

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

JANUARY 27, 2011

AGENDA PACKAGE

END

Harmony Community Development District

Severn Trent Services, Management Services Division
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January 20, 2011

Board of Supervisors
Harmony Community Development District

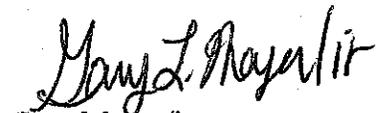
Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held on **Thursday, January 27, 2011 at 9:00 A.M.** at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for this meeting:

1. **Roll Call**
2. **Approval of the Minutes of the December 16, 2010 Meeting**
3. **Subcontractor Reports**
 - A. Landscaping – Luke Brothers
 - B. Aquatic Plant Maintenance – Bio Tech
 - C. Dockmaster/Field Manager - Buck Lake Boat Use Report
4. **District Manager's Report**
 - A. December 2010 Financial Statements
 - B. Invoice Approval #129 and Check Run Summary
 - C. Public Comments/Communication Log
 - D. Reconsideration of Monthly Meeting Schedule
5. **Staff Reports**
 - A. Attorney
 - B. Engineer
 - C. Developer
 - i. Proposal for Playground Equipment
 - ii. Request for CDD Contribution for CDD Storage Area Path
6. **Supervisor Requests**
7. **Audience Comments**
8. **Adjournment**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Gary Moyer/ir
District Manager

Minutes

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, December 16, 2010, at 6:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Robert D. Evans	Chairman
Mark LeMenager	Vice Chairman
Steve Berube	Supervisor
Kerul Kassel	Supervisor
Ray Walls	Supervisor

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp, P.A.
Steve Boyd	Engineer: Woolpert
Thomas Belieff	Dockmaster/Field Manager
Greg Golgowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Jason Schafer	Luke Brothers
Shad Tome	Harmony Development Company
Residents and members of the public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Evans called the meeting to order at 6:00 p.m.

Mr. Evans called the roll and stated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the November 18, 2010, Meetings

Mr. Evans reviewed the minutes of the November 18, 2010, meeting, and requested any additions, correction, or deletions.

Mr. Qualls stated I was wrong in something that I said last month with regard to the question of whether or not a Board member can vote twice. I said it is a gray area, but in fact, it is not a gray area. Section 286.012, Florida Statutes, speaks expressly to this point. It says that *"No member of any State, County or municipal governmental Board, Commission, or agency who is present at any meeting of any such body at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and A vote shall be recorded or*

counted for each such member present...” So the law is very clear that you may cast a vote. I request that this information be included in these minutes to clarify this.

Mr. Berube stated to expand on that statement, you MUST cast a vote.

Mr. Qualls stated that is correct. You can only abstain if there is a conflict of interest. There is a duty to make a decision on items that are brought before the Board.

Mr. Moyer stated if there is a conflict, then you are required to fill out a form provided by the State that is attached to the minutes of the meeting in which you abstained.

Mr. Walls stated I was not looking to vote twice on the matter. I was just unclear on the procedure.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, approval was given to minutes of the November 18, 2010, meeting.
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THIRD ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping – Luke Brothers

Mr. Schafer reviewed the Monthly Landscaping Report, which was included in the agenda package and available for public review in the District Office during normal business hours.

Mr. Schafer stated we started mulching this month. We started detailing and mulching the small interior parks first. Our tree trimming crew is moving through the community at a good pace and I think we will need until the first week of 2011 to finish this work. We have a little more work to complete for sod replacement since some of the new sod sustained frost damage. We sprayed herbicides and fertilizer prior to the frost. We had a pretty good month and our crews are working more efficiently. We enlisted the help of Mr. Bill Tullos from John Deere for our irrigation problems and the leaks we were having. We installed a reader on the mainline that will read fluctuations in the pressure for one or two weeks. That will tell us what is going on with the pumps. The supply seems to be fine, but the pressure seems to be too high, causing the pipes to break.

Mr. Walls asked if we find that there is a pressure issue, what will it take to fix it?

Mr. Schafer stated Mr. Tullos seems to think that they are not calibrated correctly. He has been communicating with Toho Water Authority to help resolve this issue.

Mr. Berube stated the water was off earlier today and they ran it on boost, and they had some other problem. I am talking directly with the Plant Director, as a result of our

meeting last month, and we have a lot of invoices for broken water lines. I saw some of the fittings outside your office where the plastic piping is literally being cracked apart from what appears to be surging pressure.

Mr. Schafer stated that is caused by air pockets. If the water is going on and off, where you lose pressure and then you gain pressure, air pockets get jammed into the T and it will literally shatter and crack the fitting and the pipe. Mr. Tullos is concerned that they are not calibrating it correctly or that they are turning it on and off incorrectly. He explained to us that there is a pump that will bring pressure up gradually where you do not have that surge. Mr. Tullos would like to take these readings for a week or so to see if we continue to have those types of problems, before he talks further with Toho Water Authority. These parts need to be taken apart and cleaned out annually or bi-annually, and if that is not done on a regular basis, the pressures will surge. We are in step one to figuring out the problem.

Mr. Haskett stated the goal is to have a database of information so that we can take it to Toho Water Authority and ask them how they are going to fix it, showing them the damage it has caused. So far, we have spent about \$5,000 in repairs, including this month.

