so that could have functioning water, so when we laid the sod in the lay-down area.  
1552 Everything was working. Those charges would be lumped into that NTE of \$20,000. What  
1553 Nick's getting at, we're putting a new clock in, or the new blocks in, and we're hooking the wires  
1554 up, and we're putting zones on. If we went into a zone where it was not firing, part of that NTE  
1555 would be us tracking. I know there was- there was some questions like, "Okay, what's your  
1556 timeframe? What's your schedule on completing this?" That's very hard to put a timeframe on  
1557 tracking a wire, especially, you know, out there, I mean, with all the, with all the work that's  
1558 gone on in the past. So, we may, you know, some wires have maybe one knick in it, and we're  
1559 able to splice it and make that repair right there and move on. Others, we make, you know, make  
1560 that repair to that first knick in the wire, and then run the ohms on it again, and it's still not firing.  
1561 We have to then trace again from that point on. So, it could take a little bit time, but that's where  
1562 that \$20,000 of MT is going to dump into it, and our goal is to hopefully come in under that.

1563 Mr. Chokanis, okay.

1564 Ms. Montagna, okay, so let's see. I'm just trying to follow up here on this stuff that is still  
1565 outstanding. The board tabled summer annuals for June and July install, is that something you  
1566 want to move forward with now or do we need to continue to wait?

1567 Ms. Kassel, they look pretty awful right now-

1568 Ms. Montagna, so want to.

1569 Ms. Kassel, but it is also going to be hard to put something in that's going to do well for two  
1570 months until September.

1571 Speaker, right. Right.

1572 Ms. Kassel, however, I will say that there's a bunch of dead annuals that need replacement,  
1573 right? Because your contract requires that if the annuals die, they're replaced prior to the next  
1574 contract.

1575 Mr. Lomasney, I'll have to help with Jacob on that and then we can follow up in our meeting.

1576 Ms. Montagna, yeah, we tabled the proposal for.

1577 Mr. Leets, are these still the spring annuals?

1578 Ms. Kassel, yes.

1579 Mr. Leets, yes, we would be into the summer annual rotation so that would be like those  
1580 spring annuals would die.

1581 Ms. Kassel, those spring annuals were installed pretty late.

1582 Mr. Leets, well, that was due to irrigation concerns, though.

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1583 Ms. Kassel, yes, but they're not that old. They haven't been sitting in there forever so it's not  
1584 like.

1585 Mr. Leets, right, the spring- the spring annuals like cooler weather too. So, I mean, we could  
1586 go into this now and be pretty solid, but.

1587 Mr. Lomasney, yes, it would be a concern putting and do it from there.

1588 Mr. Leets, we can work on that, but yes, I mean the annuals for spring went in late because  
1589 the irrigation wasn't functioning. I'm not sure how we would be responsible for replacing annuals  
1590 under the contract requirements due to the fact that the cooler season annuals had to go through  
1591 hotter temperatures and not survive.

1592 Ms. Kassel, well, then, they shouldn't have been put in when they were put in. Those annuals  
1593 should not have been selected to be put in at that time.

1594 Ms. Montagna, okay, so do you want him to remove the ones that are dead?

1595 Ms. Kassel, yes. I'm not asking for a full replacement of everything, just the ones that are  
1596 dead.

1597 Ms. Montagna, yeah. Just what's dead, and then instead of doing the summary annuals that we  
1598 tabled for 3,500, we'll just do the.

1599 Ms. Kassel, wait until the Fall.

1600 Mr. Leets, Fall.

1601 Ms. Montagna, Fall.

1602 Ms. Kassel, yes. We'll talk about them next month. I won't be here, but we can talk about  
1603 them next month. We can approve that contract next month and they can go in in September.

1604 Ms. Montagna, correct. Okay. The next thing is the board table, the removal and replacement  
1605 of St. Augustine, Georgia, and needle grass.

1606 Ms. Kassel, the needle grass?

1607 Ms. Montagna, at the pocket park.

1608 Mr. Lomasney, I looked into that.

1609 Ms. Montagna, you know Grass Lane Pocket Park?

1610 Mr. Lomasney, right. You remember the last meeting when we were discussing it and you  
1611 thought we were being proactive.

1612 Ms. Montagna, mm-hmm.

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- 1613 Mr. Lomasney, that particular location showed up on that inspection.
- 1614 Ms. Montagna, mm-hmm.
- 1615 Mr. Lomasney, and it was said to be addressed, so it was brought to our attention.
- 1616 Ms. Montagna, mm-hmm.
- 1617 Mr. Lomasney, and then we had discussed putting it when the.
- 1618 Ms. Montagna, we didn't finish.
- 1619 Mr. Lomasney, okay.
- 1620 Ms. Montagna, the Board won't table it until September, so I just want to make sure you're  
1621 still okay with waiting until September. It wasn't anything important.
- 1622 Mr. Leets, oh, okay.
- 1623 Ms. Kassel, yeah. No. We talked about tabling it until September, because to put in new sod  
1624 right now, and that.
- 1625 Speaker, September time.
- 1626 Mr. Leets, we're on the same page with that.
- 1627 Ms. Montagna, mm-hmm. Okay, so we're still good with September for that. Okay, so that'll  
1628 be September.
- 1629 Ms. Kassel: I had a list and I forgot to bring it.
- 1630 Ms. Montagna, Harmony Benchmark replaced, timer controller for SAT 23, Proposal 1077-  
1631 975.
- 1632 Mr. Leets, Satellite 23.
- 1633 Ms. Montagna, okay.
- 1634 Ms. Kassel, I thought that was included in the.
- 1635 Ms. Montagna, it was. Just wanted to make sure from Nick if it's accurate or if it needs to  
1636 have another proposal added on to that.
- 1637 Mr. Leets, no.
- 1638 Ms. Montagna, no, we're good?
- 1639 Mr. Leets, yeah.

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1640 Ms. Montagna, that was just from the last meeting.

1641 Mr. Leets, right.

1642 Ms. Montagna, if the 975 covered the whole thing because there was a question. So, we're  
1643 good on that?

1644 Mr. Leets, we're good on that.

1645 Ms. Montagna, all right. That's all I have as far as follow-up, um, items that we have for you.

1646 Ms. Kassel, I'll just say as a report because those bulbs, you know, there were bulbs that  
1647 residents have donated to the CDD and they got installed a couple of weeks ago and some of  
1648 them have already started flowering. They were sitting in a garage for several months, two  
1649 garages for several months, and they are installed and they're doing beautifully. We hope to get  
1650 some more donations of bulbs or whatever, because we have some other areas that need to be  
1651 filled, so just a happy update for once.

1652 Ms. Montagna, all right.

1653 Mr. Lomasney, that's all I have.

1654 Ms. Montagna, yes, just shoot me an email about what's going on with the rain sensor so we  
1655 can get that knocked out. Okay?

1656 Mr. Lomasney, right, okay. Absolutely.

1657 Ms. Montagna, all right, perfect.

1658 Mr. Lomasney, I will get in touch with you this week. We'll have them.

1659 Speaker, Thank you.

1660 Ms. Kassel, thank you, Nick.

1661 Mr. Leets, all right. You guys have a great day.

1662 Ms. Montagna, thanks. Thank you, you too.

1663 Ms. Kassel: Is that your phone?

1664 Mr. Lomasney, no.

1665 Ms. Montagna, no, that's my recording.

1666  
1667  
1668

1669 **FOURTH ORDER OF BUSINESS** **New Business**

1670

1671 **A. Discussion regarding FY 24 Budget**

1672

1673 Mr. Leets, next under new business, Angel, we have a discussion regarding the FY 24 budget.

1674 Ms. Montagna, okay, so I'm going to give a recap to everyone that is here, that where we are  
1675 and what we're doing and kind of all that good stuff. So, tonight was initially going to be the  
1676 budget hearing which was the adoption of the 2024 budget and also for the Board to go through  
1677 it if there were any more cuts that they wanted to make to the current budget that I'm sure all of  
1678 you have seen that has been out there. So what ended up happening is after they, we approved  
1679 their proposed budget, we sent it off to the County, like we're supposed to do, and all of that and  
1680 it came back with them saying, and we had sent out the letters because we had, it's by statute we  
1681 have to send out letters to every parcel owner if there is an increase, right? We started getting  
1682 when Leah sent it in, the County said, oh, wait a minute, you can't parcel L.

1683 Mr. Leets, L. Yes.

1684 Ms. Montagna, is not within the boundaries of the District, which is why the 55 and up  
1685 community never received an assessment letter. Well, they've been on the County, we've been  
1686 assessing tract L for however long, so Leah went back and said, "No, there's a mistake on your  
1687 part. We've been assessing them. They are well within the boundaries of the district." Well,  
1688 they're like, "No, no, no, it's not. It's not." We got together with our documentation that we had,  
1689 got with the engineer, David Hamstra, got everything to prove that, no, it is in the district, and  
1690 then all of a sudden the County and we have a whole email chain with the county. The Board has  
1691 seen it, Counsel has also seen it as well, where they, oh, yeah, you're right, we have the  
1692 information. Then it was rectified, but the problem is now we had to move the budget hearing  
1693 back to August because not every resident got their assessment letter. So now, you're all going to  
1694 get the assessment letter again, same information's going to be on it. However, now the missing  
1695 lots and resident owners that did not get one will now get one. We couldn't come tonight and  
1696 have a budget hearing and where some that didn't get their letters wouldn't be able to participate  
1697 in that conversation in the budget hearing and we have to open it up to, obviously, public  
1698 comments. Well, they wouldn't have their letter. Some of you do, but that section didn't, so,  
1699 therefore, we had to push it back to August. So tonight, we have the budget discussion again just  
1700 for the Board. I don't know that there was any intent to make any changes or do anything tonight.  
1701 I think they're still all contemplating this stuff and see if there's things that can be cut out of it for  
1702 the August 11th meeting, which we can do in real-time, and on.

1703 Mr. Leets, I mean, what?

1704 Ms. Montagna, I mean August, I'm sorry not 11th, the 24th and make any changes because  
1705 that will be the final budget. Okay? Right now, it's just the proposed budget, still have time to  
1706 make changes. We can't go any higher than what your letter stated the proposed budget is, but  
1707 they can bring it down. We put it on the agenda for a budget discussion so I could let that  
1708 knowledge be out there and the Chairman asked us to put a cup, a specific public comment  
1709 period on the budget, which some of you already spoke about it, but now we will open it up to  
1710 anybody who wants to speak specifically on the budget. Again, you're more than willing to do  
1711 that. You'll still have the three minutes again, but it will be specific to the budget and that, that's

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1712 all. Board members, unless you have any comments, you're more than, before we open it up to  
1713 the public.

1714 Ms. Kassel, go ahead.

1715 Speaker, I was going to say, speaking for Lucas, but does it sound like a good time to.

1716 Ms. Montagna, that would be a good time for this.

1717 Mr. Chokanis, if you want to pull it up? I did some historic, well, not historical, but went back  
1718 to about 2015 and reviewed the revenue versus the expenditures for each fiscal year.

1719 Mr. Leets, I might need a moment to fix that. Sorry. I don't have.

1720 Mr. Chokanis, cell.

1721 Mr. Leets, right.

1722 Mr. Chokanis, you can probably take a snapshot of it.

1723 Mr. Leets, yes. Give me.

1724 Ms. Montagna, do you want me to send it to you again?

1725 Mr. Leets, I have it, I just need to get it in a.

1726 Ms. Montagna, the cue?

1727 Mr. Leets, text form or something that.

1728 Ms. Montagna, yeah. Oh, I don't have that.

1729 Mr. Leets, well, hold on a second. I might have.

1730 Ms. Kassel, just an FYI, I think Andrew knows I will not be here on the 24th. I will be here  
1731 on the 31st, but obviously that's not an option now.

1732 Ms. Montagna, I'll make a note of that. So, while Dan's doing that, being that Kerul will not  
1733 be here, we need to make sure that we have quorum because we cannot push this budget hearing  
1734 out any further than that date or we will miss the deadline. I know Theresa will be here, but if  
1735 there's anyone else that's not going to be here, please let me know prior to, prior to.

1736 Ms. Kassel, Dan is working on it.

1737 Mr. Leets, yes.

1738 Ms. Kassel, I will say, Angel, while he's getting that up, a concern that Mary Jane had about  
1739 the budget was about the meeting room cost.



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1740 Ms. Montagna, mm-hmm.

1741 Ms. Kassel, but I think that should be restated because that's for transcription cost, it's not for  
1742 meeting room, right?

1743 Ms. Montagna, it's for a combination of things. It is essentially and I believe did Theresa sent  
1744 you a very lengthy, I have it, I was copied on it, Theresa Kramer sent, the Chairman, sent you a  
1745 lengthy answer to all of your questions. Her.

1746 Ms. Sledz, the only one I got was Ms. Kerul.

1747 Ms. Montagna, oh.

1748 Ms. Kassel, that's it.

1749 Ms. Montagna, I have Theresa's, but that explains it in there, but anyways, if you find it  
1750 maybe in your junk or something, but so the meeting cost, the reason for that, we don't pay  
1751 meeting cost for this room, they were nice enough to let us use this for free.

1752 Ms. Kassel, for now?

1753 Ms. Montagna, for now. Obviously, it's a model home, so eventually it's going to go away,  
1754 right? They're going to sell it. And so we would have to then pay for meeting cost. So, the  
1755 money was left in there, because eventually that is coming, and also this Board does verbatim  
1756 minutes, which is literally.

1757 Speaker, yeah.

1758 Ms. Montagna, you've seen them, they're 90 pages plus long.

1759 Mr. Leets, can you forward that email to?

1760 Ms. Montagna, yes. That is why that's in there, to cover minute cost, because we may get a  
1761 service to do those verbatim minutes so they get done a lot quicker because right now, those  
1762 minutes are taking roughly about 24 hours to do. Then the Chair reviews them and then other  
1763 Board members review them and send back their revisions. It's just a very lengthy process and to  
1764 ensure that we get them done on time so they're in the agenda so all of you are able to see them,  
1765 we are looking into third parties to do those. That is why that cost is in there. Yes, I can resend  
1766 that, Dan.

1767 Mr. Leets, no, I got it.

1768 Ms. Montagna, oh, okay.

1769 Mr. Chokanis, no, I just did a screenshot.

1770 Mr. Leets, well, I need to apologize to everybody.

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1771 Mr. Chokanis, it should be in your email now. It's just a screenshot so you can just click on  
1772 the picture.

1773 Mr. Leets, right.

1774 Angel, yeah.

1775 Ms. Montgana, you can just start going over it.

1776 Mr. Chokanis, yeah.

1777 Ms. Montagna, Lucas, and when he shows up the picture it'll make sense.

1778 Mr. Chokanis, there's years on the top columns. The rows are revenue, which is basically our  
1779 fiscal budget that we agreed on. The expenditures are what we paid for, whether you ran, over  
1780 ran, and then there's another line item beneath that says over or under, and it highlights if the  
1781 Board ran over, under. There's another row underneath that is called rate increase. That tells you  
1782 from year to year if there was a rate increase, but it's technically not the rate increase that we do  
1783 here. It's basically if there was reserves pulled from that year to cover extra expenses. That's  
1784 where if you look into the budgets, it says adopted budget. Am I correct?

1785 Mr. Leets, correct.

1786 Ms. Montagna, that is correct. What essentially you're saying is your assessments may not  
1787 have increased, but the budget increased

1788 Mr. Chokanis, right.

1789 Ms. Montagna, and reserves were used to cover that increase in your budget. Therefore, you  
1790 didn't see it in your assessments. That's essentially what you're saying.

1791 Mr. Chokanis, right. You essentially paid for it because well, someone paid for it, either it's  
1792 coming from the reserves or it's coming from our general fund.

1793 Ms. Montagna, mm-hmm.

1794 Mr. Chokanis, but these are the actual true numbers that really tell you the real rate increases,  
1795 um, from year to year. So once Dan pulls it up, I'll be able to, kind of, give you, uh, some  
1796 information. There's a plot on basically our revenue that we get from every buddy each year for  
1797 the O&M and, uh, there's also inflation rates for.

