

Harmony Community Development District

Teresa Kramer, Chair
 Daniel Leet, Vice Chair
 Steve Berube, Assistant Secretary
 Kerul Kassel, Assistant Secretary
 Mike Scarborough, Assistant Secretary



Kristen Suit, District Manager
 Timothy Qualls, *Esq.* District Counsel
 Steve Boyd, *PE* District Engineer
 Gerhard van der Snel, Field Manager

December 8, 2020

Board of Supervisors
 Harmony Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held Thursday, December 17, 2020 at 6:00 p.m. at Grace Community Church, 5501 East Irlow Bronson Highway, Saint Cloud, Florida 32772 and via conference call at 800-747-5150 / 8185960#. Following is the advance agenda for the meeting:

1. **Call to Order - Roll Call**
2. **Approval of Agenda**
3. **Audience Comments (Limited to a Maximum of 3 Minutes)**
4. **Draft In-Person Meeting Policy [Page 5]**
5. **Public Hearing: Brownies Septic & Plumbing LLC Contract**
6. **Approval of Minutes for:**
 - A. **November 19, 2020 – Regular Monthly Meeting [Page 9]**
7. **Subcontractors' Reports**
 - A. **Servello**
 - i. Grounds Maintenance Status
8. **Staff Reports**
 - A. **District Engineer Report [Page 22]**
 - i. Billy's Trail
 - a. Consideration of Trail/CDD Property/Wetland Area Cleanup
 - o Staking Proposal [Page 26]
 - ii. Garden Road
 - a. Arrow Pavement Services
 - b. Straightline Fence
 - c. Other Option
 - iii. Compaction of Storm Pipe Repair
 - a. Soil Profiles [Page 30]
 - iv. Proposed Playground on Five Oaks Drive
 - v. Status of RV / Board Storage Area
 - B. **District Counsel**
 - i. Update on Fusilier Litigation and CDD Irrigation Infringement Injunction
 - ii. Follow-up regarding East Lakes Deed of Dedication Parcel J Berm to District
 - iii. Policies
 - a. Draft Procurement Procedures [Page 35]
 - b. Draft Disposal Policy [Page 39]
 - iv. Follow-up on Termination of Website Maintenance Contract
 - v. Follow-up Discussion of District Counsel Billing the District at a Flat Fee

- C. Field Manager**
 - i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*) [Page 42]
 - ii. Facility Use Records (*Inclusive - Boats & Other*) [Page 45]
 - iii. Resident Submittals (*Facebook & Direct*) [Page 48]
 - iv. Pond Maintenance (*Chart & Map*) [Page 50]
 - v. Wetlands Report (*Chart & Map*) [Page 53]
 - vi. Alley Way Proposals
 - a. Install Bollards to prevent garbage trucks tearing up corners - \$3,200.00 [Page 57]
 - b. Saw cut, remove asphalt, overlay, tack, and compact - \$800.00 [Page 59]
- 9. District Manager's Report**
 - A. Financial Statements for November 30, 2020** [Page 62]
 - B. Approval of: #248 Invoices, Check Register, Credit Card & Debit Purchase** (*Invoices, Credit Card & Debit Receipts Available Upon Request*) [Page 76]
 - C. Facilities Usage Applications**
 - i. Farmers Market – Awaiting Mr. Fusilier's Response
 - ii. Food Truck – Awaiting follow-up from HROA
- 10. Old Business**
 - A. Discussion and Consideration of Relocating West Entrance Crosswalk** [Page 85]
 - i. Junction of 5 Oaks Drive, Milk Weed and Darksky Drive - \$5,304.00 [Page 88]
 - ii. Demo 200 SF Sidewalk and 20 LF of Valley Curb, Form and Pour 20 LF of Type "F" Curb - \$3,300.00 [Page 90]
- 11. New Business**
 - A. Discussion and Consideration of Video Recording Meetings**
 - i. Presentation [Page 94]
 - ii. ADA Compliance Memo [Page 105]
 - iii. Records Retention Memo [Page 114]
 - B. Discussion of Maintenance of District Vehicles and Equipment**
 - C. Field Services – Services/Work Load**
- 12. Supervisors' Requests**
- 13. Adjournment**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Kristen Suit

Kristen Suit
District Manager