Mr. Schafer stated we are anxious to resolve this matter. A couple months ago when it was so dry, we had to irrigate three days a week and our focus was getting the water back on and keeping the water flowing.

Mr. Berube stated I am happy to participate in your conversations with Toho Water Authority when you are ready. I sent an email this morning, and 15 minutes later, I received a response, so they are paying attention. It appears as though the pump did not fail, but the pump controller did, based on the email. You may be headed in the right direction. They put the water on the booster pump this afternoon to get the water back on, so it has been running at a lower pressure.

Mr. Schafer stated we put the reader where we have had the most leaks, which is at Cat Brier in front of the golf course. There have been eight or nine Ts that have broken in that area.

Ms. Kassel stated that is the oldest irrigation in the community.

Mr. Schafer stated most months, we had one or two Ts that cracked and you could see a pinhole where the water was leaking. So we went from that scenario to where the pipes

just shattered three at a time every week for a period of time. Something definitely changed, and we are not sure that what they said they fixed before it actually was fixed. We had two leaks right after they said they fixed their problem.

Mr. LeMenager stated you invoiced us for the installation of bedding material on various beds. Are we following the plan that Mr. Tim Nicholson, Ms. Kassel, and Ms. Pam LeMenager put together in terms of the plants that we are using in the beds?

Mr. Schafer stated yes, with the exception of one area on Cat Brier. There was one variety that we just cannot find so we made a substitution.

Mr. LeMenager asked was that done to Ms. Kassel's satisfaction?

Ms. Kassel stated I have not seen it yet.

Mr. Haskett stated this was not a recent installation; it was in September or October.

Ms. Kassel stated yes, it was done to my satisfaction.

B. Aquatic Plant Maintenance – Bio-Tech Consulting

Mr. Golgowski reviewed the Monthly Aquatic Maintenance Report, which was included in the agenda package and available for public review in the District Office during normal business hours.

Mr. Golgowski stated last month, the Board requested that Bio-Tech provide a proposal for additional plantings for the ponds, which I distributed to everyone including a map with green striping showing the planting areas. They are proposing plantings for Pond 33, which is at the edge of the Estates, the north and east edges; Pond 26, which is behind Long Pond and the dog park, the south and east edges; Pond 20, just west of the Ashley Park neighborhood, east edge; Pond 23, just west of the main entrance to Harmony, the east end of the pond; and Pond 14 at Five Oaks and Cat Lake, the east and southwest edges. The plants to be used are proposed to be the same as they did before at the same prices. There is about 4,400 lineal feet in total, about 1,545 at \$1.20 per plant for a total price of \$1,854.

Mr. Berube stated we have 34 ponds and the request was to stay primarily in the residential areas. It appears this proposal is only for five ponds.

Mr. Golgowski stated they planted five or six ponds the first time.

Mr. LeMenager stated I do not remember which ponds we approved the first time.

Mr. Berube stated I would anticipate a price break at 2,000 plants, and we are 75% of that figure, so I would prefer to install 2,001 plants to receive a price savings. Last time we purchased over 3,000 plants, and it made a difference but it was not the explosion of

color that I anticipated. I would like to install more plants and get a lower price with more coverage. Last time we spent \$3,150 and we have money in the budget for this purpose. We are trying to accomplish something to make the ponds look better by taking care of these excess nutrients.

Mr. Golgowski stated the ponds that were previously planted were 32, 27, 24, 30, 10 and 18.

Ms. Kassel stated Pond 18 was a particularly difficult pond to treat.

Mr. Golgowski stated that is correct. This proposal will take care of most of the neighborhood ponds.

Ms. Kassel asked when Pond 27 was planted, did they go around most of the pond or did they go west?

Mr. Golgowski stated they did the north bank of all those ponds.

Mr. Walls stated I would like to know the rationale for choosing these particular ponds. Is it because we are having problems with these ponds? To what end are we providing these plantings?

Mr. Golgowski stated there are several reasons for planting these ponds: aesthetics, water quality treatment, and wildlife habitat.

Mr. Berube stated in the summer, you see the algae growth, and we attribute that to excess fertilizer getting into the water. There is no easy way to get rid of that excess fertilizer and eliminating algae except for installing more plant material to soak up the excess fertilizer. Our thought process was that if we have more of these plants along the edges of the ponds, when the mat of algae does show up, there is already plant material in the pond, so the algae get soaked up in the plants instead of staying on top of the water or along the grassy shore.

Mr. Walls asked have you seen an improvement in that respect in the ponds that have already been planted? Have you seen fewer algae blooms?

Mr. Golgowski stated the plants have had an effect on the pond to where you do not notice the algae.

Ms. Kassel stated it is early in the year, and the idea is to install small plants. It will take three or four years for them to really have an effect.

Mr. Walls stated I understand. If that is the primary purpose, should we wait for results before we continue adding more plants?

Mr. Golgowski stated the idea is, with all those nutrients going into the ponds, something is going to grow. You will either get algae or you can direct those nutrients toward more desirable plant material.

Mr. Berube stated if we have healthy plants that survive, some of the noxious material will not grow. Your question is very valid: what have the results been to date? It is speculative at best. I think it is a small amount of money.

Mr. Walls stated if we say that it is for aesthetic purposes, I am fine with the dollar amount.

Mr. Berube stated the ponds look better than they have in the past.