1798 Ms. Montagna, mm-hmm.

1799 Ms. Spencer, I'll do the next. Oh, there they are. Never mind. Scroll up.

1800 Ms. Montagna, yeah so he went from 2015, he went back to 2015 to current year, 2024. There  
1801 we are.

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1802 Ms. Spencer, actually, I had started to do this myself.

1803 Ms. Kassel, so did you email this to us because I don't see it?

1804 Ms. Montagna, no.

1805 Mr. Chokanis, I emailed it to her right before.

1806 Ms. Spencer, I just took a picture on my phone.

1807 Mr. Chokanis, I posted it on Facebook. All right. So yeah. So like I said, the top rows the first  
1808 row is the fiscal year, you go on to the revenue, which is basically the money we collect from the  
1809 community each year. The expenditures are what we actually paid for that year and the over and  
1810 under is basically showing you if you ran over or you saved money. Going to the rate increase,  
1811 that really calculates if what was the next fiscal years' bump from, say, 2016, 2017 tells you the  
1812 rate increase. The Chairman, I just capture that because Ruby was giving me a hard time. So then  
1813 inflation rates, I pulled from the US inflation rate website, but like I was saying before, if the  
1814 revenue, if we have a revenue of say the first column and we overran, that year we didn't  
1815 increase rates from you guys, we had to pull from reserves to pay for all those expenditures.  
1816 Technically, no one saw rate increase that year, but we pulled from our reserves, and that took  
1817 away from our overall funds. Basically, that rate is the real rate that we incur year to year,  
1818 whether it's a plus or a minus, but at the end of this table, you can see, it's at the end of the table,  
1819 it's 43, 420. That's the total over, under that we've had in the last, I guess, eight years.

1820 Ms. Montagna, that's the average.

1821 Mr. Chokanis, average, but that doesn't include all the money we took out from our reserves.

1822 Ms. Montagna, correct. What this also says is, and these things, anything you see in the red,  
1823 that has to be done by a budget amendment every year, because that means we overran the  
1824 budget, right? So, then we do a budget amendment at the end of the year and we have to cover  
1825 that expenses, because the auditor is going to be looking at that. There's a third-party auditor, an  
1826 independent audit company that the district does an RFP and they hire, and they do an  
1827 independent audit of not only the district's financials, but they also make sure Inframark or the  
1828 management company is doing what they're supposed to be doing as well. So that's, kind of, the  
1829 gist of what you're seeing. And I didn't go back all the way. I don't know if you did, as far as  
1830 when assessments have increased. Kerul, you're probably know better than anybody. No?

1831 Mr. Leets, before last year.

1832 Ms. Montagna, yes, before last year.

1833 Mr. Leets, I guess there have been a streetlight small increase for a couple of years that was  
1834 then.

1835 Ms. Montagna, okay.

1836 Mr. Leets, but before that, I want to say it was close to 10.

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- 1837 Ms. Montagna, before, there was no increase.
- 1838 Mr. Leets, right.
- 1839 Mr. Chokanis, so I really would like to point out, though, from 2015 to 2020, we did not raise  
1840 rates at all.
- 1841 Ms. Kassel, that's right.
- 1842 Ms. Montagna, right.
- 1843 Mr. Chokanis, no rates. So, everyone's now like, "Why are we raising rates so much?" It's  
1844 because we had almost a 2% inflation every year of costs and expenditures. Now, we're you  
1845 know, we hit the 20-year mark and all these things are falling apart and we're way behind the  
1846 curve and we don't have, you know, funds and reserves, so that's why we need to cover our  
1847 expenses and have a little extra money just in case, you know, things break down.
- 1848 Mr. Chokanis, sorry?
- 1849 Speaker, can we get a copy?
- 1850 Mr. Chokanis, you can have this one.
- 1851 Speaker, oh, fantastic. Thank you so much.
- 1852 Ms. Montagna, I can make sure that this chart is attached to the minutes, but once the board  
1853 approves the minutes tonight, I'll make sure this chart is put in there.
- 1854 Mr. Leets, then it can go as an attachment to the meeting as well as on the website.
- 1855 Ms. Montagna, correct. Mm-hmm. Yep.
- 1856 Mr. Leets, again, something Angel brought up earlier, when we accepted the proposed budget  
1857 back in May, we cannot add to that. So we had to think of whatever the, you know, worst-case  
1858 eventuality might be, which, again, speaking about a maintenance facility, whether we do the  
1859 cheaper or the more expensive option, we could have, you know, potentially, proposed a smaller  
1860 budget increase, want to say it was maybe like a 6% or something like that, but, really, would  
1861 have that would have limited our, you know, we would have had no choice but to put the  
1862 managing facility at the, you know, on that existing foundation at the park, which not to cut  
1863 David off, I know he has some discussion on that tonight. There's maybe some question of are all  
1864 of the potential costs to that being reflected? So that's why we had to you know, we had to shoot  
1865 high with the proposed budget, and again, depending on what we discuss tonight and at that next  
1866 month's adoption meeting, it could back down from that.
- 1867 Ms. Montagna, it could, potentially, you know, whichever way the Board decides to go with  
1868 that. At this time, unless the Board has any more discussion, I would open it up to audience and  
1869 then three minutes and then we can move on through the rest of the agenda.

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1870 **i. Public Comments on FY Budget**

1871 Mr. Chokanis, does anybody have any questions with the charter?

1872 Mr. Cresham: I do, and it's just because I'm new to the.

1873 Ms. Kassel, just state your name again.

1874 Mr. Cresham, oh. My name is Mike Cresham, 7417 Wingspan Way, just because I'm new to  
1875 the community, so obviously, we got slammed between the past year because we've been putting  
1876 stuff off. And you look at the revenue and you got, you know, three new communities added, so  
1877 you went up over 500,000 in your revenue, but your expenditures obviously went up almost, you  
1878 know, a million bucks. I'm not questioning the dollar amount, just what was it?

1879 Mr. Chokanis, so the three communities, that doesn't increase revenue.

1880 Ms. Montagna, mm-mm.

1881 Ms. Spencer, our revenue.

1882 Mr. Cresham, I feel like the revenue is pretty flat even though they're.

1883 Mr. Chokanis, we own, we pay for the land every year. It's the same kind of. Basically, it's.

1884 Mr. Cresham, I'm not talking profit, though. Revenue, money coming in profit, money  
1885 coming in.

1886 Ms. Montagna, every community is paying from the very beginning. It's not like.

1887 Mr. Chokanis, I thought that, too, though.

1888 Ms. Montagna, as the, let's say, the enclaves just was built just now, let's just say and it started  
1889 today and it's built out in 10 years. They're paying from day one.

1890 Ms. Spencer, the development.

1891 Mr. Leets, the previous landowner.

1892 Ms. Spencer, the land they live on.

1893 Ms. Montagna, yes. Whoever. Yes.

1894 Ms. Kassel, the North is now being covered.

1895 Speaker, it was always been covered.

1896 Ms. Montagna, they've always.

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- 1897 Ms. Spencer, it's always been covered.
- 1898 Ms. Montagna, they've always.
- 1899 Ms. Spencer, whoever owns that property where your house is now, they've been paying since  
1900 day one.
- 1901 Ms. Montagna, right.
- 1902 Mr. Leets, yep. As part of the budget package that goes through, every neighborhood by  
1903 letter, including, like, neighborhood M, which is by where the stables were, doesn't exist yet. It  
1904 still has assessment, you know, entry and is being paid right now by the current landowner, even  
1905 though there are no homes on there yet.
- 1906 Mr. Chokanis, yes, Mike, if you're asking about our revenue in 2023, was the adjusted fiscal  
1907 we added money to because we had to pay for the new road or the new outways, the new  
1908 payment.
- 1909 Mr. Cresham, new payment. Okay.
- 1910 Mr. Chokanis, that's why you see it. So that's why it, so there are.
- 1911 Ms. Montagna, right.
- 1912 Mr. Chokanis, the revenue's not really what we asked the community to pay for, but that year,  
1913 we actually took out of our fund to pay for the land.
- 1914 Mr. Cresham, all right. That makes sense. Sometimes you get paid for that.
- 1915 Ms. Kassel, and for 2024, we're including a hefty amount because we need to build a new  
1916 community maintenance facility.
- 1917 Mr. Cresham, right, right, right. I understand.
- 1918 Ms. Kassel, and so that's going to be a large number, and we will be hearing from our  
1919 engineer soon regarding what he's learned.
- 1920 Mr. Leets, I'd say percentage-wise, I don't think it even then, I don't think it was as much of  
1921 an increase as we had from, '22 to '23. But yeah, just, the question is, as we mentioned earlier, we  
1922 did have the landscaping, you know, even though we tried to stay with our previous landscaper,  
1923 their bid went up, and we are required by law to rebid those types of contracts every, I believe,  
1924 five years or three.
- 1925 Ms. Montagna, it's a good, it's good practice. I mean, you can do a renewal, but it's good  
1926 practice for a large. That's one of your largest contracts in the District.
- 1927 Ms. Kassel, but we are, actually-- So we can have a three-year contract with two one-year  
1928 renewals, but after that five-year period, we are required, we must go out to bid.

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- 1929 Mr. Cresham, yes, so thank you for clarifying that. On this.
- 1930 Mr. Rafferty: I'm disturbed that all of a sudden we've got. I don't see a.
- 1931 Ms. Kassel, I'm sorry, can you wait until he's done, please?
- 1932 Mr. Cresham, sorry, I just had a follow-up question - to the revenue. So, it doesn't have to do  
1933 with new communities. It's been paid since the beginning. So why does that number fluctuate  
1934 that?
- 1935 Ms. Montagna, it fluctuates, so I'm thinking you took this revenue from what we collected.
- 1936 Speaker, the adopted.
- 1937 Ms. Montagna, this revenue is what we collected. Some people may not pay their taxes, some  
1938 people do, and I'm assuming that's where you took it from, right?
- 1939 Mr. Chokanis, 2020, '21?
- 1940 Ms. Montagna, mm-hmm.
- 1941 Mr. Chokanis, that was the adopted budget. Yeah.
- 1942 Mr. Cresham, from 2020 is a million-dollar difference. If we're saying that it should have  
1943 been stacked, basically, I know it's going to fluctuate a little bit, maybe \$100,000 here or there.
- 1944 Ms. Montagna, well, in '22, assessments went up. That's why.
- 1945 Ms. Spencer, no, but why is 2024 a million dollars more than 2021?
- 1946 Mr. Chokanis, well, because we're also covering for the cost that we incurred in 2023.
- 1947 Ms. Spencer, but where's the revenue coming from?
- 1948 Mr. Cresham, that's not the revenue. I understand that the expenditures are going to go up  
1949 exponentially because of that. But genuinely, I don't understand it's the developer has typically  
1950 been paying for North and for over here in Southlake, why does it fluctuate?
- 1951 Mr. Chokanis, they didn't go up in that time span between 2015 and '22. They didn't go up  
1952 appreciably because the Board kept the assessments at the same rate.
- 1953 Ms. Montagna, right.
- 1954 Mr. Chokanis, so even though new neighborhoods were being built and were switching from  
1955 developer paying it to homeowners paying it, the assessment set by the Board was staying the  
1956 same. Roughly, the revenue through that time was staying the same. Last year, after having done  
1957 this reserve study.

# CARBON

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- 1958 Ms. Montagna, you raised. You increased assessments.
- 1959 Mr. Chokanis, knowing we needed to repave the C1 and C2 neighborhoods, we had, a larger  
1960 assessment increase, '22 going into '23. That's reflected here and that's where it, you know, went  
1961 up for the first, you know, appreciable time on, you know, the entirety of this graph here and.
- 1962 Ms. Kassel, because it's \$600,000, 600-something-thousand dollars just for that project.
- 1963 Mr. Chokanis, right.
- 1964 Ms. Kassel, and then in 2024, it's just gone up. We just put \$450,000 in reserve money to  
1965 build this new facility.
- 1966 Mr. Cresham, you raised the assessment, that's why revenue went up, and it's hard to project  
1967 what your expenses are going to be.
- 1968 Mr. Leets, right.
- 1969 Mr. Cresham, and the 2024 expenses will in large part be dominated by what we end up doing  
1970 at that facility.
- 1971 Speaker, everybody's experiencing the same, not just CDD, but everybody in the market. You  
1972 try to project and you try to save and then you end up spending more than what you have.
- 1973 Mr. Chokanis, we're also in a place where it's almost uncomfortable that we don't have  
1974 enough money in the bank for, you know, when the stuff expand, you know.
- 1975 Ms. Spencer, we didn't want to take the fence down. Everybody loved the fence, but the cost,  
1976 we just had other things we have to take care of, and but there's always the future. The same with  
1977 the rec room.
- 1978 Mr. Chokanis, Gentlemen. Thank you, Mr. Cresham. Yes?
- 1979 Mr. Rafferty: I'm Steve Rafferty.
- 1980 Ms. Kassel, can you come up here and state your name and your address, please? Thank you.
- 1981 Mr. Leets, watch your head.
- 1982 Mr. Rafferty, yeah. I'm Steve Rafferty, 3313 Sagebrush. It's a little disturbing that the next  
1983 two years, because people weren't thinking ahead in the years past, that we're now going a 30%  
1984 increase and a 15%. That's a lot of increase in two years and nothing was done to prevent that  
1985 earlier in the process. So, I don't understand why, all of a sudden, we all have to be saddled with  
1986 this and no one thought about this ahead of time. If you're supposed to have those reserves built  
1987 in, you're supposed to look forward saying, this life, it's 10 years, whether it's the pipes, it's the  
1988 asphalt or whatever. We need to plan to have that money to redo those, but it doesn't look like  
1989 that was done.



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1990 Ms. Kassel, so I have been on the board for 14 years, and I have been pushing for a reserve  
1991 study from the get-go. We had the engineer do a steward reserve study, not exactly. I kept on  
1992 pushing the board to collect more revenues. I was only one member of the Board. The other four  
1993 members said, "We have plenty of money. We have plenty of money. We have plenty of  
1994 money," every time I brought it up. So, I'm only one Board member. I was only one Board  
1995 member.

1996 Ms. Montagna, and I brought up the reserve study last year or the year before and said that,  
1997 you know, because I manage quite a few districts, I've been doing it for a while and I am a  
1998 proponent of reserve studies. It's not something that you have to follow to a T, but it's definitely a  
1999 starting point, right? It tells you. It lays it out for you. And not only for five years, this lays it out  
2000 for you for 15 or 30 years. And they put the cost of inflation in it and cost of increase of material  
2001 and all that. And then we get it updated every so often to make sure those numbers are accurate.  
2002 The board did do that, and we do have that. And we actually have some proposals on here  
2003 tonight to get and update it to the one we currently have with current costs. So and I think this  
2004 Board is pretty diligent of looking at that and trying to plan out for that, which is why you're  
2005 seeing the increases to make sure you don't get in this situation again, if that makes sense.

2006 Mr. Rafferty, yes. The other Boards that you're on or districts that you cover.

2007 Ms. Montagna, uh-huh?

2008 Mr. Rafferty, do they have the same type of increases in theirs?

2009 Ms. Montagna, yes, but I will tell you, as Kerul just pointed out, most of my districts, and I'm  
2010 not trying to play one against the other because every district is different and it's not right,  
2011 wrong, or otherwise, okay? But typically, what happens to follow suit with Kerul is most Boards  
2012 will do a 2% to 3% increase.

2013 Ms. Kassel, every year.

2014 Ms. Montagna, every year. So therefore, you're building it up, and those, it's a very slight  
2015 increase, so you really don't feel it, kind of. You feel it, but you don't feel it, because it, if you  
2016 bust it out over 12 months and you're only charged annually, right? Maybe it's a cup of coffee,  
2017 maybe it's two cups of coffee, but when that is not done and then all of a sudden it has to be done  
2018 and you're hit with something like this, then it's like, "Whew, I feel it." Right? So, there's  
2019 different ways to do it. None of them are right, wrong, and otherwise, it's apparently, you know,  
2020 it's what-what the board wants to do. You have to remember board members are also residents.  
2021 Right? So, when they're sitting up here trying to make these decisions, they're also thinking of it  
2022 as being in your shoes. I'm a resident too. Do I want my residents to have a, you know, a 5%,  
2023 10%, 15% increase? And a lot of times, more than none, they don't, because they're sitting in the  
2024 same situation you are, and sometimes, unfortunately, you just have to bite the bullet sometimes,  
2025 but again, no right, wrong way to do it. Everybody's different, but most of the time you see a 2%,  
2026 3% increase, at least enough to cover inflation or cost of living, and then you don't get to this  
2027 point, unless there is a major thing that comes up and they have to do maybe a one-time  
2028 assessment or something for a project or something like that, so that's why you see this. I don't  
2029 know if that helps you.

