

**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, February 27, 2020, at 6:00 p.m. at the Creative Inspiration Journey School, 2030 Old Hickory Tree Road, St. Cloud, FL 34769.

Present and constituting a quorum were:

Steve Berube	Chairman
Bill Bokunic	Vice Chairman
Kerul Kassel	Assistant Secretary
David Farnsworth	Assistant Secretary
Mike Scarborough	Assistant Secretary

Also present were:

Kristen Suit	District Manager: Inframark
Tim Qualls	District Attorney: Young Qualls, P.A.(via phone)
Tristan LaNasa	Young Qualls, P.A.
Pete Betancourt	Servello
Residents and Members of the Public	

*The following is a summary of the discussions and actions taken at the February 27, 2020 Harmony CDD Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Supv Berube called the meeting to order at 6:00 p.m.

Supv Berube called the roll and stated the record will reflect we have a quorum.

**SECOND ORDER OF BUSINESS**

**Developer's Report**

*The record will reflect Supervisor Bokunic has joined the meeting.*

**A. Discussion of VC-1 Parcel Usage**

Supv Berube outlined the concept drawing for a 4,000 sq. ft. community center.

**i. Loan Options**

**ii. Annual Assessments Analysis with \$250,000, \$500,000 and \$750,000 Expenditure Increase**

The document titled "Community Center Financing Sources" was reviewed.

A bond refinancing is not available due to a 10-year call restriction. Once past the call restriction the bond documents limit what can be done and they cannot be refinanced for a cash out option.

Unassigned Fund Balance was discussed with it being noted the average Unassigned Fund Balance is \$853,000.

Loan Calculations were reviewed.

Ms. Suit addressed a bond covenant regarding a subordinate lien. The CDD has to be 90% built out. It has been confirmed with the 2014 bonds it is 88%. They are far from it with the 2015 bonds and even if they got to the 90% on the 2014 Bonds, they could not break up the loan and just assess the 2014 assessment area.

Supv Berube noted they cannot borrow money because of the bond documents. He would never advocate assessing folks in Harmony additional funds on a yearly basis to build a community center. At this point, unless the Board decides to assess the homeowner's additional funds, per the chart, to come up with additional monies, a community center cannot be built in the manner they have discussed doing it.

Discussion followed on bonds, buildout and end-users.

Supv Farnsworth noted there was another option if the recovering of \$330,000 per year on the bond refinancing had been maintained without cutting back the 2.8% from last year. It would have provided \$300,000 per year that would have accumulated into the excess funds if they had not given it back and committed to additional expenses in the form of additional people and a bunch of other things.

Discussion continued on the bond refinancing, the buydown of the OUC light poles and parks and recreation.

Discussion followed on non-ad valorem assessment collections being behind previous years.

Supv Berube noted the only way to fund a community center will be internally. It is hard to know how to fund it until they are further through the collection process. If a community center is decided by the community to go forward, they will have to fund internally out of budgeted funds, and they can work the budget to make it go if that is the will of the Board.

Supv Kassel noted it is more a matter of the will of the owners in Harmony. Supervisor Bokunic was tasked with creating some questions for Survey Monkey.

Supv Bokunic noted he is three-quarters of the way done.

Discussion continued on the questions for Survey Monkey.

Supv Bokunic noted he had a conversation with Mr. Fusilier regarding moving the meeting back to Harmony. Mr. Fusilier wants \$350 per month to do that and a provision that if something comes up, he can move the meeting to another room.

Ms. Suit noted they have paid for the current location for this year.

Supv Berube noted it would have to start with the budget year. He requested Ms. Suit contact Mr. Fusilier with a list of future meeting dates to confirm.

Discussion continued on the questions for Survey Monkey and funding options.

Supv Berube noted the cost for Association Solutions to manage the postcard portion of the survey is about \$1 per postcard and there are about 800 units.

The questionnaire to be placed on the next agenda for discussion.

### **THIRD ORDER OF BUSINESS**

### **Audience Comments**

Ms. Teresa Kramer noted she was reviewing the information on the community center funding and the funds coming from Reserves – Sidewalks & Alleys. She addressed two larger areas that still need to be paved and due to their size, it will be approximately \$200,000 each. Ashley Park has sizable dips by stormwater drains, sewer lids and such. She further noted for the sidewalks while they are power washing and grinding the sidewalks many have gotten to the point where grinding is not working anymore; they need to pull up the slabs and cut back the roots.

Supv Berube outlined the 2014 paving contract noting milling was part of the contract and the contractor refused to do it with the reasoning that their milling machine would not fit in the roads in Ashley Park. For sidewalks there is \$60,000 placed in each budget in case any work is done that year. When it is not used it sweeps into reserves for sidewalks and alleys. Currently, the reserve has \$153,000, it was not stopping any work on sidewalks and alleys should they go forward with the community center it was just taking it out of the budget line item. They are aware of the situation with many of the sidewalks being raised and there is a plan in place for the repair and/or replacement. Things got pushed back this because of the Old World Climbing Fern being done.