Ms. Kassel stated the idea of doing the plantings is to reduce the amount of treatment that will be necessary in the ponds by creating a better ecosystem that would not support algae and plants that need to be removed.

Mr. Walls stated I want to see measurable results. In the interim if we say that we want to plant them for aesthetic reasons, I am fine with that.

Mr. Berube stated the immediate result is that it provides better aesthetics and in the long term, it provides better water quality. At some point, we can eliminate the expensive process of someone going around the pond in a boat spraying chemicals in all these ponds. I have a hard time with that because we continue to do that month after month in a community that is supposed to be environmentally friendly. I am not sure we gain anything from that. If we get a brown mat or algae on the surface, then that is what we have. I am not sure we are getting anywhere toward the end gain, yet we continue to spray chemicals into the water. They are supposed to be safe, but at one time, DDT was thought to be safe. Hopefully the plants will enable us to eliminate constant treatment of these ponds with artificial ingredients. If I could, I would stop treating them today altogether because I am not sure we receive a good gain from it.

Ms. Kassel stated I do not think it is appropriate at this point to say we want to see results first. That was not the expectation going in; we knew it was going to take three to five years before we started seeing any kind of measurable results in terms of pond treatment or the reduction of algae.

Mr. Walls stated that is fine if we are using that as our rationale. It is a reasonable question.

Mr. Berube asked do we want to have them install 2,000 plants to get a lower price and let Mr. Golgowski choose where the additional plants will be installed?

Mr. LeMenager stated I would support that. If you do the math, we would be adding about 400 plants, and half of those would probably be free with the discount.

Mr. Berube stated I think we should get enough for a price break. The last time, we installed 3,000 plants, and the impact was limited, at best.

Ms. Kassel asked what about Pond 21 or Pond 22, which are along Five Oaks Drive and are across the street from residences?

Mr. Golgowski stated Pond 22 has already been planted by volunteers and it has quite a few plants. Pond 21 might be similar.

Mr. Evans asked what about some of the other ponds from a necessity standpoint?

Mr. Golgowski stated some of the outlying ponds, like 31 and 34, are fairly new ponds and there is nothing going on.

Mr. LeMenager stated you cannot see Pond 31 unless you physically walk over to it.

Mr. Berube stated I have been by that pond a number of times and it is remarkable that there is no weed growth and no algae. It is a pristine pond and is nice and clean.

Mr. LeMenager asked is the golf course a culprit with respect to fertilizer? These ponds are all interconnected. What about Pond 1? That is a central pond and everyone drives past it. I do not know if runoff from the golf course is a major source of the fertilizer.

Mr. Berube stated some of it is coming from when we spray fertilizer into the streets.

Ms. Kassel stated one of the worst ponds is one that they are proposing to do now, 26, which is behind the dog park. There is no golf course property near that pond; it is all residential. I agree that it is more cost effective to purchase more plants.

Mr. Evans asked do we want 2,100 or 2,500 or some other number?

Mr. Berube stated if we go to 2,100, that is an additional 500 plants.

Mr. Evans stated let us give them some definitive direction and provide a number not to exceed for the number of plants and direct them to find a location for the additional plants.

Mr. Berube stated I suggest 2,100, which is over 2,000 and will give us a price break.

Ms. Kassel stated I drove past Pond 1 and noticed that it was pretty sparse, that most of what we had planted had not flourished there.

Mr. Gologowski stated we put in a lot of spikerush in the northeast corner.

On MOTION by Ms. Kassel, seconded by Mr. Berube, with all in favor, approval was given to the proposal from Bio-Tech for additional pond plantings, increasing the number of plants not to exceed 2,100 but at least 2,000 at a lower unit cost, with final locations to be determined by Mr. Gologowski.

C. Dockmaster/Field Manager – Buck Lake Boat Use Report

Mr. Belieff reviewed the Monthly Boat Report, which was included in the agenda package and available for public review in the District Office during normal business hours.

Mr. Belieff stated the motor in the small pontoon boat was installed and it is working well. I did not install the new batteries since the old ones were working fine. Next month I will upholster the seats, so it will not be available for a short timeframe. Right after that, I had some problems with the solar boat and it was out of commission, and I wonder if the Board would consider selling it. We did some major work on it, but no one has used it since and for quite some time before the work was done. This time, it is something in the computer as well as the batteries because they are not charging. I have not researched it fully.

Mr. LeMenager stated I do not support spending any more money on a boat that no one uses. Even when it did work, my understanding is that it did not have enough charge to get you out and back. The boat was a good idea but it did not work very well.

Mr. Berube asked does that boat have a separate charger?

Mr. Belieff stated yes but it is not charging the system.

Mr. Evans asked does it have any salvage value? Is there a market for something like this? Could we get \$100 or \$1,000? Do we have to pay someone to come and get it?

Mr. Belieff stated it would cost \$12,000 brand new.

Mr. Gologowski stated we could sell it on eBay. It would be a specialized market of people who would be interested in this.

Mr. Walls asked what is the procedure for disposing of District property?

Mr. Moyer stated the Board would have to declare it as surplus property and authorize that the District dispose of it. We used to run an advertisement in the newspaper that there is a boat for sale and list the specifications, and we will receive sealed bids until a certain date, when Mr. Belieff can open the bids and sell it to the highest bidder.