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2030 Mr. Rafferty, no, it's still disturbing, but yes.

2031 Ms. Kassel, yes. Still this is frustrating.

2032 Ms. Montagna, I know. I know.

2033 Mr. Raffert, thank you for your time.

2034 Ms. Montagna, I know.

2035 Mr. Creshan, oh, and the other thing is, not that I'm defending spending more money, but and  
2036 I hate to say that word, but if it's just a couple of years later, the pandemic was a real thing. It hit  
2037 the economy hard. And I know in the construction industry it took a couple of years to really hit  
2038 us, but that wave has come strong. And I started, it started what? 2020? And it's not surprising to  
2039 see that it's now starting to hit us between '22 and '23. It does suck. You hope that you can plan  
2040 better, but I understand we're human.

2041 Mr. Leets, thank you, Mr. Cresham. Is there anyone else on the Zoom or here in person that  
2042 would like to address the budget specifically?

2043

2044 **B. Consideration of Resolution 2023-09, Resetting the FY 24 Budget Hearing**

2045

2046 Ms. Kassel move to approve Resolution 2023-09.

2047 Mr. Leets Which is setting the date for the fiscal year '24 budget hearing?

2048 Ms. Kassel: Do you want to put it on the.

2049 Mr. LeetssYes, I suppose I can.

2050 Ms. Montagna, August 24th. 6:00 PM? Here. So, Kerul?

2051 Ms. Kassel, I've made a motion.

2052 Ms. Montagna, second?

2053 Ms. Phillips, I will second.

2054 Mr. Leets, okay. We have a motion to approve resolution 2023-09, setting the resolution  
2055 wrap-up.

2056 Ms. Kassel, to reschedule.

2057 Ms. Montagna, it's just rescheduling from July to August.

2058 Mr. Leets, rescheduling from July to August 24th at this location.

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2059 Ms. Montagna, mm-hmm.

2060 Mr. Leets, any further discussion before taking a vote? All right. I'll call the question. All in  
2061 favor?

2062 All, Aye.

2063 Mr. Leets, All opposed? Motion passes unanimously.

2064 Ms. Montagna, perfect.

2065

2066 Ms. Kassel made a MOTION to adopt Resolution 2023-09,  
2067 Resetting the FY 24 Budget Hearing.

2068 Ms. Phillips seconded the motion.

2069 Mr. Leets, I go back to.

2070 **C. Consideration of Resolution 2023, Resetting the Assessment Hearing**

2071 Ms. Kassel, move to approve Resolution 2023-10, which is amending resolution 2023-06 to  
2072 reset the date of the public hearing on a closing special assessments for the next fiscal year 2024,  
2073 providing a severability clause and providing an effective date.

2074 Ms. Montagna, correct.

2075 Mr. Leets, all right. We have a motion.

2076 Mr. Chokanis, I'll second.

2077 Mr. Lucas Chokanis has seconded. Any further discussion? All right. I'll question, all in  
2078 favor?

2079 All, Aye.

2080 Mr. Leets, all opposed? Motion passes unanimously. All right Going back to the, uh, agenda.  
2081 We are now up to.

2082

2083 Ms. Kassel made a MOTION to adopt Resolution 2023-10,  
2084 Resetting the Assessment Hearing.

2085 Mr. Chokanis seconded the motion.

2086 Ms. Kassel, we still have Lucas's.

2087 Mr. Leets, oh, okay. We're now to old business. And we have a consideration of reserve study  
2088 proposals.

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2089

2090 **FIFTH ORDER OF BUSINESS**

**New Business**

2091

2092 **A. Consideration of Reserve Study Proposals**

2093 Ms. Montagna, so this. When we say proposals for reserved study, I just want to make sure  
2094 we're clear, this is just to update your current reserved study.

2095 Ms. Kassel, Angel.

2096 Ms. Montagna, yes, ma'am?

2097 Ms. Kassel, have you worked with facility advisors further? Have you worked with them  
2098 today?

2099 Ms. Montagna, I have not, but let me tell you, your lovely engineer sent me an email because  
2100 he has worked with some and has not worked with some. And he basically said, which he's on  
2101 the line, he could do it, but basically, he said this is what he would share if he was ranking the  
2102 proposals. Number one is community advisors. Number two is facility advisors. Fees seem  
2103 awfully low for a CDD of Harmony's size. And number three, independent works, they have no  
2104 CDD experience, so.

2105 Ms. Kassel, the community advisors is \$10,400-.

2106 Ms. Montagna, \$10,400.

2107 Ms. Kassel, and Facilities Advisors Florida is \$3,650.

2108 Ms. Montagna, mm-hmm.

2109 Ms. Phillips, now, is that cost for a new one or to update the one we have?

2110 Ms. Kassel, no, this is an update.

2111 Ms. Montagna, this is also without a site inspection, and some of them have a site inspection.  
2112 And I would advise if it was me, I would go with the one who does a site inspection, because if  
2113 you don't do a site inspection, what they're going to do is they're going to go on Google Earth.  
2114 They're going to look at anything and then they're going to look at your old study and, kind of,  
2115 just go by that, but if they're physically eyes on, seeing what you have here, I think that's a better  
2116 thing. And again, that's just my recommendation.

2117 Mr. Leets, you get what you pay for, right?

2118 Ms. Montagna, mm-hmm.

2119 Ms. Phillips, I'm sitting here thinking everyone's going to get mad at us if we do this. In the  
2120 long run it's going to fall off.

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- 2121 Mr. Leets, all right, so again, it's the community.
- 2122 Ms. Montagna, Community Advisors.
- 2123 Ms. Kassel, Community Advisors, that's the \$10,400 one. Is it possible where you can request  
2124 an onsite, a price for onsite?
- 2125 Ms. Montagna, that's proposal with onsite inspection. I believe that's a new proposal, and then  
2126 the update with site would be \$4,300.
- 2127 Ms. Kassel, aren't you negotiating?
- 2128 Mr. Leets, that was for community.
- 2129 Ms. Montagna, Community Advisors.
- 2130 Mr. Leets, okay, and they were the ones that do not have CDD traits?
- 2131 Ms. Montagna, no, they do. The one that does not is Independent Works, LLC.
- 2132 Mr. Leets, okay. I apologize.
- 2133 Ms. Montagna, no, that's okay.
- 2134 Ms. Philips, who did we have our last one with?
- 2135 Ms. Kassel, they don't want to work with us anymore.
- 2136 Ms. Montagna, Reserve, yeah. Reserve Advisors. He would not sign our contract because, the  
2137 legal stuff that your legal counsel put in there, that needs to be in there, and he just for whatever  
2138 reason refused to do it. Which was really shocking, because it's pretty standard. Why he wouldn't  
2139 agree to it, I don't know.
- 2140 Mr. Cresham, can we throw the 3,500 number at the 10,000 guys and say, "Look.
- 2141 Ms. Kassel, no. It's actually not. It's for just an update, not a full reserve setting from scratch.
- 2142 Ms. Montagna, yeah.
- 2143 Ms. Kassel, we heard the site visit is \$4,300.
- 2144 Mr. Cresham, they're only 600 bucks apart?
- 2145 Ms. Kassel, yes.
- 2146 Ms. Montagna, correct.
- 2147 Ms. Phillips, they're going to take another one and update it?

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- 2148 Ms. Montagna, yes.
- 2149 Ms. Phillips, oh, okay. Okay.
- 2150 Ms. Kassel, yes. So, move to approve Community Advisors' proposal for fiscal year 2025. It's  
2151 2025, not 2024. That's my only question.
- 2152 Ms. Montagna, yeah, I think that might've been, I'll talk to them.
- 2153 Ms. Kassel, yeah.
- 2154 Ms. Montagna, if there's an issue, I'll let you know.
- 2155 Ms. Kassel, a little strange to use it for \$4,300, because David is recommending them as  
2156 normal.
- 2157 Ms. Montagna, got it.
- 2158 Mr. Leets, okay. We have a motion to. Sorry, too much multitasking here to accept the  
2159 proposal from Community Advisors. Do we have a second?
- 2160 Ms. Phillips, I'll second.
- 2161 Mr. Leets, okay. If we have a motion and a second, do we have any further discussion?
- 2162 Speaker, do we not negotiate? I'm sorry, I'm just sitting here baffled. Do they just give you  
2163 ability to say okay?
- 2164 Mr. Leets, just the update for the fiscal year.
- 2165 Ms. Montagna, yeah. There's no negotiation for that. I'm sorry, what was that?
- 2166 Phillips, we only have three bids.
- 2167 Ms. Montagna, second.
- 2168 Mr. Leets, right. Okay, yes. Lucas just seconded. And so yeah, I'm sorry, this isn't, you know,  
2169 directed at anyone. You know, we had the community or sorry. All this update and that's that,  
2170 and that's fine. Seriously, I used to show up to these meetings and just, you know, put the film  
2171 them for Facebook. So, I haven't seen this many people here. I love it, but we do need to keep the  
2172 meeting going forward. So, we have a motion and a second to, approve the proposal by  
2173 Community Advisors in the amount of
- 2174 Ms. Kassel, \$4,300.
- 2175 Mr. Leets, \$4,300.
- 2176 Ms. Kassel, for a site, for a reserve update with a site visit.

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2177 Mr. Leets, with a site. Yes, so onsite visit. Any further discussion?

2178 Mr. Chokanis, just the update to the fiscal 2025. Yes.

2179 Mr. Leets, yes, as noted.

2180 Ms. Kassel, yes. Angel will clarify.

2181 Ms. Montagna, yes. I'll get with them and get it cleared.

2182 Mr. Leets, okay. And, well, we'll just-- For that discussion, so that's saying they would be  
2183 giving us, "Here's your numbers that we think should go in your fiscal '25." If we're- If we're  
2184 approving fiscal '24 next month, they're not going to give us anything meaningful to go into that,  
2185 so we're going to clarify?

2186 Ms. Montagna, they're going to take the reserve study that we had done, and they're going to  
2187 update it for fiscal year '25, and I will clarify that. That's my understanding.

2188 Mr. Leets, okay. Got you. Perfect. Okay. I'll call the question, all in favor?

2189 All, Aye.

2190

2191 Ms. Kassel made a MOTION to approve Community Advisor's  
2192 Reserve Study proposal.  
2193 Ms. Phillips seconded the motion.

2194 Mr. Leets, all opposed? Motion passes unanimously. All right. Next, we have consideration of  
2195 shed proposals. Uh, am I correct, this is, uh, a shed for.

## 2196 **B. Consideration of Shed Proposals**

2197

2198 Ms. Montagna, okay, so what ended up happening is we emailed the County because, you  
2199 know, we still have the Conics buildings out there, which we have to get moved. We are  
2200 currently in violation. They did give us an extension on that. We did ask them what about if we  
2201 were able to do a shed for the garden to put their stuff in. They said, yes, we can. We can do up  
2202 to 250 square feet, which obviously isn't large. I know there's a termite issue out there, so it was  
2203 recommended for not to do wood, but to do, like, a metal building. So, that's, kind of, where it's  
2204 at. It would be purely be a shed, no installation, no, you know, nothing, just something for  
2205 storage, the tractor, you know, stuff like that, supplies and stuff like that. And then you would be  
2206 able to sell your Conics building to Celebration for \$2,000, which they are waiting on.

2207 Mr. Chokanis, oh, yes, shipping container.

2208 Ms. Montagna, mm-hmm.

2209 Ms. Phillips, are we selling both? I thought we had two shipping containers.

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- 2210 Ms. Montagna, and we will buy them both.
- 2211 Ms. Kassel, Celebration will buy them.
- 2212 Mr. Leets, we being?
- 2213 Ms. Montagna, correct, not me.
- 2214 Ms. Phillips, are we keeping one and selling one now? Or are we selling both right away?
- 2215 Ms. Montagna, It's up to you.
- 2216 Ms. Phillips, well, when you said buildings, I wasn't sure if you meant--
- 2217 Ms. Montagna, yes, I don't know what will fit in that shed.
- 2218 Speaker, it's 12x20. 12x20.
- 2219 Ms. Montagna, yes, 12x20.
- 2220 Mr. Leets, 240, so then.
- 2221 Ms. Kassel: But, um, I, you know, I see that that are-- that-that the joists underneath and  
2222 within are wood, so, um, I'm wondering what--
- 2223 Ms. Montagna, I don't know. I just received that email, Kerul, that said, "Hey, we should go  
2224 with a metal building because there is termite issues."
- 2225 Ms. Kassel: So I don't, like, I haven't gone through, There's nothing to indicate the Allen's  
2226 factory outlet, what the differences are between the three proposals, and there's no also in terms  
2227 of there's no interior, the design.
- 2228 Speaker, is there a new one for steel buildings?
- 2229 Ms. Phillips, there will be one to my interior.
- 2230 Ms. Kassel, you still have what does the structure look like?
- 2231 Ms. Montagna, so the shed outlet is 12x20 with 240 square feet, no insulation at all, just  
2232 Sunshine Structures, they did a couple of different things. They did a 10x20, eve gray with white  
2233 trim. 248-inch MHD, one with full glass, two windows, no electric, \$7,500, we don't pay tax, so  
2234 that's excluded. Or a 10x20 streamlined beige with white trim, 148-inch MHD full glass, three  
2235 windows, and electric for \$7,180, which I don't know, maybe you want electric, I don't see why  
2236 you would. We don't pay tax. Or a 10x20 eve gray with black trim, double door, nine light on  
2237 each door, one window, no electric, pre-owned for \$7,465.
- 2238 Ms. Kassel, I think we should. I don't think we should go with anything with a with a window  
2239 door.



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- 2240 Ms. Montagna, okay.
- 2241 Ms. Kassel, I think the proposal from Allen's, I don't know if you can get it up on the screen.
- 2242 Mr. Leets, yeah, it's page 78 of the agenda. I could.
- 2243 Ms. Montagna, was that 12x20, 240 square feet?
- 2244 Mr. Leets, yes. All right.
- 2245 Ms. Kassel, so there are three proposals from Allen's, but it's not clear what the differences  
2246 are. They're all 12x20. They all have a man door with just a little diamond window in it on one  
2247 side, and a garage door on the other side. So, they're all the same dimensions. I don't understand  
2248 what the difference is between them. I haven't gone through. There's nothing to indicate what the  
2249 differences are, and there are price differences, right? They go from \$5,025 up to \$6,313. I don't  
2250 know what, I don't know what the differences are.
- 2251 Ms. Montagna, I might pull it up.
- 2252 Ms. Phillips, you don't have one for the Allen's factory?
- 2253 Ms. Kassel, yes, that's what we're talking about.
- 2254 Ms. Phillips, yeah.
- 2255 Ms. Kassel, but we have no photographs of what the inside looks like. We have three  
2256 proposals from them, right? Three options.
- 2257 Ms. Phillips, from them?
- 2258 Ms. Kassel, there's from Allen's. With three different prices, but there's no. We don't, without  
2259 going through line by line, printing them out, and, you know, like, there's no-- there's nothing to  
2260 indicate what the differences are between these three prices. I mean, all the models look the  
2261 same.
- 2262 Speaker, but if we look at the descriptions, it probably tells you.
- 2263 Ms. Montagna, yeah.
- 2264 Ms. Kassel, yes, but we only got this agenda. It's a 342-page agenda, and you would have to  
2265 print them.
- 2266 Speaker, well, that's the point of the discussion that we're just going to make decision.
- 2267 Ms. Kassel, I think we should table it.
- 2268 Mr. Leets, oh, well, then that's fine. I'm with that.