Ms. Kramer continued noting this time of year the trees are going bare and this is the time where they can see if they have mistletoe. It is a parasite that sends its roots into the tree, sapping the trees nutrients and water sources; as the infestation grows it can kill a tree. If not removed properly it is a real problem. She has noticed some on Cupseed and Buttonbush with much of it being in the community trees, but some is in the neighborhood trees on private property.

Supv Berube asked Servello, have you heard of this situation?

Mr. Betancourt noted not until today.

Supv Berube noted they will pass the pictures along to Mr. Betancourt; he will do an assessment and let the Board know what needs to be done.

Ms. Kramer noted it is important to get an arborist involved.

Supv Berube noted Servello has arborists on staff.

An unidentified speaker addressed pressure washing sidewalks and leaving stripes.

Supv Berube addressed the cleaning of the sidewalks noting depending on the width of the sidewalk it takes two or three passes to clean it. A part has been ordered for the burner on the machine and should be in today. They will get it right.

An unidentified speaker inquired if anyone removes the brush growing along the edge of the lake.

Supv Berube outlined the ownership of the lakes and ponds and the maintenance noting they do not clear cut to the water's edge as the growth provides a filter that catches debris.

Supv Kassel noted it also helps prevent erosion.

Discussion continued on the mowing and removal of brush with it being noted if it is not an invasive it gets to grow away from the shoreline. Field Services staff monitor the weeds and spray for invasives.

Mr. van der Snel noted the pond they are discussing was not dug deep by the developer and has almost a beach/shelf area that creates the growth. They can spray it, but they will then see the beach/shelf area line.

Supv Farnsworth inquired if the beach line showed before the growth started.

Mr. van der Snel noted it did.

An unidentified speaker noted the area is most likely a littoral zone; they need to check the SFWMD permits to see if it is part of the design to act as a filter for runoff coming in. If it is, they cannot clear it.

Supv Kassel noted Harmony values the environment; it is good to have growth a few feet into the pond.

Discussion continued with it being noted again staff monitors the ponds and it will not be allowed to grow to the detriment of the pond.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes**

**A. January 30, 2020 – Regular Monthly Meeting Minutes**

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the January 30, 2020 regular meeting minutes were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Subcontractors' Reports**

**A. Servello**

**i. Grounds Maintenance Status (*Work Chart*)**

Supv Berube addressed the mowing of the buffer zone around the ponds to the waterline.

Mr. Betancourt noted they can get as close as safely possible to the waterline.

Supv Berube provided the pictures of the mistletoe noting Mr. Betancourt can figure out what they need to do. They had an issue with these trees last year with spiders or worms.

Supv Kassel noted it was a caterpillar that turns into a moth. They were eating a lot of the leaves of some of the Oak trees, some of which still show damage.

Mr. Betancourt noted two of the trees were cut down due to the damage.

Supv Berube requested he take a look at the mistletoe and let them know or take care of it; whatever he has to do.

Mr. Betancourt reported the tree proposal has been completed. The mulch is due in March. There are a few small projects he is working on with Mr. van der Snel.

Supv Berube noted overall the property looks good.

Supv Scarborough inquired if they treated for ants?

Mr. Betancourt noted they treated for ants on the last visit.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

**i. Austin Environmental – General Inspection of All Infested Areas**

Supv Berube noted Mr. Boyd called to send his regrets.

Supv Berube reported they have been monitoring the weed infestation – Lygodium – and read into the record a letter from the SFWMD acknowledging the receipt of the Third Annual Monitoring Reports and noting significant progress has been

made on the treatment of the climbing fern infestation identified in the notice of non-compliance dated August 27, 2019.

Supv Kassel addressed areas off of Butterfly Trail which include the path out to and around Lily Pond Loop and the area of Pine Needle Path which goes out to Buck Lake. They are full of several invasives – Old World Climbing Fern, Caesar weed, and the water way that runs through the area is choked with water hyacinth. The areas are not CDD property, but the District is tasked with maintaining the wetlands and these wetlands flow into and out of Buck Lake.

Supv Berube noted the ERP includes this area and requested Mr. van der Snel place it on the schedule.

Discussion continued on the treatment of the Old World Climbing Fern and the cost.

**ii. Update on Fencing, Pillars and Columns Along 192 and West Entrance**

Supv Kassel addressed the tower roofs at the entrance looking dinghy.

Mr. van der Snel noted staff cannot go that high with the pressure washer. He has a bid they are working on and it will probably be done in the next week or so. It will include the pool roofs and the metal roof on Cat Brier.

Ms. Suit noted they have the invoice for the report from Austin Environmental.

On MOTION by Supv Kassel seconded Supv Bokunic, with all in favor, the Austin Environmental Third Annual Wetland Monitoring Report invoice in the amount of \$2,450 was approved.
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**\*\* Johnston's Surveying**

Supv Berube addressed the work at the commercial vehicle parking area and garden area. When it came time to put up the fence around the parking area, they could not find any permitting for the existing fence. In applying for the permit, it was found Starwood did not permit anything for this area and it then required a change to the PUD and the last change received was that they need to remove the community garden from the PUD amendment as it puts them over the 70% open space threshold by 4/100 of a percent. The garden does not need to be included as the current PUD accepts the use of a

community garden. They have to get a revised tract boundary with the existing wetlands and buffers shown, and the boundary of the gas easement. The cost to get this done is \$6,250.