Mr. Berube stated I do not have a problem selling the boat, but I would like a chance to see if I can at least fix it.

Mr. Evans stated you could try to fix it and then sell it.

Mr. Berube asked is it in the water or out of the water?

Mr. Belieff stated it is out, but that boat does not have its own trailer.

Mr. LeMenager stated it never gets used anyway.

Mr. Berube stated it will be worth more if it works.

Mr. LeMenager stated I totally agree.

Mr. Berube stated if it is salvage, then it has no value. If it is a simple capacitor or something that needs fixing with minimal cost, then we can sell it.

Mr. Belieff stated if you sell the solar boat, you can consider purchasing another boat that fits in with the needs and interests of the community better.

Mr. Berube stated we will not get that much money out of this boat, but we might get enough for a couple life jackets. I will try to get it working.

On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, approval was given to designate the solar boat as surplus property and to authorize the District Manager to sell the solar boat.

Mr. Walls asked how is the new employee coming along?

Mr. Haskett stated Mr. Rick Drunckenmiller started December 8, 2010, and his hours right now are Tuesday through Saturday from 8:00 a.m. to 5:00 p.m. His hours will change in the summertime to start later in the morning and stay later during daylight hours. He is learning the area and so far, we have not had any issues. He is doing a great job.

Mr. Walls stated I know his primary responsibilities are maintenance and trash removal. Will he also work with the boats?

Mr. Haskett stated he will be cross training to do that so he can cover for Mr. Belieff's vacation and other time off. We would still like to have him serve as Assistant Dockmaster periodically.

Mr. Walls stated the boats are currently not available on Tuesdays and Wednesdays, but Mr. Drunckenmiller will be here those days. I would like to see the boats available every day of the week.

Mr. Berube stated the lake is closed on Tuesdays.

Mr. Haskett stated the job description that we wrote includes that he will be cross trained for the boats. It was our thought all along that the primary purpose of this employee is for maintenance, trash, and cleaning restrooms. Once he gets a handle on all his duties, he will not have much time for boats. He can provide a little coverage, but not full time.

Mr. LeMenager stated I saw some comments on the Yahoo group about trash. Is that because he was not hired soon enough?

Mr. Haskett stated he just missed one of them; it was his first day.

Mr. Berube stated I have had several interactions with Mr. Drunckenmiller and I am very impressed with him. If you ask him a question, he is ready with a response. He is pro-active and carries a clipboard to make notes of everything he sees that needs to be done. He seems to have the skills. He has several big projects coming and he does not seem afraid to work. My contemplation of this proposal was that we included the salary that was assigned to the Assistant Dockmaster, and I thought he would backup Mr. Belieff on his days off. He will have a lot of things going on right now learning all his responsibilities.

Mr. Walls asked is it part of our license agreement for the lake to be closed one day each week?

Mr. Tome stated yes, the agreement does not specifically indicate that it has to be Tuesday, but it has to be closed one day a week.

Mr. Berube stated as it turns out, it is closed Tuesday and Wednesday each week.

Mr. Walls stated so we have room to add a day. I want to give Mr. Drunckenmiller time to get acclimated to his job and duties, but I want to work toward the goal of opening the lake on Wednesdays.

Mr. Berube stated we figured \$10,000 for the utility vehicle. Mr. Haskett did a great job finding one for \$7,700, which allowed us to purchase the storage trailer to house the utility vehicle, still staying within the \$10,000. It is a nice vehicle and Mr. Drunckenmiller seems to be enjoying his work. After the Luke Brothers party last week, Mr. Drunckenmiller was right there picking up trash and emptying trash bags. He was on top of things and he seems to be a good fit.

Mr. Haskett stated we will invite him to your next meeting so that we can introduce him to you. He had another engagement for tonight.

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

Mr. Moyer reviewed the financial statements, which were included in the agenda package and available for public review in the District Office during normal business hours.

Mr. Moyer stated through today, we have received 45% of our non-ad valorem assessments. Last year at this time, we received 42%, so we are on target for what we expect to receive at this time of year.

B. Invoice Approval #128 and Check Run Summary

Mr. Moyer reviewed the invoices and check summary, which were included in the agenda package and available for public review in the District Office during normal business hours

On MOTION by Mr. Walls, seconded by Ms. Kassel, with all in favor, approval was given to the invoices as presented.

C. Public Comments/Complaints

Mr. Moyer reviewed the complaint log as contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Moyer stated Mr. Walls sent us an email from a resident who had questions on putting up signs relative to picking up after your dog. The Board had previously discussed this issue, and you decided not to install signs. I wanted to highlight that request so that the Board can consider if you want any signage for that purpose.

Mr. Walls stated the resident contacted me as she is having trouble with a park near her home with people not picking up after their dogs. She also called the District Office to ask for a sign, and the response she received was that the Board had discussed this issue previously and did not install any signs. The reason I brought it up was that on the comment log, it indicates that there was a decision made not to install a sign. I wanted to clarify this so I talked with Ms. Burgess. She indicated that staff is looking for direction on how to handle these types of situations in the future. Either we say no signs, we consider them on a case-by-case basis, or give staff authority to install signs where necessary.

Mr. Berube stated she posted this on the Yahoo group. The pocket park that she is talking about is in the alleyway on Buttonbush Loop. Is there a doggie pot in that park?