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2269 Ms. Phillips, what I looked at was they were never put in a slab. We want one door on one  
2270 end, we want a garage door on the other end. No windows. And it was about, yes, but.

2271 Ms. Kassel, yes, but we have three proposals from them and they're all different prices, but  
2272 the pictures all look the same. The descriptions are, like, 25 or 30 different items in the  
2273 descriptions. I guess with a 342-page agenda, I did not have time to print out and go line by line.  
2274 I'm suggesting we table this to the next meeting.

2275 Mr. Leets, well, it sounds like, we'd like some clarification from. Oh, no? Okay.

2276 Ms. Montagna, I'm going to tell you now, you need to make a decision.

2277 Mr. Leets, right.

2278 Ms. Kassel, yeah.

2279 Ms. Montagna, because you're on a tight timeline for the Conics buildings out there.

2280 Mr. Leets, okay.

2281 Ms. Montagna, unless I can ask for another extension, I don't know that you're going to get it,  
2282 and if we pass the deadline, you are going to be fined \$200 a day.

2283 Ms. Kassel, but all of these pictures have got windows, don't they?

2284 Ms. Montagna, yes, you can tell them you don't want a window.

2285 Ms. Kassel, oh, okay.

2286 Speaker, we just want one door, one ordinary door on one end, and we want a garage door on  
2287 the other end.

2288 Ms. Kassel, I understand, but all three, options from them show the exact same building.

2289 Speaker, we just want a metal door, not a slab.

2290 Speaker, if we have to make a choice, I think we should go through it.

2291 Speaker, exactly, for \$200 a day.

2292 Speaker, it was about \$6,000 when I looked at it.

2293 Ms. Kassel, there are three options. One is \$6,300. One is.

2294 Mr. Leets, oh, hold on a second. There is.

2295 Ms. Kassel, \$5,800, and one is.

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- 2296 Mr. Leets, I'll tell you this, there is- there are links in this quote. So I mean.
- 2297 Ms. Montagna, yes.
- 2298 Mr. Leets, there's a chance we can just pull this up and see if there's, you know, either we can  
2299 get our question answered on here.
- 2300 Speaker, can you scroll that down, that drawing?
- 2301 Ms. Phillips, the link, they didn't work, I tried them earlier.
- 2302 Mr. Chokanis, oh, got this one here.
- 2303 Ms. Montagna, so, I mean, it tells you.
- 2304 Speaker, that's the building.
- 2305 Mr. Leets, right. So, we have the size picked out here. We have the color and everything's  
2306 picked out. I see there's a window on the door there. Is that, you know.
- 2307 Ms. Kassel, she doesn't, Wwill, we can do it without the window.
- 2308 Mr. Leets, well, we can. I understand.
- 2309 Mr. Chokanis, Dan, can you rotate the.
- 2310 Ms. Montagna, I can tell you what the differences are. If you pull up the spec sheets on each  
2311 one, they're listed out.
- 2312 Mr. Leets, yes. Yes.
- 2313 Ms. Montagna, the spec sheets are on here. Let's just say, for example, that they're both 12x20  
2314 vertical roof metal garages.
- 2315 Ms. Kassel, for all three?
- 2316 Ms. Montagna, okay, but, like, I'm looking at this one. So, the difference with this one,  
2317 Allen's, sorry.
- 2318 Ms. Kassel: Yes, but which? There are three from Allen's. Which one from Allen's is it?
- 2319 Ms. Montagna, correct. I'm comparing the \$6,313 to the \$5,823.
- 2320 Speaker, all right, so the last one.
- 2321 Ms. Kassel, why not the \$5,025?

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2322 Ms. Montagna, I have that. I just don't have that in my hand at the moment. I can compare  
2323 that one too, but if you look down on, I mean, like, on this, on these two, it seems like the  
2324 change, the only differences are. And by the way, these are not on a slab. It's either ground or  
2325 gravel. We would either, I mean, which we could pour the slab. That's not a problem.

2326 Ms. Kassel, insulation options on the one that's \$5,823, it's insulated roof only. On the one  
2327 that's \$6,313, it's fully insulated roof and sides. So that's the difference there.

2328 Mr. Leets, yeah. Right.

2329 Ms. Montagna, on the insulation type, you've got woven R17 insulation roof only to a double  
2330 bubble insulation on 9-foot leg height.

2331 Mr. Chokanis, this is a shed, so.

2332 Mr. Leets, can you tell if any of the three are not insulated at all.

2333 Ms. Kassel, probably the \$5,000 one. Let's see. Where's the insulation line?

2334 Speaker, choice for a slab.

2335 Speaker, I don't know if that makes sense.

2336 Speaker, insulation type. It's above the garage door.

2337 Speaker, above the garage door. So, there's no insulation?

2338 Ms. Montagna, okay. Guys, this is going to be an easy way to do this.

2339 Mr. Leets, yes.

2340 Ms. Montagna, I've got the three Allen's proposals right here. That's what you're wanting to  
2341 really look at are the Allen's ones, it appears.

2342 Mr. Leets, I agree, yes.

2343 Ms. Montagna, so.

2344 Mr. Chokanis, let's ask her. I think she doesn't, you don't want any insulation. Is that correct?

2345 Speaker, no insulation. No.

2346 Ms. Montagna, no insulation is needed.

2347 Speaker, no, there's no. None is needed. And we can put in our own electric and our own  
2348 water.

2349 Mr. Chokanis, okay.

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- 2350 Ms. Montagna, all right, so.
- 2351 Ms. Kassel, and that seems to be where the difference is.
- 2352 Ms. Montagna, yeah.
- 2353 Ms. Kassel, so then move to approve Allen's factory outlet 12x20 vertical roof metal garage  
2354 for \$5,025.50, including delivery and installation.
- 2355 Speaker, is that on a slab or ground?
- 2356 Ms. Montagna, no, all of these are ground or gravel.
- 2357 Ms. Kassel, they don't offer. They don't offer price.
- 2358 Speaker, yes, they do. Yes.
- 2359 Ms. Kassel, well.
- 2360 Ms. Montagna, so, everyone that they presented is either on the ground or gravel.
- 2361 Speaker, well, that's Jason's fault.
- 2362 Mr. Leets, well, there's not there's not a price difference on their website.
- 2363 Ms. Montagna, yes, there's not.
- 2364 Mr. Leets, they don't give a price difference.
- 2365 Speaker, okay, but that's Jason's fault because I asked Jason to put it on a cement slab.
- 2366 Ms. Kassel, no, but the field services people can make that cement slab. We need a price from  
2367 Allen's.
- 2368 Mr. Chokanis, they're going to charge us a lot more.
- 2369 Mr. Leets, so, yes, so field services can take care of that. So, we have a motion to accept the.
- 2370 Ms. Kassel, okay.
- 2371 Mr. Chokanis, we'll take care of you.
- 2372 Mr. Leets, do we have the- 12x20, that's?
- 2373 Ms. Kassel, 12x20 vertical garage with \$5,025.50.
- 2374 Mr. Chokanis, I'll second that.

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2375 Mr. Leets, okay. Do we have a motion and a second? Hold on, everybody. Do we have any  
2376 further discussion of this proposal? And I will add some detail if there's some questions on what  
2377 exactly is going on here. Do we have any further discussion? Okay, so I'll say this is not to give  
2378 the entire back story, but the CDD had a rental trailer that they were using for their office and a  
2379 storage container or shipping containers that they were using as, kind of, a garage for, you know,  
2380 storing vehicles, equipment. And we've discussed the maintenance facility, but that's going to  
2381 take time to build, that's going to take time even to get permitted through the county, as David  
2382 will talk about later tonight. So, in the meantime, uh, those shipping containers, that, you know,  
2383 that construction trailer is not allowed to be back there by the plan for development that is on file  
2384 with the County. The trailer has already been removed and field services has set up actually in a  
2385 concession area at the Ashley Park Pools on a temporary basis. What we need now is to do  
2386 something about those shipping containers. And we found that with the County that in  
2387 association with the garden, which is an approved use of that property back there, that we can  
2388 have a small shed structure not to exceed 250 square feet. So, this is to give us something that we  
2389 can have available for storage that has, you know, has the blessing of the County and will, you  
2390 know, kind of, tide us over. And we'll have you see them after the maintenance facility is  
2391 complete, it'll still be there and be usable by the garden community garden that we have back  
2392 there. But in the meantime, that will give us some kind of storage that is, you know, has the  
2393 blessing of the County, which as of right now, we do not have in our imminently facing code  
2394 enforcement fees.

2395 Ms. Montagna, correct.

2396 Mr. Chokanis, a bigger task.

2397 Speaker, there's a small shed that's there that we use for gardening.

2398 Speaker, that small shed is, yes, but we're hoping once the garden can have the big shed that  
2399 that small shed would be used for chemicals only, because a lot of chemicals sprout legs and  
2400 walk. So, we need to keep it locked.

2401 Mr. Leets, okay. Okay. So, do we have any more discussion on the board?

2402 Mr. Chokanis, just to make a note of the concrete slab for the shed.

2403 Mr. Chokanis, that's what I was going to do.

2404 Ms. Phillips, I'm sorry?

2405 Mr. Chokanis, the concrete.

2406 Ms. Kassel, Field services is going to put in a concrete slab for this.

2407 Ms. Montagna, mm-hmm. They can. I mean, yes.

2408 Mr. Chokanis, okay. And then, well, do we need to do anything?

2409 Ms. Montagna, okay. So, you want to approve this with field placing slab?

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2410 Speaker, services. Yeah.

2411 Mr. Leets, okay. And if that's all good for how our motion is raised and everything, I'll call  
2412 the question. All in favor?

2413 All, Aye.

2414 Ms. Montagna, good. So Kerul made the motion. Who seconded?

2415 Mr. Leets, Lucas.

2416 Ms. Montagna, Lucas. Okay.

2417 Mr. Leets, all opposed? Motion passes unanimously.

2418

2419

2420

Ms. Kassel made a MOTION to approve Allen's Shed proposal. Mr. Chokanis seconded the motion.
---

2421 Ms. Montagna, now my next question is, so when we get this done, which we'll start on  
2422 immediately, get it done, see what all we can move into there and then see what all's left at bare  
2423 minimum, if we can at least empty one of those, you know, then you might have some interest  
2424 other than celebration that wants to purchase these, look at them, purchase them.

2425 Mr. Leets, mm-hmm. Okay.

2426 MS. Montagna, then we can throw it out there.

2427 Mr. Leets, okay. Then we already have a standing, you know, policy for.

2428 Ms. Montagna, Surplus items?

2429 Mr. Leets, yes.

2430 Ms. Montagna, absolutely. And I will tell you we already got, for anyone who is interested in  
2431 maybe purchasing these, a celebration already got a quote, which I'm happy to share with anyone  
2432 who wants it to move both of them. And you, if they were to move one or both, it's \$1,000 to  
2433 move it wherever they want, wherever it needs to be moved. So if you only did one, I'm sure it'd  
2434 be like \$500.

2435 Ms. Kassel: And.

2436 Ms. Montagna, yeah.

2437 Ms. Kassel: oh, sorry, I lost it.

2438 Mr. Leets, okay.

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2439 Ms. Montagna, me too.

2440 Ms. Kassel, one more thing. This is, if we get rid of one container, but we still have one  
2441 because we don't have enough space, will the County fine be less than it was going to be?

2442 Ms. Montagna, no.

2443 Ms. Kassel, so it's all or nothing with them.

2444 Speaker, so at the last meeting, several Board Members and residents offered their garages as  
2445 temporary storage. What's the status?

2446 Mr. Leets, or is there anything else that we need to discuss relating to.

2447 Ms. Montagna, we talked to the Chairman and also, I mean, legal's on the call. As  
2448 management, I'm going to tell you that's a bad idea and you should not do that. Even if you enter  
2449 into agreements, things can happen and it's just it's a lot of liability for the District. And Mike  
2450 can tell you something different if he feels that that's, you know, that it's fine. He did say he's  
2451 happy. Obviously, it's a Board decision to do that. It's not the recommendation of management  
2452 and then Mike can give you his opinion on it.

2453 Mr. Leets, okay. So, the follow-up question then would be if we so we've approved getting  
2454 this small shed in place, do we need to discuss now or possibly action to take place, assuming we  
2455 maybe aren't able to find storage for everything that's in those two shipping containers right now.

2456 Ms. Montagna, mm-hmm. So, my goal is now that you've agreed on a shed, is to reach back  
2457 out to the County and say, we're having the shed put in -that you said we could, we're doing that.  
2458 We'll be able to fit, you know, whatever we need to in that shed. And then we still have this, can  
2459 we get an extension? They also did agree on a maintenance facility location and a plan. So  
2460 maybe if we have all those plans in place, they'll be more apt to give us an extension. I don't  
2461 know if they will.

2462 Ms. Kassel, and if they don't, then what?

2463 Ms. Montagna, I don't know.

2464 Mr. Leets, we will cross that bridge when we get there.

2465 Ms. Kassel, well, why don't we ask Mike his thoughts on our legal counsel.

2466 Ms. Montagna, yeah. Yeah. Yeah.

2467 Mr. Leets, just stay ahead of that.

2468 Ms. Kassel, yeah. Because he had talked about creating some license agreements.

2469 Ms. Montagna, yes. Mm-hmm. Absolutely.



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2470 Mr. Eckert, yes. So, this is Mike Eckert. For the record, we did create a license agreement. I  
2471 think we sent that out. But I agree with Angel. I think this is a very generous offer by people in  
2472 the community.

2473 Ms. Montagna, absolutely.

2474 Mr. Eckert, I would not recommend it.

2475 Mr. Leets, yeah. Understood. So, do we need to, I guess we would have at least until next  
2476 month to let, you know the action of getting the shed, you know, ordered and everything,  
2477 showing the County, you know, working in good faith to address the issue. So, we don't need to  
2478 take any further action right now, it sounds like maybe just be thinking of? I mean, what's.

2479 Ms. Montagna, mm-hmm. Yeah, I mean, obviously thinking of some different opportunities  
2480 that we could do. I think moving forward with the shed, I think that's the first step. I can let them  
2481 know we've done that, obviously commute, the maintenance facility is on the agenda. Whatever  
2482 you guys do with that, I'll be able to provide them. At least you have a plan. You're moving  
2483 forward, you're trying to get this accomplished. I think, you know, they're nice people, you  
2484 know, and the fence will be done before our deadline. So, we've hopped on that.

2485 Mr. Eckert, yeah. More good faith.

2486 Mr. Chokanis, I think we're showing them we're making progress so they'll work with us.

2487 Ms. Montagna, yes. We're making progress.

2488 Ms. Kassel, we're trying.

2489 Mr. Leets, because the Conicses are visible or because they're permanent?

2490 Ms. Montagna, it's back there it was.

2491 Ms. Kassel, they were never permitted.

2492 Ms. Montagna, they were never permitted to be.

2493 Speaker, at their location.

2494 Ms. Montagna, correct.

2495 Ms. Kassel, at their location.

2496 Speaker, so if we pay the guy a thousand bucks to temporarily move them to where the  
2497 maintenance facility's going to be, could it just stay there temporarily?

2498 Ms. Montagna, that I don't know.

2499 Speaker, because It's a temporary--

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2500 Mr. Leets, I mean, it's only five days, the \$200 a day that that would be already a thousand  
2501 bucks, your money is well spent moving it out of their sight, out of mind.

2502 Ms. Kassel, well, here's the thing.

2503 Mr. Leets, for the lack of better term.

2504 Ms. Kassel, if we move them from where they are, we're probably going to have a lot of  
2505 resident pushback, even though they're temporary, because if we move them to Five Oaks Drive,  
2506 there're going to be ugly shipping containers visible to everybody. If we move them down to  
2507 Lakeshore, oh, my God, that's going to be.

