

On Postcard--- (one card sent to each property owner)

According to Osceola County property records, you own residential property in the Community Development District (CDD) of Harmony in Florida. The governing body of the Harmony CDD is considering the construction of a Community Center within Harmony CDD and is seeking your input on this decision. If approved, this decision will result in an increase in the CDD fees for your property.

Please go to _____ to provide your input on this important issue. Please vote only once for each residential property you own in Harmony, FL. Include the street address for the property for which you are casting a vote in the area provided on the survey. Survey responses which do not list a property address will not be accepted. More than one survey response per address will nullify all responses for that address.

On Survey---

The Harmony CDD is considering constructing a Community Center on Buck Lake in Harmony. The one-time cost of construction of a 5000 square foot building is roughly estimated to be \$1 million (\$200/square foot). If all residential properties pay an equal portion, the approximate additional one-time assessment for this construction would be \$540 for each house, condominium, and vacant residential lot.

Following construction there will be recurring costs for utilities, maintenance and reserve, staffing, and insurance which are roughly estimated to be \$60,300/year. This cost, shared among present and future units, would result in an increase of \$30/year for each residential unit and vacant residential lot.

The Community Center could be used for meetings of the CDD, HROA, HOA, and other groups, book clubs, educational sessions, craft classes, game groups, trivia tournaments, and other social events. It could also benefit the youth of Harmony in being a place where they can gather after school for tutoring, homework, chess clubs, and socialization.

Operating costs could be defrayed by renting the Community Center for non-community uses such as weddings, private parties, social gatherings, and religious services, but rentals will also result in an increase in operating costs.

SURVEY QUESTIONS

Community Center

1. Construction of a Community Center (select only one)
 - a. I am in favor of the CDD instituting a one-time fee of no more than \$600 and increasing my CDD assessment no more than \$40/year for the construction and operation of a Community Center in Harmony.
 - b. I am opposed to the CDD constructing and operating a Community Center in Harmony.

2. If a Community Center is constructed in Harmony it should be reserved for the exclusive use by the residents of Harmony and their guests (select one)
 - a. 100% of the time (No rental use)
 - b. 90% of the time between the hours of 7 am and 9 pm
 - c. 75% of the time between the hours of 7 am and 9 pm

- d. 50% of the time between the hours of 7 am and 9 pm

Possible Major Improvements (please prioritize all that you would like to see considered in future long-term planning- #1 being your top priority)

- a. Community Center
- b. Boardwalk along entire length of Harmony CDD's Buck Lake waterfront
- c. Trail along entire length of Harmony CDD's Buck Lake waterfront
- d. Finger docks at east and west ends of Buck Lake waterfront
- e. Additional pool located near Harmony Community School (would require property acquisition)
- f. Family primitive camping area (two possible locations on CDD holdings)
- g. Putt-putt golf course (would require property acquisition)
- h. Botanical garden area using native landscaping and featuring butterfly garden, xeriscape, and other Florida friendly landscape design with benches and meditation areas.