Mr. Haskett stated yes, there is one there.

Mr. Walls stated she said that the problem is happening right next to the doggie pot where people are not picking up after their dogs.

Mr. Berube stated the doggie pot has a sign on it.

Mr. Walls stated I am not advocating for a sign in this location. I just want to give direction to the District Manager on how to handle these requests. I am not a big fan of signs, but perhaps in situations like this we can have a temporary sign that can be installed for a month or two that can be moved around.

Mr. LeMenager stated we already have signs, once you drive into the community, encouraging people to pick up after their pets.

Mr. Berube stated I think that is what she wants.

Mr. LeMenager asked does she want a huge sign like we have at the entryway to put in the little park?

Mr. Berube stated I responded to her and I thought I would hear from her what she wanted, but I did not.

Mr. Evans asked do we know who the violator is?

Mr. Walls stated I told her to take a picture and send it to the HOA.

Mr. Evans stated once we figure out who this is, they should receive a letter saying that they need to pickup after their dog, or else we will call the Health Department and they will fine them. The CDD will not be doing this.

Mr. Berube stated my first thought was there was no doggie pot there, but we have one there and people are ignoring it. We could put up 12 signs and people will ignore them. I think she did the right thing by calling it in.

Mr. Walls stated the response she received was that the Board would actually decide.

Mr. Berube stated I think we have already decided that there is a doggie pot there as well as a sign. I do not think we want three more signs.

Mr. Walls stated the only thing I would support is a temporary sign that says to pick up after your pet that can be hammered in the ground and can be moved after a month or two. I do not want a permanent sign.

Mr. Evans asked will that even help? You know you are supposed to pick up after your dog, and a sign is not going to change anything. Figure out who is doing it, knock on their door and tell them not to do it again. You would be amazed how effective that is.

Mr. Walls stated I agree. People just keep asking for signs.

Mr. Berube stated I would suggest sending this to the HOA, but this is not their park. It is a common complaint at the HOA meetings. If there was not already a doggie pot and a sign there, then I would be open to a sign in that park, but it is already there.

Mr. Evans stated suggest that she talk to the person doing it and ask them not to do it anymore.

Mr. LeMenager asked did she say that people are letting their dog run off the leash?

Mr. Walls stated yes and that is where the dog does his business.

Mr. Evans stated she just needs to tell us who they are.

Mr. Walls stated if that is the instruction we want to give to staff when people call, that is fine. I am looking for direction from the Board.

Ms. Kassel stated Mr. Golgowski installed a sign in my neighborhood saying that dogs and cats must be on a leash. Perhaps such a sign can go into that park temporarily. You can move the one in our neighborhood to that park.

Mr. Berube stated I like that idea.

Mr. LeMenager stated I agree.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being nothing to report, the next item followed.

B. Engineer

There being nothing to report, the next item followed.

C. Developer – Consideration of Gate Card Access System

Mr. Haskett stated the proposal we provided in the agenda package is for Buck Lake, which was discussed last month. There are two scenarios. One is an update for all of the gates and the fencing around the pool facilities, as well as a recommendation for Buck Lake. The second is the card access system. We provided an evaluation for the two pool areas on what is working and what is not as well as suggestions to address the issues. Our recommendation for the Swim Club is to put additional landscape material around the fence area. I received proposals to extend the height to six feet from its current four feet. The current fence does what it is designed for, but it does not deter a fence jumper. The

cost to extend the fence height is \$19,211. I do not recommend that option. The second option I provided is to install some larger specimen trees and shrubs in the gaps around the fence, instead of raising the fence height. You will see plant material in one of the pictures under Option D, and there is no evidence that people are jumping the fence in that area. That works there, and there is about one-quarter of the length of the fence that needs some landscaping to solve that or achieve the same effect of a higher fence. The Swim Club needs to have the main entrance gate replaced. The one that is there now is reaching the end of its usability.

Mr. Berube stated that is generally due to people standing on it trying to break the latch to get in.

Ms. Kassel asked is this the second gate we have had at the Swim Club?

Mr. Haskett stated yes, although this gate used to be at the front of the Swim Club because the other was abused. This gate is aluminum, whereas the proposed gate is steel, which will last a lot longer. That is part of the cost included in the card access proposal that was included in the agenda last month, which is why there was not a separate price provided for that gate. The fence at Ashley Park is five feet and it is in good condition. It deters most fence jumpers. My recommendation for Ashley Park is to extend it on the north and south sides to include the bathroom windows. People leave the bathroom windows unlocked and then they return later and access the pool and cabana through that window, which means they can get inside the fenced area at that point without a key. I instructed Mr. Belieff to put in two screws in the bathroom windows so they cannot raise it, but they are pop-out windows so that did not work. In order to resolve the situation, we need to extend the fence so that we do not create any hazards for people to be able to exit the bathroom for safety reasons. The cost to extend the fence is \$1,550, which also includes a side gate. The current gate is aluminum, but it is falling apart from people swinging on it and abusing it. We need a second gate for safety, but it will not be a card access gate. It will simply be a locked gate to be able to meet Code.

Mr. Berube stated this gate now is basically permanently locked because there is a chain securing it. When we change that gate, it will be another permanent lock with limited access keys, not the card access system. It will not be a usable gate.