2508 Mr. Chokanis, I thought we weren't at all.

2509 Speaker, where's the maintenance facility going to be?

2510 Ms. Kassel, we're not sure.

2511 Mr. Leets, right. We'll be discussing that later. The two possibilities, There's an existing  
2512 concrete slab that is along the walkway, down the Buck Lake on CDD property. We'd ask our  
2513 district engineer to get more information on, can we truly just plop a metal building on top of  
2514 that, or is there going to be other, you know, expenses, site prep and everything versus we have a  
2515 very complete, survey and, site plan for putting a similar sized building on, across from the new  
2516 dog park along Five Oaks, on the driveway going back to the turf maintenance facility which is,  
2517 you know, a bit more expensive because that is a, you know, building up a brand new site,  
2518 parking lot, foundation, utilities, and so on. That's what we are, you know, trying to discuss later  
2519 on. So yes, maybe, you know, once we figure out what that plan is, we, you know, putting the  
2520 containers could be an option, but both of those are going to be much more visible to the  
2521 community than where they are now down the.

2522 Ms. Montagna, well, no. Correct. But I think at this point, you know, I think a little bit of  
2523 resident complaining is going to have to be what it is, because you're going to start getting fined.  
2524 My question, David, are you on, can you hear?

2525 Speaker, how much is in those containers? Do you know?

2526 Ms. Kassel, Jason's not here.

2527 Mr. Hamstra, David. I'm here now.

2528 Ms. Montagna, Hey, David, is there any restriction if we were to move the two shipping  
2529 containers from the area they're in now, and let's just say put them on that piece of concrete. I  
2530 don't know where, but let's just use that for an example. If we were to put it on that concrete slab  
2531 on the way down to Buck Lake temporarily, is that doable? Or would we need some sort of  
2532 permit or anything like that?

2533 Mr. Hamstra, of course, part of it requires a type of screening as it's not going to be  
2534 considered compatible with that land use.

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2535 Ms. Montagna, what? Wait.

2536 Ms. Kassel, not going to be considered compatible with the land use.

2537 Ms. Montagna, okay.

2538 Speaker, what, even as a temporary unit? It sounded partly fiction.

2539 Mr. Leets, okay. Well, that's a eventuality if we're not able, if we're not granted any more  
2540 leniency by the county, so.

2541 Ms. Kassel, and if we don't have any enough room in this 12 by 20 unit.

2542 Mr. Leets, correct. So, we have a few, you know possibilities before it comes to that. I think  
2543 what the consensus is, is we don't need to answer that question right now. We have a lot that  
2544 we're going to be figuring out in our three of our meeting and going to the County, to the point  
2545 that we don't need to take any further action on this agenda item right now. Do you agree,  
2546 Angel?

2547 Ms. Montagna, yeah. I mean, obviously, you're not going to be able to, and that's something  
2548 David and I can talk about offline to see if maybe we can work out something with the County  
2549 and get a temporary place to put something or something like that.

2550 Mr. Leets, right.

2551 Ms. Montagna, yeah, go ahead.

2552 Mr. Leets, fingers crossed. Okay. Uh, next item is consideration of the transcription service  
2553 proposals.

## 2554 **C. Consideration of Transcription Services Proposals**

2555 Ms. Kassel, David, could you put yourself on mute, please?

2556 Mr. Hamstra, sure.

2557 Ms. Kassel, thank you.

2558 Mr. Leets, yeah.

2559 Ms. Montagna, so your transcription proposals, as we talked about at the last meeting, you  
2560 know, this Board wants verbatim minutes, which is totally fine, but the time and making sure  
2561 they're out in a in a reasonable amount of time so the Board can look at them instead of having to  
2562 look at them at the last minute and get them back in. So, these are what these are based on.  
2563 We've also tried Zoom. I see Dan has it on now. We'll see how that turns out. And these  
2564 proposals, basically, we did a trial run with one that has human transcription, and it was a lot  
2565 better because they do recognize the speakers. Because unless you specifically announce I'm  
2566 Angel, you know and I'm making, then they don't know and it's very hard, and to sit and listen to

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2567 three hours, which, really, if you double it, you have to listen to six hours because you're  
2568 constantly backing up, you know, listening and that. So those are the proposals that you have in  
2569 here.

2570 Ms. Kassel, so what about Zoom?

2571 Mr. Leets, yeah. So, I turned, we tried to do it last month. There'd been an issue, but it's on  
2572 right now, and you can see on the screen, there's a wall of text going by that's doing a decent job  
2573 of catching what I'm saying and in real time, putting it on there. The issue is the format it's, kind  
2574 of, it's meant to go on a, like, a closed-caption service. So, like, every second is broken up. So, in  
2575 this second, here's the words put on the screen, and the only identification we would have is what  
2576 caller is speaking. So, Harmony CDD is going to be the only speaker for 99% of that meeting.

2577 Ms. Montagna, mm-hmm. That's right.

2578 Mr. Leets, Someone on Zoom, it will show, "Okay. This Zoom speaker, David Hamstra, said  
2579 this word at this second," but it's still not the full, "Supervisor Kramer said this. Then, you know,  
2580 Nick from the benchmark said that" that we would like to have, and we're getting--

2581 Ms. Kassel, what if we all signed into Zoom in the meeting would it work?

2582 Mr. Leets, I do not-- Just from a technical standpoint, I don't think that would work. We've  
2583 had issues in the past of just the one up link of the video here dropping out sometimes. So now,  
2584 we only have one, you know, soundboard. I mean, not a bad idea, but when--

2585 Ms. Montagna, we put in a test into Zoom. We put in a test into Teams, too, to see what it  
2586 would spit out, and essentially, it gives us this big glob of texts, but we would still have to really  
2587 go through it and redo it. So, it would be double work, and you'd be paying for. You know what I  
2588 mean? It just, it doesn't.

2589 Ms. Kassel, how long has.

2590 Ms. Montagna, make sense.

2591 Ms. Kassel, this Board been doing the verbatim minutes?

2592 Ms. Montagna, I don't know. I've told this Board before, Counsel's even told this Board, you  
2593 know, we never recommend verbatim minutes.

2594 Ms. Kassel, no, I don't like them.

2595 Ms. Montagna, because that's why you listen to the audio if you want verbatim. Minutes are  
2596 to be summary, motions, action items, but that doesn't mean the Boards can't do verbatim  
2597 minutes. And this Board is one who likes to do verbatim minutes, so.

2598 Mr. Leets, so, okay, well.

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2599 Ms. Phillips, I like verbatim minutes because when residents want to know how we came to a  
2600 decision, they can go to the minutes, and they can look. The minutes are searchable, so you can  
2601 just go and look. I think verbatim minutes are the way to go. I believe in them.

2602 Speaker, can they go to the recording as well?

2603 Ms. Kassel, yes.

2604 Mr. Leets, okay, well, so about that, so the audio recordings have you know, always been  
2605 available from Inframark anytime a resident can go and request that. I will say for about the last  
2606 year and a half now, since we've been doing the meetings on Zoom, those are being recorded as  
2607 you know, as the meeting takes place, and it'll be me pulling them down after a fact, but there's a  
2608 Harmony CDD, YouTube channel where you know the files are also uploaded. If there are, you  
2609 know, like, sometimes there are technical issues where it, you know, drops out during the  
2610 meeting. So, you know, that YouTube, you know, just like there's no comments on the Zoom  
2611 meeting here, that YouTube is, it's for reference, but it's not considered the official recording.  
2612 We, you know, have that here. But I guess what it comes down to is, um, yes, Inframark had  
2613 been doing that for, you know, a number of years. There was a time where it just it wasn't being  
2614 done. I think it comes down to lots of cost.

2615 Ms. Montagna, it takes a lot of, yes. It takes a lot of time. It's just as you've seen, I don't know  
2616 if how many of you have read the minutes, but, I mean, they can be anywhere from 80 to 100 in  
2617 something pages. It's a lot.

2618 Speaker, so, who does this? You guys do it?

2619 Speaker, the company people like ROI on this?

2620 Speaker, how much did you pay you guys to do that?

2621 Ms. Montagna, right now the contract when they decided they wanted verbatim minutes,  
2622 which was before my time, um, it was contracted to do and I don't know where this number came  
2623 from, \$275.

2624 Speaker, Per meeting?

2625 Ms. Montagna, pPer meeting. And that I can tell you right now, it doesn't even remotely cover  
2626 because, you know, our administrative, like anyone else, understands, we don't have one person  
2627 dedicated to just Harmony. They have, you know, eight districts. So, when they're spending 24 to  
2628 28 hours on minutes and then the Board gets them and they review them as well, so now you're  
2629 talking you know, it's a lot. So, to get them done more productive, that's the point, right? To get  
2630 them done efficiently and productive and get them out on time, we just thought it would be better  
2631 to go a human service.

2632 Mr. Leets, a human.

2633 Ms. Kassel, three out of our six proposals are between \$320 and \$356.

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2634 Ms. Montagna, mm-hmm.

2635 Speaker, per meeting?

2636 Ms. Kassel, per meeting, yes. So it's about \$4,300 to \$4,200 a year between \$320 and \$356  
2637 per year, but I feel like, just from my perspective, because we do go into detail of how we come  
2638 to the decisions that we come to in the minutes, if we have seven or eight minutes, it's all lost.  
2639 You have to then go to you have to listen to or watch the whole meeting, or listen to and wait for  
2640 when it comes up in order to understand how we came to the decision we made.

2641 Mr. Leets, okay. Now, one thing I'll add to that. So, it's something, it's been on my list to do,  
2642 and I think with the website being done externally now, I might be able to finally get to it, but  
2643 with a YouTube video, you can put, you know, chapters in there, so you can, you know.

2644 Ms. Montagna, we can close caption.

2645 Mr. Leets, if you want to go, okay, here's, you know, "Click here for the landscape report,  
2646 click here for the engineered report," It doesn't take listening to the entire three-hour meeting to  
2647 find the one point. It does take some work on the front end to make that happen. I don't know. So  
2648 my thoughts.

2649 Ms. Montagna, on these, Dan.

2650 Mr. Leets, yeah.

2651 Ms. Montagna, and to speak to Kerul's point, so the first two on here, the one we sent the June  
2652 29th meeting, it was 3 hours and 51 minutes. It was 97 pages.

2653 Mr. Leets, right.

2654 Ms. Montagna, the online conversation and transcription with Otter Pro is, like, \$8.33 per  
2655 month billed, \$100 annually or \$16.99 billed monthly. That is just online conversation and  
2656 transcription. Okay? The human transcription, which is flawless transcription, is \$2.25 per  
2657 minute, and it's total for what we gave them, you know, would be \$519.75. If you go just  
2658 transcript, it's \$355.74 or which is \$5.25 per page, which is \$509.

2659 Mr. Leets, right. So, these were just estimates that we got. We didn't actually do any of these  
2660 to see what the quality of the output was, correct?

2661 Ms. Montagna, no, we did the, online, the Otter Pro.

2662 Mr. Leets, right.

2663 Ms. Montagna, that's where we sent it in. And again, it was like this, it was just.

2664 Mr. Leets, all text.

2665 Ms. Montagna, text conversation.

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- 2666 Mr. Leets, right.
- 2667 Speaker, so I'm okay with trying one of these out, but I'm not huge on the minutes.
- 2668 Ms. Montagna, unless the Board votes to do otherwise.
- 2669 Speaker, I think if a resident has an issue, and they didn't think, just reach out and contact one  
2670 of us, and we can say what we said.
- 2671 Speaker, that's \$20,000 in five years.
- 2672 Ms. Kassel, I'm not going to remember.
- 2673 Speaker, they are trying ChatGPT. He recognized the voices. He recognized the first guy.
- 2674 Angel, well, I tried that.
- 2675 Speaker, the first guy.
- 2676 Ms. Montagna, I had asked everyone before I said, "You guys, with the transcription, when  
2677 you're talking, say, you know, Supervisor Kassel or whatever," but then it gets very muddled,  
2678 right?
- 2679 Speaker, oh.
- 2680 Ms. Montagna, because you don't really remember when you're in the middle of a  
2681 conversation.
- 2682 Speak, saying your name first.
- 2683 Ms. Montagna, you know, this and that, so. And then, if people are out here talking, it gets  
2684 carried over.
- 2685 Speake, it doesn't detect. Okay.
- 2686 Mr. Leets, far as action to take, looking at these numbers, I mean, in the grand scheme of  
2687 things, it's not a large percentage of the budget. Do we want to maybe try one of these human  
2688 services?
- 2689 Ms. Kassel, I know that we do a trial with one of these that's on the, you know, say we do a  
2690 trial with GoTranscript for a month.
- 2691 Mr. Leets, okay.
- 2692 Ms. Kassel, and then see how the minutes look and whether it be. And then, I mean, you  
2693 know, unless.

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2694 Ms. Montagna, and mind you, we still go in and format them and make sure that they're right,  
2695 you know.

2696 Mr. Leets, okay. So, we have a motion. Do we have a second? I will second it now. Now we  
2697 have a motion and a second. Any further discussion? So, Angel, with this is a little summary.  
2698 Was there any more detail, like with GoTranscript were there any differences in what they said  
2699 they deliver or?

2700 Ms. Montagna, no, this is all apples to apples. They take the recording, and it's human  
2701 transcription.

2702 Mr. Leets, names to lines?

2703 Ms. Montagna, yeah.

2704 Mr. Leets, okay.

2705 Ms. Montagna, and again, Inframark, we're still going to go through them, put them in format,  
2706 make sure, see if there's any grammatical errors and all that. So, really, your only discussion is  
2707 either you want to go with one of these, or as a Board, you don't want verbatim minutes, and then  
2708 we do them as summary minutes like we do for all other districts. That's really the only  
2709 discussion point.

2710 Speaker, does the human have to be licensed? Does it need to be a licensed person?

2711 Ms. Montagna, I'm not licensed, and I transcribe their minutes. It doesn't say they're good.

2712 Mr. Leets, I mean, my thoughts are. So, again, with having Zoom, this is our first time having  
2713 the, you know, the captions on there. I've always been a proponent of having, you know, more  
2714 information is a good thing. The costs, waffling on any, kind of, added expense, especially if it  
2715 seems we're close to maybe having, you know, the tools out there to do this without taking, one  
2716 of the district staff 24 hours of their time to do. I am amenable towards falling back on some of  
2717 these, maybe less involved options, but for the time being, I, you know, I second the motion, I'd  
2718 be in favor of at least trying one of these for the one line.

2719 Ms. Montagna, okay. You're not signing a contract. Essentially, I've used Rev for you guys a  
2720 couple of times just to see, and that was costing us, which we didn't charge the district extra. I  
2721 mean, for even your shortest meetings that were done at 8:00, it was still about \$475 every  
2722 meeting.

2723 Speaker, you multiply that by 12, you multiply that.

2724 Ms. Montagna, yes, of course.

2725 Speaker, did anybody talk about this Zoom to see if that could be done?

2726 Ms. Montagna, that's what we're doing.



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2727 Mr. Leets, right. And so, it does by speaker, but this, Zoom is set up on having a conference  
2728 where everyone is dialing.

2729 Ms. Montagna, it's just talking.

2730 Mr. Leets, individually. It's not set up for a room full of people, with, you know, we have  
2731 lapel mics, we have a room mic. It sees us as one caller to the meeting. So, it's transcribing every  
2732 word that it picks up and can pick out.

2733 Ms. Montagna, and Teams will do it, too.

2734 Mr. Leets, right. But in terms of having what we've traditionally had, which is this person  
2735 says this, and then, you know, line by line, basically, so you can follow exactly what happened  
2736 and who said what and when, can't be done right now.

2737 Ms. Montagna, I think with what Kerul is proposing, there's no contract with these.

2738 Mr. Leets, right.

2739 Ms. Montagna, I literally will send them this audio. They'll do it. You'll see it in your next  
2740 meeting, and then you can determine what you want to do.

2741 Ms. Kassel, it's only \$75 a month more than we're already paying.

2742 Mr. Leets, what do you say? That's okay, yeah. Okay?

2743 Ms. Montagna, yeah. We charge you \$275.

2744 Mr. Leets, right.

2745 Ms. Montagna, we're supposed to charge you additional for any overages, but I've never  
2746 charged you for your overages.