On MOTION by Supv Berube seconded by Supv Scarborough, with all in favor, the Johnston's surveying permit for parking facility in the amount of \$6,250 using funds from the R&M User Supported Facility was approved.

**B. District Attorney**

**i. Consideration of Interlocal Agreement – Buck Lake / Harmony West**

Mr. LaNasa addressed the Interlocal Agreement outlining the services for the Harmony field staff to take care of Buck Lake for both Harmony and Harmony West. It has been provided to Harmony West and while they believe they preliminarily approved an executed agreement has not been received.

**ii. Update on PoolWorks Matter**

Mr. LaNasa addressed the PoolWorks matter noting there were two issues – one being the tiling and grouting and the other being the pool surface noting they sent a letter to PoolWorks clarifying the issues. They provided a 45-day response time within the letter which was sent on February 3<sup>rd</sup>.

**A. District Engineer (continued)**

**ii. Update on Fencing, Pillars and Columns Along 192 and West Entrance**

Supv Kassel noted Mr. Boyd was to provide an updated Reserve Study and requested it be put on the to do list.

**C. Field Manager**

**i. Facilities Maintenance (Parks, Pools, Docks, Boats, etc.)**

**ii. Facility Use Records (Inclusive – Boats & Other)**

**iii. Resident Submittals (Facebook & Direct)**

**iv. Pond Maintenance (Chart & Map)**

**v. Wetlands Report (Chart & Map)**

Supv Berube addressed criminal mischief within Harmony – car break-ins, burglaries and some other things mostly related to car damage. There have been a number of requests for cameras throughout the community. In discussions with Mr. van

der Snel they have found they can install a camera system at the entrances for less than \$1,000.

Supv Scarborough noted for this type of recording they would want to go high-end commercial.

Supv Farnsworth inquired if they are independent systems with their own storage.

Mr. van der Snel noted they are.

Discussion continued on cameras for the entrances, testing to make sure they work properly and the incidents within the community.

An unidentified speaker noted they should be signs up letting people know they are being recorded.

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, to install cameras at the entrances was approved.

Mr. van der Snel noted his reports were in the package and inquired if there were any questions or concerns.

Supv Farnsworth inquired about the 'TBD' within the report.

Supv Scarborough noted the information can be obtained through Google Earth.

Mr. van der Snel reported he has a field staff member who is going back to school and is the reason for the ad.

Supv Berube inquired if the fence project along 192 done.

Mr. van der Snel noted it is done with one area on the Ashley Park side that needs to be cleaned a little better.

## **SEVENTH ORDER OF BUSINESS**

### **District Manager's Report**

#### **A. Financial Statements for January 31, 2020**

#### **B. Approval of: #238 Invoices, Check Register and Debit Purchases**

Supv Kassel noted she had some questions on the invoices as some of the payable to were not the same as the invoice – Sandra Schneider was actually Jammin' Playgrounds and Allied Trailers was Piney Branch Motors. It was cleared up – they are dbas.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the January 31, 2020 financials, Invoice Approval #238, Check Register and Debit Purchases was approved.

**C. Facilities Usage Applications**

**i. Harmony HOA – Easter Event – Saturday, April 4, 2020 – 8:00 a.m. to 2:00 p.m.**

Ms. Suit outlined the Harmony HOA – Easter Event application.

Supv Farnsworth noted it should be the HROA not HOA.

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, the Harmony HROA Easter event for April 4, 2020 from 8:00 a.m. to 2:00 p.m. was approved.

Ms. Suit addressed making the VC-1 Debt Service payment in early March.

On MOTION Supv Berube seconded by Mr. Scarborough, with all in favor, to pay the VC-1 Debt Service payment in March was approved.

**EIGHTH ORDER OF BUSINESS**

**Old Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**New Business**

**A. Update on Use of Clubhouse for FY 2021 CDD Meetings**

Previously addressed.

**TENTH ORDER OF BUSINESS**

**Topical Subject Discussions**

**A. Consideration of Adding Supervisor Photo's to District Website**

Supv Farnsworth inquired about adding Supervisor photos to the District's website.

Supv Kassel noted she would rather have her picture than her address.

Ms. Suit noted she does not believe they are required to include Supervisor addresses.

Discussion followed on the District website with it being noted the day-to-day management will have to be taken over by somebody in eight months when Supv Farnsworth is no longer on the CDD Board.

On MOTION by Supv Kassel second by Supv Bokunic, with all in favor, adding Supervisor photos to the website was approved.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Supv Kassel addressed the degraded "Do Not Enter" signs at the alleyways. A lot are in bad shape and faded.

Mr. van der Snel noted he has installed four new ones.

Supv Kassel noted they are on almost every alleyway entrance.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, the meeting was adjourned.

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Kristen Suit  
Secretary

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Steven Berube  
Chairman