Mr. Haskett stated the main gate for the Ashley Park pool will be replaced, as well, and it is included in the card access system proposal. There is a mag lock system that is

put on the new gates to accommodate the card reader system. For Buck Lake, I propose that we install a six-foot fence and relocate the fence from its current location and move it back towards the boat dock. The reason for that is to reduce the cost for the card access system. The gate will be similar to the existing gate except for the curved top, and it will be steel so it will be very sturdy. One end of the fence to the left will go down to the waterline where the canal comes up, and the other end will go off into the wooded wetland area, which should prevent anyone from accessing that area.

Mr. Berube asked how far toward the dock are you suggesting we move the fence?

Mr. Haskett stated between 10 to 20 feet from the edge of the boardwalk area. That will accomplish two things. It will move the system closer to the power source to reduce costs, and we will have a four-foot gate for access. It will allow people who do not have access to be able to get closer to the lake and see what we have to offer.

Mr. Berube stated that is a good idea because it gets them closer to get a visual of the water.

Mr. Walls asked will the fence extend into the canal at all?

Mr. Haskett stated it will probably hang out a little. If anyone tries to get around the fence, they will get wet.

Mr. LeMenager stated it looks like a great compromise. It is a great idea.

Mr. Berube stated it is better than a six-foot fence right out at the front.

Mr. LeMenager stated I agree. It was very well thought out.

Mr. Haskett stated toward the end of the proposal is information for the card access system. Stanley came in at \$14,200 on their original proposal for two gates. I did receive another proposal from Stanley since they were double the original Chapco proposal. The Chapco proposal for the card access system on all three gates is \$17,730. That provides 1,500 cards. Door King is one of the leaders in gate access systems, and we are confident that the gates are designed well.

Mr. LeMenager asked did we budget for this?

Mr. Haskett stated it is a capital improvement, which you did not budget for in the General Fund Budget.

Mr. LeMenager stated we can take it from the remaining \$66,000 in Fund Balance.

Mr. Berube stated keep in mind that we still have \$30,000 budgeted for the irrigation upgrades for the grant we did not receive.

Mr. LeMenager stated that money will never be spent for that purpose, so we can change that line item for this purpose.

Mr. Berube stated last month we focused on the printable cards.

Mr. Haskett stated I have researched some of that and I do not know how durable they are, but the Chapco proposal includes a sticker that is applied to the card. You can print the sticker and will not need the digital printer for the card itself. You can print the adhesive, laminated strip that will adhere to the card. The cost is a couple dollars, which equates to about \$3,000 for 1,500 cards. I think it is important to have that information to identify people and I will research it further.

Mr. Berube asked are you are taking a standard label to apply to the card?

Mr. Haskett stated it is a label that is designed for this application. I am not sure of the exact makeup of it.

Ms. Kassel asked can it get wet?

Mr. Haskett stated based on the information I have read, yes, it can get wet, but I do not know how often it can get wet or if you can swim with it.

Mr. Berube asked is this done on a regular inkjet printer?

Mr. Haskett stated I am not sure, but we would not need a specialty printer. I just do not know what type of printer is required.

Mr. Walls stated I think this is a much better system than the keys that we have. What happens if the system goes down? What failsafe measures do we have to allow people to continue using their cards?

Mr. Haskett stated failsafe means that if the power goes off, the gates will not be locked and you can still get in and out. If the system goes down at one location, I suppose you will have to use the other pool until it gets fixed. The reliability is there but anything can happen.

Mr. Walls stated I am referring to damage or vandalism, if someone smashes it with a rock or something. At that point, you have no security at that particular facility and you would not be able to get in.

Mr. Haskett stated no, you probably would not as long as there is still power to that facility. That scenario can happen now where someone breaks off their key in the lock, which keeps it locked until we can fix the gate.

Mr. Berube stated we have had people try to pry the gate open and damage it to where we have no security at the facility. In a perfect world, we would not have to worry about people bashing it in or using a tire iron to break the gate.

Mr. Walls stated that is my question. How durable are these? If someone damages it, will it cost us \$1,000 to repair?

Mr. Haskett stated there are not a lot of moving parts; it is just a blank plate and you place your card in front of it, which opens the gate when it recognizes the card. It is not a swipe card access. It is a proximity reader and you have to be within four inches of the panel.

Mr. Berube stated in one of the proposals, I recall the reader being \$500, which is not very expensive to replace.

Mr. Haskett stated there are parts readily available, and they are all stock items, so the turnaround to repair something should be rather quick.

Ms. Kassel stated we do have cameras at Ashley Park and the Swim Club.

Mr. Berube asked at some point, can we tie this into the cameras and DVR and can they all be integrated?

Mr. Haskett stated yes, and they can be live. That is part of the proposal.

Mr. Berube stated even if the labels do not work, we can purchase the specialized printer for printing the cards and the camera, which is about \$4,000. I think the labels will work fine.

Ms. Kassel asked who is going to manage this in terms of issuing the cards?

Mr. Berube stated Ms. Burgess mentioned a meeting or two ago that they had this situation in other Districts.

Ms. Kassel stated we could designate one day and have everyone come to the dog park or some other location to sign up that day.

Mr. Berube stated that is correct. Ms. Burgess indicated she would send Ms. Rosemary Tschinkel to do that since she has the experience with these cards in other communities. People can come and turn in their keys and get one of these cards.