2747 Mr. Leets, all right.

2748 Ms. Montagna, which hopefully nobody for my company hears that.

2749 Mr. Leets, right, okay. Public meeting. Right. So, let's call the question, all in favor of  
2750 sending, let's say, this meet.

2751 Ms. Montagna, this meeting?

2752 Ms. Kassel, this transcript.

2753 Mr. Leets, for tonight's meeting.

2754 Ms. Kassel, for this, for tonight's meeting.

# CARBON

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2755 Mr. Leets, on a trial basis for \$355.

2756 Ms. Kassel, yeah. Not to exceed, because, hopefully, our meeting won't be going that much  
2757 longer.

2758 Mr. Leets, no, well, no, it would be at the at the rate of, what was listed on this proposal.

2759 Ms. Kassel, yeah. Yes.

2760 Mr. Leets, it's going to depend on how long this meeting goes.

2761 Ms. Montgana, correct.

2762 Mr. Leets, so, you accept that amendment to your motion?

2763 Ms. Kassel, yes.

2764 Mr. Leets, so, okay. I'll call a question. All in favor of on a trial basis, having GoTranscript,  
2765 provide verbatim, transcription of tonight's meeting. All in favor?

2766 All, Aye.

2767 Mr. Leets, motion passes. All of those.

2768

2769

2770

Mr. Leets made a MOTION to approve GoTranscript Proposal. Ms. Kassel seconded the motion.
--

2771 Speaker, all in one month.

2772 Ms. Kassel, just the proposal. Just to clarify the proposal that, well, actually it says \$355, and  
2773 I'm guessing it's \$76 in three days, but it's not really.

2774 Mr. Leets, yes, and that was for the June meeting was.

2775 Ms. Kassel, yeah. As per the proposal that's in the agenda.

2776 Mr. Leets, right. That was almost four hours, that meeting in June. And we're not there yet,  
2777 and fingers crossed, let's push forward here, but the motion passes unanimously. Going back to  
2778 the agenda.

2779 Speaker, you know that thing you can do a voice discover. Let's speak.

2780 Mr. Leets, all right. No, the chipmunk mode. Nice. All right, so discussion regarding  
2781 information signs.

2782 Speaker, oh, you just paid for transcripts.

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2783 Ms. Montagna, take them down.

2784 Speaker, I really want to hear this.

2785

2786 **D. Discussion regarding Informational Signs**

2787 Ms. Kassel, I know. I don't understand why we're still talking about signs. Here are them all.

2788 Mr. Chokanis, Dan, can you pull up the other email that Angel sent you?

2789 Mr. Leets, oh, shoot.

2790 Ms. Kassel, there were also suggestions.

2791 Mr. Leets, okay. I don't have the email. So yeah, we have a separate computer that is just for  
2792 running the meeting, and I have to, you know, get up again, so, but we've all seen the signs.

2793 There are some of them are 20 years old at this point.

2794 Speaker, I can email it to you. I got them on my phone.

2795 Mr. Leets, yes, well, I don't even have that. This is just for running Zoom, just to.

2796 Ms. Kassel, they're in the agenda package.

2797 Mr. Leets, oh, perfect.

2798 Ms. Kassel, they're at the end of the agenda package. Near the end.

2799 Mr. Leets, sorry.

2800 Ms. Phillips, page 88.

2801 Mr. Leets, yes, the page number helps. Thank you.

2802 Ms. Montagna, we've had this on a few month's agendas, no decision has been made. I know  
2803 Mr. Kassel provided some suggestions. I know Ms. Kramer provided some suggestions, but  
2804 there's been no definitive direction on what you want to do with these.

2805 Ms. Phillips, I was too new then to say it, but I say we tear them all down. I'm brave enough  
2806 to say it now.

2807 Mr. Leets, a lot of my thoughts are just like with the fence, it's an eyesore. We could put  
2808 something new up in the future. CDD owns those easements. At any point, if we have 10, 20,  
2809 however much, that we thousands of dollars we want to go to putting up beautiful new signs, we  
2810 can do that, but as of right now, they're a mess. They're on CDD property. So, it's up to us to do  
2811 some.

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- 2812 Ms. Phillips, they're advertising stuff that we shouldn't be supporting.
- 2813 Mr. Leets, website that doesn't exist.
- 2814 Ms. Kassel, move to remove the signs temporarily.
- 2815 Ms. Montagna, okay. And use staff to remove them.
- 2816 Ms. Phillips, use staff to remove them and store them for now while we discuss what we  
2817 might be able to do.
- 2818 Ms. Montagna, remove and store.
- 2819 Mr. Leets, well. Well, again, so I will.
- 2820 Ms. Montagna, until further notice.
- 2821 Mr. Leets, I will second that but for any other discussion. So again, to be clear, we're talking  
2822 about all these, the developer placed signs on CDD property. So, all the ones that would be our.
- 2823 Ms. Kassel, we can leave the posts, we can just take the sign part of it.
- 2824 Mr. Leets, for the purposes of discussion, does that really save us anything? We had some  
2825 action out of last month's meeting to maybe talk to who put them up in the first place. I don't  
2826 know if that was something Theresa was going to do.
- 2827 Ms. Kassel, yes, somebody was going to talk to Brock Nicholas.
- 2828 Ms. Montagna, I'd have to look back at it with either Theresa or Jason.
- 2829 Speaker, it's not that much.
- 2830 Ms. Phillips, if we leave the holes up, we have to buy signs that are the same size as we.
- 2831 Ms. Montagna, that's a good pick. There's bad picks there.
- 2832 Speaker, I right. Get back to Kerul's.
- 2833 Ms. Montagna, the developer placed signs on CDD property. That's what we're talking about.
- 2834 Mr. Leets, right. Back when the developer was the CDD essentially. So, this is, you know. It's  
2835 not-
- 2836 Speaker, are they actually faded or are they just dirty?
- 2837 Speaker, they're rusty, they're cracked. They're steely.

# CARBON

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2838 Mr. Leets, there are stickers. They'll put a sign up. Okay, we're building a new neighborhood,  
2839 so we'll put a new sticker on top, but, you know, 10 years later in the sun, they're appealing.  
2840 These are maybe some.

2841 Ms. Kassel, unsightly?

2842 Mr. Leets, right. They're unsightly, weak. My thoughts are that just leaving the poles up to.

2843 Speaker, that's tacky. That's get off.

2844 Mr. Leets, calling out that will save us. If we're going to put new signs up, we can put new

2845 Ms. Kassel, where the shift is so crazy.

2846 Speaker, to get those signs, you'd get them painted, but you would have to decide what you  
2847 want.

2848 Ms. Kassel, that's what we've been trying to discuss.

2849 Mr. Leets, then you should probably get everybody out of this room if you.

2850 Ms. Kassel, here's the thing.

2851 Speaker, everybody cheer for you.

2852 Mr. Leets, that's it. Yep. You.

2853 Ms. Kassel, thank you.

2854 Mr. Leets, yep.

2855 Ms. Kassel, so we have. This has been on the agenda many times, but the problem is we have  
2856 so much business and pushed to the end of the meeting. It's not urgent. It gets pushed to the next  
2857 meeting, pushed to the next meeting, then it's put on, like, hold for now, so you know, we still  
2858 don't know exactly what we want to put on the sign, but what we really need, you know,  
2859 regardless of whether we, you know, of whether we, put the signs up, have new signs put on, we  
2860 need a quote. We need to know how it's going to cost. We have some, a couple of proposals for  
2861 what might go on the signs, but we don't know how much they are and whether it's going to pay.  
2862 If we remove the poles, which are in the ground with cement, you know, at the base, then if we  
2863 want to put the signs back up and we can find this company and have new information put on the  
2864 signs, which looks good, then we have to reset all those posts, et cetera, which is another  
2865 substantial expense, which is why I'm suggesting that we remove the, you know sort of, two-  
2866 dimensional part of the sign and not the post for now while we get prices on what the cost would  
2867 be for new services because they're adhesive, right?

2868 Mr. Chokanis, it could take three months. It could take almost a year.

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2869 Speaker, with all due respect, I've been here 10 years. I have been begging. We talked about  
2870 this.

2871 Ms. Kassel, I'm sorry. This is a board discussion.

2872 Ms. Montagna, Benson has put several proposals to this board that you guys have taken no  
2873 action on, a bunch of different ones.

2874 Mr. Leets, please, please. Keep things moving forward. Again, my thoughts are, we should 10  
2875 minutes ago, we're talking about how potentially, storage, deprived we're going to be in the near  
2876 future, so holding on to things to maybe do when we get around to it. Big picture. First of all,  
2877 you know, the developer put in lots of signs for selling lots of houses. How many new  
2878 neighborhoods are even going in there? How many signs do we truly need? We maybe just want  
2879 one or two at, you know, one in each entrance. So, my point of what I'm getting to is I don't  
2880 know if I need to do a new motion or what, I don't think any of them need to stay up right now. It  
2881 would be a relatively small amount that we would be saving at the cost of leaving tacky things up  
2882 for the time being, having stuff to store. I'd say let's just, like we're doing on the fence, take them  
2883 down for now, get rid of the eyesore. And if we have lots of input from residents that, "We do  
2884 miss those signs, we want something new," then we can look at how many need to be there in the  
2885 first place, and then look at, "Okay, what's it really going to cost and do we want to do it? So do I  
2886 need to. Do I need to do a new motion?"

2887 Ms. Montagna, Kerul made the motion.

2888 Ms. Kassel, I made the motion. If it doesn't get a second, it doesn't get a second. Then it does.

2889 Ms. Montagna, hers is remove and store until further notice, and that is leaving the posts.

2890 Mr. Leets, okay.

2891 Ms. Kassel, it's so digital.

2892 Ms. Montagna, and you have the first and a second. Call it.

2893 Mr. Leets, okay, I will.

2894 Ms. Kassel, is there a second?

2895 Mr. Leets, I had seconded-

2896 Ms. Montagna, Dan seconded.

2897 Mr. Leets, but I discussed it some more.

2898 Ms. Kassel, you're rescinding your second?

2899 Mr. Leets, so I'll rescind my second.

# CARBON

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2900 Ms. Montagna, what? You second it for discussion. So, you still need. Yeah. Call it.

2901 Mr. Leets, so I'll call the question. All in favor of leaving the signposts up that's taken down  
2902 as according to Supervisor Kassel's motion. All in favor? All opposed?

2903 All, Aye.

2904 Ms. Montagna, all right, One, three. Fail.

2905 Mr. Leets, okay. I will move that for the time being, we direct field services to remove all of  
2906 the developer signs placed on CDD property. We reserve the right to put new signs up in the  
2907 future if we see fit, but for now, take down the broken, old signs.

2908 Ms. Montagna, and we're storing them?

2909 Ms. Kassel, no.

2910 Ms. Montagna, tossing them?

2911 Ms. Kassel, dispose of them.

2912 Mr. Leets, I don't think we have a place to store them, so that would be removing and  
2913 disposing.

2914 Ms. Montagna, dispose.

2915 Ms. Kassel, I will second that.

2916 Mr. Leets, all right. Any further discussion? Call the question. All in favor?

2917 Speakers, Aye.

2918 Mr. Leets, all opposed?

2919 Ms. Kassel, nay.

2920

2921 Mr. Leets made a MOTION to approve to dispose of the  
2922 informational signs.

2923 Ms. Phillips seconded the motion.

2924 Mr. Leets, okay. Motion passes three to one. Supervisor Kassel in opposition to remove the  
2925 developer signs from the CDD property. Are we finally at the. Oh, a discussion on CDD website.

2926

2927

2928

2929

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2930 **E. Discussion regarding CDD website**  
2931

2932 Ms. Montagna, okay. Here's my thing, the new website is live, but what I need from all of  
2933 you, take a look at it, tell me if you want to add anything. We are still adding stuff like contact  
2934 information and all of that, but all of the. Most of the stuff has been migrated over to be able to  
2935 make it go live. We're still putting stuff on it, but if you see stuff on there that, "Hey, we really  
2936 need this," remember, though, the goal is not to have what you had of just a bunch of stuff like  
2937 crossword puzzles and all this stuff.

2938 Ms. Kassel: What do you mean we have crosswords.

2939 Ms. Montagna, yeah. Yeah.

2940 Mr. Leets, there was a lot more page where this stuff-. It was never updated.

2941 Speaker, there's a picture of all of our faces on it?

2942 Ms. Montagna, yes, there's links to all kinds of stuff.

2943 Ms. Phillips, wasn't there supposed to be a search feature? Because I can't find the search  
2944 feature.

2945 Ms. Montagna, search feature for what?

2946 Ms. Phillips, the website. The new website.

2947 Ms. Montagna, noo, you just type in Harmony CDD.

2948 Mr. Leets, Harmony CDD doc.

2949 Ms. Phillips, I know, but once I'm on the website, if I'm looking for the.

2950 Ms. Montagna, up at the top, there are tabs. You can hit documents. It brings it down.

2951 Ms. Phillips, but you can only choose those documents. What if I don't know where  
2952 something is, and I want to do a search?

2953 Ms. Montagna, yeah. I'd have to look at it.

2954 Ms. Phillips, yeah.

2955 Ms. Montagna, I mean, it's very self-explanatory. You hit documents, you go.

2956 Ms. Phillips, it's not. A lot of the documents should be under financials.

2957 Mr. Leets, so hold on. What I will say is, you know, it only went live maybe a week or so ago,  
2958 so our email addresses should still be on there.



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2959 Speaker, it's a bunch of feedback.

2960 Mr. Leets, yes, please. So, tell us. You know, we were using it, too. I definitely have some  
2961 thoughts. That would be to you, I guess, Angel, and you have Lynn on that.

2962 Ms. Montagna, mm-hmm. Yes, you can put Lynn. So, I'm on it now, right? You can go to  
2963 contacts. It gives everybody here email addresses. My email address, every board member's  
2964 address. Also tells you staff Inframark. It gives you Jason, which is the field operation manager.  
2965 It gives you CDD maintenance at Inframark, how to reach him.

2966 Ms. Kassel, I don't know that we need to go. I think it's on the website, but there's a lot that's  
2967 missing.

2968 Ms. Montagna, Yeah, I mean.

2969 Mr. Leets, yeah. So yeah, things that we think are missing, things that we think are hard to  
2970 find, could be organized better, things we want added within reason, pass that along to your  
2971 district management.

2972 Ms. Montagna, yeah. Yeah. Mm-hmm. Absolutely.

2973 Mr. Leets, it will be taken care of. And that goes for anyone watching. If you have feedback,  
2974 please let us know, so we can get it taken care of.

2975 Ms. Montagna, yes.

2976 Mr. Leets, okay. Any further questions?

2977 Speaker, is that a real picture of Harmony?

2978 Ms. Montagna, no. We can put any picture you want out there, but it could be.

2979 Ms. Phillips, how about a picture of Lucas?

2980 Ms. Montagna, it's probably one of your beautiful oak trees that you have, just in the sky. But  
2981 for a resident, if you go to this website, right on the home page, you'll see board meetings on the  
2982 right, and that tells you all of our meetings, and it's usually the annual meeting schedule, which  
2983 they'll be adopting theirs next month.

2984 Speaker, we could probably get a picture from some of our photographers with the deers or  
2985 something.

2986 Ms. Montagna, yeah, absolutely. Send me a picture. Happy to change it. Not a problem.

2987 Speaker, why has it changed? Why was the website changed?

2988 Mr. Leets, it was changed because the website itself, the design, was very old. It was tricky to  
2989 use on phones, I would say and I'm saying this as the person that volunteered to make the

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2990 updates for it. I never had the time, really, to really dig in and update it. Like, there was stuff that  
2991 was, you know, running, the stuff that was running in the back end was like, "Hey, you have five  
2992 updates you need to do." I was, I'll be honest, too chicken to do it because if I hit the button to do  
2993 this update and it breaks something.

2994 Speaker, yeah, you're in the shits.

2995 Mr. Leets, right. So again, the contract was, again, I forget what the amount was. It was I  
2996 think \$3,000, maybe?

2997 Ms. Montagna, it was. It was \$3,000 to get it set up, and then annually it's \$1,585. And they  
2998 maintain it. We send them stuff to post. They post it. It's posted like this.