Ms. Kassel asked do we need a workshop because we are changing some things? I do not know if we are changing any rules or if we are taking a deposit on these cards or if we are charging people for these cards. I want to make sure we do not need a workshop for something like this.

Mr. Qualls stated I do not think so. Your current rules do not address physical access like you are currently discussing, but just how access is regulated.

Mr. Haskett stated when the rules were drafted, I think they contemplated a system like this, so the rules refer to an access device instead of a "key" or "card."

Mr. Berube stated we will certainly need to have a discussion as to who gets a card and how much they cost. I have given this some preliminary thought. I think for owners, they get one card at no charge. They are already paying the bills for the facilities and for us to install this system. For renters, I think they should pay a deposit on a card, perhaps \$25.

Mr. LeMenager asked can we differentiate between owners and renters? All we care about are registered voters. We do not discriminate based upon ownership status.

Mr. Qualls asked are renters considered residents of the District?

Mr. LeMenager stated yes.

Mr. Qualls stated then I do not see any differentiation just because they are a renter.

Mr. LeMenager stated I am in agreement with Mr. Berube that if we can charge renters a deposit, then we should, but I do not know if we can do that.

Mr. Moyer stated in the other projects that I am familiar with, the card is issued to the owner and if the owner desires to give it to the renter, he can do that. Otherwise, the renter has to purchase a card.

Ms. Kassel stated we are talking about putting a photograph on the cards.

Mr. Berube stated by our rules, everyone who enters the facility is supposed to be identified and have a card. If there are seven people living in one house, do we issue seven cards and charge them for the extras? My initial opinion was to differentiate. If we cannot, then we need to make a decision on what the first card costs and what is a reasonable number. I think \$25 is reasonable.

Mr. LeMenager asked will we be able to turn off a specific card?

Mr. Haskett stated yes.

Mr. LeMenager stated we will have all of their information and if it is deactivated, it will not work anymore.

Mr. Berube stated the problem is, if we include a photograph, it is for identification purposes. If the father gets his picture on the card because he is the primary card holder, what happens when the mother wants to use the facilities or wants her own card?

Mr. Walls stated if we use photographs, then everyone needs a photograph.

Mr. Berube asked then how many cards do you give out per household before you start charging for them? You have to put a value on it, or they will disappear. Do we give every resident one card?

Mr. Evans stated we have two staff members who are really the only ones who will challenge a card holder. He will not go around to everyone at the pool and check everyone's card.

Mr. Berube stated I thought about that, too. The sign at the gate, which will need to be modified, says that if you are here, you need a card or valid identification, which the card will be the identification, but also that you have to display it.

Mr. Walls stated if you bring guests, they do not need to have identification, so a photograph on a card does not make a lot of sense if you can bring eight guests with you.

Mr. Haskett stated there are a lot of systems in other communities, and we can look at their rules and guidelines. The important thing is for the Board to decide on the system and we can work out the details.

Mr. Evans stated there is a proposal for \$17,730, which is the Chapco system. That total includes the door key for \$8,280, the Buck Lake gate for \$3,750, 1,500 access cards for \$4,500, and \$1,200 for power needs for Buck Lake. Also included is a proposal for the Swim Club landscaping for \$5,800, the Ashley Park fence and gate for \$1,550, and the Buck Lake improvements for \$3,928.

Mr. Haskett stated I broke out the Buck Lake improvements because they had the gate and the card access system in the same proposal. That is how I came up with the Buck Lake gate itself for \$3,750. The total price for everything is \$29,008.

Mr. Evans stated the total of the four items I described above is \$17,730. You need to add the Buck Lake improvements, which include a new fence, for \$3,928, the Ashley Park fence and gate for \$1,550, and the Swim Club landscaping at the fence for \$5,800.

Ms. Kassel asked is the \$5,800 for shrubs included in the proposal?

Mr. Haskett stated yes.

Mr. Evans asked what about the proposal for \$14,200?

Mr. Berube stated that was from Stanley, but it did not include Buck Lake.

On MOTION by Mr. LeMenager, seconded by Mr. Berube, with all in favor, approval was given to accept the proposal from Chapco for the gate card access system, in the total of \$29,008, as discussed.

Mr. Evans stated at our next meeting, Mr. Haskett will outline what some other communities do with similar card access systems and how they implement the changeover.

Mr. Haskett stated that is correct. This will need to be done systematically to allow people time to turn in their keys before we convert to the new system.

Mr. LeMenager stated you can combine it with one of your events.

Mr. Berube stated we will need an article in the newspaper explaining how to get it done and when and where.

Mr. Moyer stated staff will rename that line item in the budget accordingly.

Mr. Berube stated I thought we had already designated it for about \$20,000 during our budget discussions.

Mr. Evans stated we had discussed a range of figures and told him to provide us with what he needed, without forcing him into a budget number.

Ms. Kassel stated we have \$20,000 in the budget for security, which is the proposal for \$17,730.

Mr. Berube stated I understand, but since Mr. Moyer is going to rename the \$30,000 irrigation line item, I think we should use that budget item.

Mr. Berube stated the Luke Brothers invoicing this month is dated October 1, 2010, it shows it was received on October 4, 2010, and was approved on December 2, 2010. It also looks like we do not have a November invoice in our approval list. It seems a little slow.