2999 Mr. Leets, ADA compliance.

3000 Ms. Montagna, they also keep it an ADA compliant to provide quarterly reports to the Board  
3001 of anything. Because I don't know if you're all aware, but there was a massive amount of lawsuits  
3002 not too long ago about ADA compliance, and they were hitting just random websites.

3003 Mr. Leets, correct. And, I mean, so when I was in charge of that myself, I mean, I would do  
3004 that. I would make all the agendas, you know, searchable and everything. I'd do the uploading,  
3005 but still, you know, it would, you know, take a few hours of my time and I wasn't able to, you  
3006 know, always get to it from when the agenda was posted a week ahead of the meeting. So, the  
3007 need for updates, um, I mean, there was, you know, we talked about links to crosswords, there  
3008 was a bulletin board page on there that the idea, yes, you could have links to events, but someone  
3009 needs to be updating that. And it wasn't in good shape, and I wasn't able to put the time into  
3010 really-- you know, I have a day job. I, you know, don't have time to.

3011 Speaker, a real job? Really?

3012 Mr. Leets, right. So, yeah, that's why the updates were made, and we're still in the process of  
3013 finalizing. So, anything that could be done better, this is the time for us to figure that out. We  
3014 could take it over after a year and just have a fresh website design for our effort, but, you know,  
3015 the hope is that they can continue running it and everything, and we're happy with the results, so.  
3016 Any other discussion from the board on that, or are we ready for the consent agenda? 29 PM. All  
3017 right, do we have any discussion of the minutes?

3018 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

3019 Ms. Kassel, yes.

3020 Mr. Leets, yes.

3021 Ms. Kassel, I know the agenda was revised. It wasn't indicated what was revised in the  
3022 agenda.

3023 Ms. Montagna, so what was revised is, Theresa requested the public comment under the  
3024 budget. That's what was revised.

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3025 Ms. Kassel, so, when we received the minutes. I sent in corrections. I don't know if they're  
3026 reflected.

3027 Ms. Montagna, mm-hmm. They are.

3028 Ms. Kassel, in the minutes.

3029 Ms. Montagna, yes, ma'am.

3030 Ms. Kassel, okay. So that was one question. Second question is in terms of the check register  
3031 not the check register, the invoices, I noticed there were a lot of Toho bills, where there was a  
3032 balance forward. So, you know, from the previous month, so, but we're paying the full amount.

3033 Ms. Montagna, mm-hmm. Mm-hmm.

3034 Ms. Kassel, so were those bills just late in coming in, and they didn't get paid last time? Like,  
3035 I.

3036 Ms. Montagna, no.

3037 Ms. Kassel, because the Toho amount is \$28,000 for one month. Of course, that's because  
3038 there were a bunch of balance forwards from the previous month.

3039 Ms. Montagna, right. Yes. And she is, Sally is looking into that to see what it is. And I think it  
3040 has something to do with the big credit that they gave of \$20,000. This was in '22, and that's  
3041 what Toho had originally sent her, but she's working with Barbara to see what the issue is.  
3042 Barbara Aaron, I think is her last name.

3043 Ms. Kassel, so but the consent agenda proposes that we pay this \$28,000 bill.

3044 Ms. Montagna, so you're just ratifying this. Your bills are paid. We have to pay your bills. If  
3045 there's a question on them, then we go back and we figure it out. But prior to tonight, she's  
3046 already working on that because I asked the same question about.

3047 Ms. Kassel, do we need to ratify? Can we table ratifying those particular bills or?

3048 Ms. Montagna, well, you can, but they've already been paid. So, I mean, you would, you  
3049 would accept that consent agenda, and then I would answer your questions once accounting gets  
3050 back to me with Barbara.

3051 Mr. Leets, so, we would request future, we would bring the June, invoices up for discussion  
3052 on that point at the meeting.

3053 Ms. Montagna, yes. 100%, to answer that question, but I'm going to get you before the  
3054 agenda, but it can be on the agenda to be in the record, but I will be able to have you guys an  
3055 update hopefully by tomorrow via email.

# CARBON

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3056 Mr. Leets, okay. Do we have any other discussion on the workshop minutes, meeting minutes,  
3057 or June financial statements, invoices and check register?

3058 Ms. Montagna, and all corrections, including Mrs. Kassel's, Mrs. Kramer, I think Mike Eckert  
3059 actually had some changes as well.

3060 Ms. Kassel: Ms. Kassel was my mother.

3061 Ms. Montagna, I'm sorry.

3062 Ms. Montagna, it's actually Professor Kassel, isn't it?

3063 Ms. Kassel, Doctor.

3064 Ms. Montagna, Dr. Kassel. That is right. She's a lot of things.

3065 Ms. Phillips, and an author.

3066 Ms. Montagna, yes. I heard that lately.

3067 Ms. Kassel, she's a Jersey girl.

3068 Ms. Montagna, so they're all in there as amended. Yes.

3069 Mr. Leets, okay. So, if there's no further discussion, I'll entertain a motion to approve.

3070 Ms. Phillips, I'll motion move on the side.

3071 Ms. Kassel, I'll make a motion to approve the consent agenda.

3072 Ms. Montagna, with the question of the Toho, um, invoices.

3073 Mr. Leets, Okay.

3074 Ms. Kassel, yeah. Do I have to say the words you said? I'm sorry.

3075 Mr. Leets, and I will second. Any other discussion? All right. Call the question. All in favor?

3076 All, Aye.

3077 Mr. Leets, all opposed? Motion passes unanimously. All right. Staff reports field manager.

3078

3079 Mr. Leets made a MOTION to approve to dispose of the  
3080 informational signs.

3081 Ms. Kassel seconded the motion.

3082

3083

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3084 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

3085

3086 **A. Field Manager**

3087

3088 **i. Field Report and Responses**

3089 Ms. Montagna, so, Jason's report was in there. If you have any questions, I'm happy to take  
3090 them. I know he is on vacation.

3091 Speaker, why's he on vacation?

3092 Ms. Montagna, mm-hmm.

3093 Speaker, why's that?

3094 Ms. Montagna, I have no idea. I didn't approve it. He did have it set up pretty good. Freddy's  
3095 been out here twice now to make sure the team's doing okay, and if they need anything, they let  
3096 us know, and we're checking in with them every day. CDD maintenance emails are still being  
3097 responded to very quickly, and it's been taken care of. I know there were some questions about  
3098 the splash pad, and I believe an update was provided, the latest update.

3099 Mr. Leets, yes. And, I mean, I drove by it on the way here. Looks like it's doing the motion  
3100 and everything.

3101 Ms. Montagna, mm-hmm.

3102 Mr. Leets, it sounds like it's fully operational, and we do have a maintenance plan. So.

3103 Ms. Montagna, yes.

3104 Mr. Leets, I would just like to request we had if it's an issue where it's an amenity that's down  
3105 field services, if marked, just be proactive in letting us know? We're not always.

3106 Ms. Montagna, yeah. He should be doing that.

3107 Mr. Leets, okay. Yeah. You know, getting to the, you know, the pool later on, I, you know,  
3108 didn't find out about it until, you know, staying off of Facebook and all that, you know, until it  
3109 had already been resolved, but you know what, if it's imminent. If there's day-to-day stuff, I  
3110 understand, but if it's, you know, something about, a resident.

3111 Ms. Montagna, that's a pretty big thing. Yeah.

3112 Mr. Leets, yeah. I would appreciate, being notified if something like that comes up, which  
3113 knock on wood, we're past by now, so.

3114 Ms. Montagna, good.

3115 Mr. Leets, anything else for Field Services?

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3116 Ms. Montagna, not to my knowledge unless you have any questions for me that I can take  
3117 back to them.

3118 Mr. Leets, okay. Hearing none. District Engineer, David.

3119 **B. District Engineer**

3120 Mr. Hamstra, Yeah. If I can please have either Mike or Angel go before me. I'm almost at the  
3121 office.

3122 Mr. Leets, oh, okay.

3123 Ms. Montagna, good, because your connection is not good.

3124 Mr. Leets, all right. Mike, for District Counsel, you're on the line and ready to go?

3125 **C. District Counsel**  
3126

3127 Mr. Eckert, yes. Thank you. Mike Eckert, Kutak Rock. Just wanted to update the Board.  
3128 We're still working with the developer's counsel regarding the erroneous attempt to convey Track  
3129 K900 to the CDD, which is clearly supposed to remain with the HOA. Talked to them as recently  
3130 as today. When we pointed that out to them before they went ahead and had a surveyor sign an  
3131 affidavit saying, "Well, that was how that was always intended." We know that's not the case  
3132 because of the settlement agreement. So, trying to get him to undo that deed and that affidavit,  
3133 they've asked for us to agree to sign an easement on behalf of OUC, but there's some concerns  
3134 with that as well. So, I'm going to follow up with them next week on that. We also have the issue  
3135 that the Board asked us about, uh, about Track L600 and 700, which were two lakes that are  
3136 showing up on the property appraiser website as owned by the CDD. That's actually the area that  
3137 they want an easement over. Those are not owned by the CDD because we have not received a  
3138 deed for those yet, but it is showing up on a property appraiser website by virtue of the fact that  
3139 the plat dedicated those parcels to the CDD. So hopefully, within the next week or two, we'll get  
3140 all these issues worked out with the developer. In connection with 600 and 700, those are  
3141 intended to go, you know, to the CDD, but only after the district engineer has a chance to inspect  
3142 them and review the appropriate documents and make sure that, you know, the district is not  
3143 accepting a problem. So those are the things that we've been working on and we'll continue to  
3144 work on and hopefully have a conclusion for most of those, if not, all by the next meeting. And  
3145 then, finally, because, there is a lot of stuff that that developer's doing without communicating  
3146 with the CDD, we've had a internal staff call, and, we'll follow up with that, where we're going to  
3147 appoint probably one staff member to be the point person to deal with the developer on these  
3148 issues as they come through. So, with that said, I'd be happy to answer any questions, but, don't  
3149 want to take any more of your time tonight.

3150 Mr. Leets, all right. Any questions from the board? Thank you very much, Michael. Are you  
3151 ready, David?

3152  
3153

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3154 **D. District Manager**

3155 Ms. Montagna, I'll go.

3156 Mr. Leets, oh, okay. Angel's ready. Yes. District manager.

3157 Ms. Montagna, all right. So, your next meeting is August 24th, here, 6:00 PM, for your public  
3158 hearing. And we have another meeting scheduled, obviously, August 31st. So, we need to have  
3159 motion to cancel that meeting, being that we're having the one on the 24th.

3160 Ms. Kassel, we have to cancel August 31st.

3161 Mr. Leets, I'll second. Just we have buy-in from, staff, contractors. I mean, they're here at our  
3162 leisure. Do we have any concern that, you know, anyone that regularly would've been able to  
3163 show up at the 31st won't be able to show up on the 24th or won't be ready for.

3164 Ms. Montagna, No.

3165 Mr. Leets, okay.

3166 Ms. Montagna, you're going to call a question?

3167 Mr. Leets, yes. If there's no further discussion, uh, all in favor of canceling the August 31st  
3168 CDD meeting in lieu of having it on the 24th?

3169 All, Aye.

3170 Ms. Kassel made a MOTION to cancel August 31, 2023 meeting.  
3171 Mr. Leets seconded the motion.

3172

3173 Ms. Montagna, all right. The second is, Cory Godlewski. Sorry, butchered that. Osceola  
3174 County Road & Bridge will do the inspection of Five Oaks Drive, all of Five Oaks Drive. All the  
3175 stormwater, um, road drains on 726 and 727. We'll report his findings.

3176 Mr. Leets, okay. I yeah, I saw him at the west entrance two days ago, I believe, so.

3177 Ms. Montagna, mm-hmm. Yeah, so he should be reviewing all of the, because, all of the  
3178 drains are owned by the county.

3179 Mr. Leets, right. And there's apparently one person on County staff that's.

3180 Ms. Montagna, correct.

3181 Mr. Leets, in charge of dealing with that, but they've been here in the neighborhood, so  
3182 hopefully, knock on wood.

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- 3183 Mr. Eckert, I just talked to the guy.
- 3184 Ms. Montagna, yeah.
- 3185 Mr. Leets, okay.
- 3186 Ms. Montagna, that was call number two.
- 3187 Mr. Leets, okay. All right.
- 3188 Ms. Montagna, and once we find out, I'll get his findings, report them all to you and then we  
3189 will put them in the agenda just so it's part of the official record at the next meeting.
- 3190 Mr. Leets, excellent.
- 3191 Ms. Montagna, and that is all I have unless you have something for me.
- 3192 Mr. Leets, what happened with the pool?
- 3193 Ms. Montagna, the bull?
- 3194 Mr. Leets, pool?
- 3195 Ms. Montagna, oh, pool.
- 3196 Mr. Leets, yeah.
- 3197 Ms. Montagna, I still don't know. Somebody called the health department on the pools. They  
3198 came out. And I don't know what they were looking for because that was never even brought up,  
3199 but when they came out to the pool, you have to have the pool permits posted.
- 3200 Mr. Leets, placard printed.
- 3201 Ms. Montagna, yeah, and every pool visible.
- 3202 Mr. Leets, yeah.
- 3203 Ms. Montagna, and the updated ones were not there. So, then we had to get them up, and then  
3204 the pool opened. So, I'm not sure. Still investigating that. Lynn was actually investigating and  
3205 actually called the health department and asked what happened, and then, obviously, get with  
3206 Jason of why the new ones weren't posted because they should have been posted.
- 3207 Mr. Leets, right.
- 3208 Ms. Montagna, but I can send out a full update because I think when, actually, I think Theresa  
3209 inquired, and Lynn sent an update to her, but it should have went out to the entire board.
- 3210 Mr. Leets, okay.



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- 3211 Ms. Montagna, so I'll forward that out.
- 3212 Mr. Leets, thank you.
- 3213 Ms. Montagna, mm-hmm.
- 3214 Mr. Leets, and that would include splash pad as well because that's it's a pool.
- 3215 Ms. Montagna, it's all of them. Yes, it's all of them. But to my knowledge, there was nothing  
3216 health-wise that they needed to be shut down.
- 3217 Mr. Leets, right. Okay. Uh, any other questions for District Manager?
- 3218 Ms. Kassel, well, this really comes under Field Services. But I am, you know.
- 3219 Ms. Montagna, sure.
- 3220 Ms. Kassel, we have been talking about putting some, kind of, boulders or something at the  
3221 by the ribbon curbs and the alleys that were recently, redone. And it's been since April, it is now  
3222 the end of July. I was sent an email with pictures with no indication of the sizes with prices. I  
3223 said, "Look, there's no sizes, I can't tell you what to buy because I don't know how big they are,"  
3224 it's a photograph that doesn't tell me, but not next to something or I can tell what size it is.
- 3225 Ms. Montagna, mm-hmm.
- 3226 Ms. Kassel, I said, "Look, the purpose is to cause potential damage to a vehicle that you drive  
3227 over it in order to protect our ribbon curbs."
- 3228 Ms. Montagna, okay.
- 3229 Ms. Kassel, but, so.
- 3230 Ms. Montagna, can we go ahead and move forward with it, a normal size?
- 3231 Ms. Kassel, I asked, please more forward with it. It's been.
- 3232 Ms. Montagna, I'll ask for it.
- 3233 Ms. Kassel, thank you.
- 3234 Ms. Montagna, so the boulders?
- 3235 Ms. Kassel, yes. All of them.
- 3236 Ms. Montagna, I mean, it's pretty easy. There's a few out there. Why can't we just get the  
3237 same size, right?

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3238 Ms. Kassel, I don't know. That there really are a few out there. There's somebody installed  
3239 one on their side yard where the garbage trucks were going.

3240 Ms. Montagna, mm-hmm. Mm-hmm.

3241 Ms. Montagna, okay.

3242 Ms. Kassel, I don't know, what is that.

3243 Mr. Leets, a few cubic feet.

3244 Ms. Kassel, 18, 24 inches by 24 inches, approximately. I don't know what the volume of that

3245 Ms. Montagna, 24 by 20.

3246 Mr. Leets, you get off the.

3247 Mr. Eckert, Mike Eckert. I just looked at that issue for another district that it was along a  
3248 roadway, not an alley.

3249 Ms. Montagna, mm-hmm.

3250 Mr. Eckert, and in talking to the County, that was something that the county, frowned on, and  
3251 said we could not do it. But anyway, I just wanted to throw that out there. But I would refer to  
3252 David or somebody who can talk to the County about that issue.

3253 Ms. Kassel, it's not County. Those aren't County roads, they're CDD.

3254 Ms. Montagna, they're on the alleyways, Mike, does that?

3255 Mr. Eckert, no. I get it.

3256 Ms. Montagna, okay.

3257 Mr. Eckert, I understand that, but the reason the County doesn't allow it is from a liability  
3258 standpoint.

3259 Ms. Montagna, oh, got you.

3260 Mr. Eckert, so I just want to bring that up.

3261 Mr. Leets, okay. Well, all right, Well, understood.

3262 Ms. Montagna, okay.

3263 Mr. Leets, thank you. All right. David, are you ready?

3264 Mr. Hamstra, yes, I am.

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3265 **E. Continuation of District Engineer**

3266 Ms. Montagna, woohoo.

3267 Mr. Hamstra, can you hear me?

3268 Mr. Leets, yes, we can hear you.

3269 Ms. Phillips, we can.

3270 Mr. Hamtra, I have four quick items to discuss. The meeting with Osceola County regarding  
3271 the future of community maintenance facilities is currently scheduled for Wednesday, August  
3272 16th. A time has not been set yet to discuss both locations, both the lakefronts and the Five Oaks  
3273 Drive location. Definitely, by next board meeting, or CDD meeting, will have some input and  
3274 direction from county staff on the pros and cons of each location. And for example, the lakefront  
3275 one needs to be far more robust and up to speed, um, with newer setbacks or utilities, things like  
3276 that, that the Five Oaks offers. But I'll have a full report of those two locations at the next CDD  
3277 meeting.

3278 Mr. Leets, on the 24th? You're saying the meeting with the county be the 16th. I guess my  
3279 question is, is that something, I mean, I understand our backs are against the wall schedule-wise,  
3280 but do we think, David, you'll be able to have that to Angel, and then if, you know, we'd be  
3281 making a call at that time, it sounds like, on whether it's the smaller increase to do. Hopefully,  
3282 you know, depending on what the date we'll find out on the lakefront location versus Five Oaks,  
3283 and everyone's on Board with making that call with all the information from the County on the  
3284 24th.

3285 Ms. Montagna, David, will we be able to have time between your meeting and the 24th  
3286 meeting to get costs and stuff for them to be able to adjust the budget?

3287 Mr. Hamstra, well, I know that Greg has done a detailed cost estimate for the new facility.

3288 Ms. Montagna, eah.

3289 Mr. Leets, right.

3290 Mr. Hamstra, I would think we would have enough time to potentially add cost to the  
3291 lakefront facility if the county asked for more than what we're proposing.

3292 Ms. Montagna, it may not be in your agenda.

3293 Mr. Hamstra, okay.

3294 Ms. Montagna, it may have to be sent out separate and then brought, you know, maybe we  
3295 can give copies to residents that are here.

3296 Mr. Leets, that's all I could ask.

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3297 Ms. Montgana, as long as we can do that, I think that's going to be because you need it for your  
3298 budget discussion.

3299 Mr. Leets, yes. Yes. Yes.

3300 Ms. Kassel, and there's no way Mike, there's no way to give a proxy to another Board  
3301 Member if, like, I can't be here for August? Or I could, but it would mean that I can't go away on  
3302 my first vacation.

3303 Ms. Montagna, can you call in?

3304 Ms. Kassel, I'm going to be in Europe. It's going to be after midnight.

3305 Ms. Montagna, oh.

3306 Mr. Eckert, unfortunately, there's no exception in the law that allows you to appoint a Board  
3307 Member for a day or for an interim period of time.

3308 Mr. Leets, is there any way that given the information that, that district is able to gather that  
3309 she could give, you know, on whatever timing she sees fit being on vacation to at least make her  
3310 thoughts known to the Board and have that come up even if she's not here?

3311 Ms. Montagna, she can make them known to me, and I'd be able to read that into the record,  
3312 correct? She wouldn't be able to vote.

3313 Mr. Leets, right.

3314 Ms. Montagna, but she could email me her thoughts on XX point, and then I could read that  
3315 into the record to be considered.

3316 Mr. Eckert, Angel is correct.

3317 Mr. Leets, I mean, sort of.

3318 Ms. Kassel, okay. And I have a question for David. At the Board Meeting where you first  
3319 presented the Five Oaks Drive version or option, we talked about putting that proposal on a diet.  
3320 But has that been done yet?

3321 Mr. Hamstra, well, not yet. Because they, kind of, went through it that we would think the  
3322 County would request. So, we want to explore all those. I mean, they're, kind of, looking for that  
3323 much detail with the lakefront, which we can't provide at points. But yes, if you decide to go into  
3324 the concrete, the asphalt and things like that, yes, we can. But this point is what we believe the  
3325 County is looking for sufficient detail to make sure that those things fits within the setbacks, the  
3326 number of parking spaces and things like that.

3327 Ms. Kassel, but the building is appreciably big, significantly bigger than the one that's  
3328 proposed for the lakeshore. So, that's another, reason the cost is considerably higher.

# CARBON

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3329 Mr. Hamstra, well, as we discussed, I think, two months ago, if you were doing a new facility,  
3330 I think collectively as a Board, we're talking about the bells and whistles to make this community  
3331 center, you know, robust enough for future growth and staffing and having nice bathrooms and  
3332 all that kind of stuff. So if it turns out that we just don't have the money at all, if you got to cut  
3333 the building way back to something less appreciable for future growth or demands, then we'll-  
3334 we'll do so, but the biggest thing right now is the, is the site, the water, the sewer, the connection  
3335 to the roadway, the setbacks, and all those things that they're okay with it.

3336 Mr. Leets, okay.

3337 Speaker, would this be our future meeting spot if we do the Five Oaks?

3338 Mr. Leets, I don't know that there's the kind of-- Um, I mean, there'd be parking.

3339 Speaker, I'm not really.

3340 Ms. Montagna, I think because the board opted for cost purposes just to make it strictly a  
3341 storage maintenance facility.

3342 Mr. Leets, maintenance.

3343 Ms. Kassel, yeah. And there is no parking there on the street.

3344 Ms. Montagna, yes, and not put any, sort of, utilities and any of that kind of stuff in there.

3345 Mr. Leets, right. I mean, I guess, David, maybe if you could, without adding too much to  
3346 what you already haven't figured out, but I'm guessing that the final size and building, if we're  
3347 talking about, you know, scaling and, you know, from whatever the size it can be to really feel  
3348 the property versus if we were to scale back to be closer to the smaller footprint, intellectual  
3349 property, the cost is mostly being driven by all this new stuff, parking lot, foundation, utility,  
3350 cuttings, all, those are really what's going to drive the cost and not, "Are we talking about the  
3351 building being 5% or 10% bigger or smaller?" Would you agree with that? Or is there more  
3352 information you would need to.

3353 Mr. Hamstra, I mean, there's a lot of things where whether I agree or disagree that every time  
3354 Jason's got to go to the bathroom, he's going to leave the building, cross the parking lot and go to  
3355 the public restroom. That's something you want your employees to have to do every day or if  
3356 we're actually going to do a nice, you know, modern community maintenance facility that as  
3357 Harmony continues to build out fairly soon and have higher demands for maintenance and things  
3358 that they want something that's more a baby version of a public works facility, but I felt like we  
3359 were, kind of, going towards two meetings ago, um to meet the.

3360 Speaker, that's the third person said it over there.

3361 Speaker, what?

3362 Speaker, I said that would be the third person sitting over there that says maintenance.

# CARBON

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3363 Mr. Leets, go ahead, David. You still have more.

3364 Mr. Hamstra, so again, if the price could come in, based on the County's request, they can  
3365 start cutting back on what you want this facility to be. You want it to be smaller with or without  
3366 the shed and give up a couple parking spaces. You know, whatever the demand is, but right now  
3367 we just got to get this thing moving in front of the County's technical review committee to start  
3368 getting some feedback on if this is even a good option. And if they have big concerns with the  
3369 lakefront option, um, on what have to be done to bring it to what they think to be current  
3370 standards, utilities, parking, landscaping, and things like that. Not to mention they think it's all  
3371 compatible with the playground and the neighborhood not too far away.

3372 Mr. Leets, all right. Copy all. Do we have any other questions for District Engineer?

3373 Ms. Montagna, no, he's not done.

3374 Mr. Leets, oh, I'm sorry.

3375 Ms. Kassel, yhere's three others.

3376 Mr. Leets, I apologize.

3377 Ms. Montagna, number two.

3378 Mr. Hamstra, that's all right, Dan. Number two. As you're aware, we're sitting on the  
3379 contractor's retainage for the alleyway repaving. When Theresa gets back from vacation, I will  
3380 schedule a walkthrough with her, alleyway C1 and C2. We'll develop a punch list, see if the  
3381 contractor will do to clean that up, and then they'll either release or pay a portion of the. I think  
3382 it's \$34,000 or \$44,000 we're sitting on at this point.

3383 Speaker, oh, we owe those then.

3384 Mr. Hamstra, third thing is. Now that we're into the heat of the summer fairly soon, not  
3385 temperature-wise, hurricane season wise. I will be doing my annual inspection of all the control  
3386 structures throughout the community to make sure they're operational and working. So, the  
3387 unlikely event we do get another significant storm event, the ponds will work as design, and we  
3388 will not have any flooding within the Harmony community. The other thing is, before I get to my  
3389 change order on number one, I hope I didn't confuse the group on, and I know you voted on this,  
3390 maybe I should just be quiet, on the reserve study. The way I read it is when you hired  
3391 community advisors, I read the proposal, it was \$10,000 to do a brand new reserve study, and  
3392 then \$4,300 for a renewal the following year in 2025. I think the way you guys voted, you just  
3393 paying for the renewal of the prior person's work for \$4,300?

3394 Ms. Montagna, mm-hmm. Yes. Yes. And that's why I'm going to call them and clarify, David,  
3395 and make sure.

3396 Mr. Hamstra, because not everybody will take somebody else's work blindly without doing  
3397 enough upfront work. So, just, yeah.

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3398 Ms. Montagna, correct.

3399 Mr. Hamstra, only caution that you went that route. If they're comfortable with taking that on  
3400 without their prior detailed takeoffs or sign inspections, so.

3401 Speaker, good catch.

3402 Mr. Leets, okay. Thank you. And so, yeah, I might need to readdress that next month, it  
3403 sounds like.

3404 Ms. Montagna, I'm going to call and talk to him and then give the board a heads-up.

3405 Mr. Leets, yes.

3406 Mr. Hamstra, a change of number one. We are eight months into the fiscal year. We have  
3407 expended plus-sum, the \$60,000 that was approved by the CDD back in September. We have  
3408 four months left in this remaining fiscal year. And so, we are respectfully requesting a \$30,000  
3409 change order to get us through July, August, and September or, yes, July, August and September.

3410 Ms. Montagna, the end of the fiscal year. Okay.

3411 Mr. Leets, while we've got the stuff in the County that we need to fix. I mean, we have chose,  
3412 you know, Pegasus, and I think I can speak for the Board, we've been very happy with the  
3413 quality and the diligence of the results of all the work you've done for us. Move to approve.

3414 Ms. Kassel, I'll second.

3415 Mr. Hamstra, any other discussion?

3416 Speaker, so just to clarify this. This is just overlapping fiscal years or?

3417 Ms. Kassel, no. This is the balance of this fiscal year. So, he has \$60,000 budget, and now  
3418 he's asking for an additional 50% because we have all this work with the County regarding the  
3419 community facilities.

3420 Mr. Leets, when we set the budget, we did not know we were going to need to.

3421 Ms. Montagna, do all of these things.

3422 Mr. Leets, you know, with our backs against the wall, that we need to do something to  
3423 address the maintenance, you know, the CDD office and, you know, maintenance facility, which  
3424 that's all had to, that's all the early work, that's all David and his group.

3425 Ms. Montagna, that's originally how it works. If he goes over the budgeted amount, he  
3426 presents a change order to the Board.

3427 Speaker, okay. I saw the not to exceed, so I was just curious. All right.

# CARBON

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- 3428 Ms. Montagna, mm-hmm.
- 3429 Mr. Leets, if it's, you know, 60 for, you know, two-thirds.
- 3430 Speaker, right. There was more work being done. I get it.
- 3431 Mr. Leets, right.
- 3432 Ms. Kassel, but I have a question, David. Are we anything into that \$30,000 now?
- 3433 Mr. Hamstra, yes. We are roughly-- Let me pull up my change order real quick. We are  
3434 \$9,900 into it.
- 3435 Ms. Kassel, so, we're a third of the way through already. And we have July, August,  
3436 September.
- 3437 Mr. Leets, oh, we're through July now.
- 3438 Ms. Montagna, we're done July. So, you've got August and September.
- 3439 Mr. Leets, correct.
- 3440 Ms. Kassel, well, we haven't had this billing through the end of July yet.
- 3441 Ms. Montagna, our billing you sent over, David, didn't include July?
- 3442 Mr. Hamstra, that cost is through July 1st. So, I got the month of July.
- 3443 Ms. Montagna, okay. Got it.
- 3444 Mr. Hamstra, August and September.
- 3445 Mr. Leets, so that tracks with not to exceed \$30,000 to get through the.
- 3446 Speaker, 10.
- 3447 Mr. Leets, right?
- 3448 Ms. Montagna, year.
- 3449 Mr. Hamstra, and a big chunk of that, I'm not sure everybody knows because there was a lot  
3450 requested of us leading up to closing out the alleyway. There was a lot of going back a year-and-  
3451 a-half, going through emails, photographs, contracts. So right or wrong, that was requested of us  
3452 to do that. So that was a big chunk of the of the overage towards the end.
- 3453 Mr. Leets, it's a big project. All right. If there's any further discussion, I'll call the question.  
3454 All in favor?



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3455 All, Aye.

3456 Mr. Leets, ALL opposed? Motion passed unanimously. Thank you, David. Do you have  
3457 anything else to add?

3458 

Mr. Leets made a MOTION to approve Change Order #1. 3459 Ms. Kassel seconded the motion.
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3460 Mr. Hamstra, no. Thank you very much. I will turn the microphone off because it's Angel.

3461 Ms. Montagna, easy, David.

3462 Mr. Leets, all right. Angel, do you, going back to the agenda we are.

3463

3464 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

3465

3466 Ms. Montagna, you're up to supervisor.

3467 Mr. Leets, at supervisors' requests.

3468 Ms. Montagna, mm-hmm.

3469 Mr. Leets, anything here at 8:57 PM?

3470 Ms. Kassel: I left my list at home. I'll have to wait until next month.

3471 Mr. Leets, you'll have to wait until September.

3472 Ms. Kassel, yes, that's true.

3473 Ms. Montagna, do you want send it to me?

3474 Ms. Kassel, I'll send it to you.

3475 Ms. Montagna, do you want to send it to me? I'm going to put Kerul's going to send hers to  
3476 Angel.

3477 Mr. Leets, I don't have anything that was already, not covered in the rest of the meeting.  
3478 Director.

3479

3480 **NINTH ORDER OF BUSINESS** **Adjournment**

3481 Speaker, I move to adjourn.

3482 Mr. Leets, I will second that. All in favor?

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- 3483 All, Aye.
- 3484 Ms. Kassel, we end by nine o'clock.
- 3485 Mr. Leets thank you, everybody.
- 3486 Speaker, Good job. I really appreciate it.
- 3487 Ms. Montagna, thank you. The time is 8:57.
- 3488 Ms. Kassel, I love this meeting. This is my favorite.
- 3489 Ms. Montagna Wait until you have 10 years of this. She's turning that off.

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On MOTION by Speaker, seconded by Mr. Leets, with all in favor, the meeting was adjourned at 8:57 p.m.
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Secretary/Assistant Secretary

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Chair/Vice Chair