Mr. Haskett stated you are correct; I was using it as a tactic to keep them on track and make sure that everything we were paying for was provided to us. Rather than deducting items off the invoice, I am holding the entire invoice until it is done correctly.

Mr. Berube asked what is the status of November's invoice? Are you holding that for leverage?

Mr. Haskett stated no, I did not receive it in time to include in the agenda package.

Mr. Berube asked are they up to date on everything performed for November?

Mr. Haskett stated yes.

Mr. Walls stated I like that tactic. But does this District fall under the purview of the Prompt Payment Act?

Mr. Qualls stated yes.

Mr. Walls asked are we still in compliance with that?

Mr. Qualls stated I can research that and look at when the invoice was received and when payment was tendered.

Mr. Moyer stated if the invoice was held because of a discrepancy between what was invoiced and the work that was performed, there is a legal basis not to pay that.

Mr. Tome stated it is important to note that there was communication with their controller and CFO, as well.

Mr. Berube stated I am not trying to indicate that anything was wrong. I am trying to follow the process on these matters.

Mr. Haskett stated the irrigation was an issue because they invoiced us for them all at once, and I wanted to be sure each of them was installed since it was a significant dollar amount.

SIXTH ORDER OF BUSINESS

Supervisor Requests

A. Consideration of Revisiting the Start Time for All Meetings to 6:00 p.m.

Mr. Walls stated I am disappointed in the small turnout of residents at tonight's meeting. I still believe this is the best time to hold meetings because it is the best opportunity to allow the most people to be here. I will withdraw my request for discussion.

Mr. Berube stated I think you have a valid request for discussion. I have been attending these meetings for five years, and there were many times when I was the sole resident. As I have watched the complexion of the Board change, everyone has struggled with what to do. The happy medium became half of the meetings during the day and the other half in the evening. In my five years of experience, there is no discernable change in when people attend these meetings, regardless of the time. What bothers me is that the HOA meetings will have 30 or 40 people attend because they are mad they received a sticker on their car or a letter about their lawn. The business we handle is far more important but that astounds me.

Mr. Walls stated I withdraw my request for another time.

Mr. Berube stated we have discussed this year's schedule, and it has been posted.

B. Contract Spreadsheet

Mr. Walls stated I asked Mr. Moyer's office to provide a spreadsheet of all the contracts we have with vendors, their amounts, and when the contract was awarded. I want to point out that one thing jumped out at me when I was reviewing this spreadsheet. We have three firms that have had continuing contracts with the CDD since I was literally in high school, over 10 years ago. I am not saying that longevity is a bad thing or that these firms are offering bad services or even that we should change. But I would like to see some type of review of these contracts that ensures that their dollar amounts are within the current market conditions and prices that other firms are offering in today's market for similar services. I do not know how we go about doing that, and it is not something to decide on tonight, but I would like to see us work towards that as we move these contracts into the next fiscal year. I bring it up because these contracts make up over 60% of our administrative budget and it is over \$100,000 a year. I want to be sure we are covering our fiscal bases with respect to these contracts that continue every year.

Mr. LeMenager stated with respect to legal counsel, that was a question that I raised and the previous minutes will show that discussion. We came to the conclusion that cost-wise there would be no appreciable difference in cost. I do not recall a similar conversation about the Engineer unless we had that conversation when they changed their name.

Mr. Berube stated Mr. Evans raised something important in this regard a couple months ago, and I am not discounting what Mr. Walls is saying with regards to making sure we receive the best value for the money. The way we are viewed in the outside business community and by the investors is that if you are constantly changing suppliers, people tend to wonder what may be going on.

Mr. Walls stated I am not advocating that we change anything. I just want to review the market and see what other CDDs are paying for other firms or the same firms to make sure we are getting the best value for our money. I am not bringing any suggestions right now, but I would like to see us come up with some method.

Mr. LeMenager asked does the amount shown for Severn Trent include our two employees?

Mr. Moyer stated they are broken out in another budget line item. The administrative fee covers the management portion, the accounting portion, the clerking portion and the

assessment portion. The amount for field services is not included in the administrative fee.

Mr. Berube stated at some point before budget season, perhaps Mr. Walls can remind us.

B. Consideration of Adding Agenda Items by Motion

Mr. LeMenager stated I think we reached a point where we are doing things now and they are getting into the agenda package. There was a time, even eight to ten months ago, where we would come to a meeting and there would be a stack of information that we had never seen. I would like to propose that to the extent we have a non-agenda item proposed to us, it can still be considered and voted on, but such action would require a unanimous vote for non-agenda items.

Ms. Kassel stated we had two items tonight where we were presented with the proposals at this meeting. What you had mentioned in previous meetings is that we are given all this information at the meeting without having time to review it before we are asked to make a decision. I am not against what you are proposing. It is a good idea.

Mr. LeMenager asked what constitutes an agenda item?

Ms. Kassel stated one item was in the Aquatic Maintenance Report and the second under the Developer's Report. They are not additional agenda items. Perhaps we do not word it as "agenda items" but any new proposals.

Mr. Moyer stated a Board member always has the right to enter a motion to table, which takes precedent over any other motions. To the degree that any Board member is not comfortable with any item, even if it is on the agenda, you can always move to table that item to the next meeting. That might be a way to handle part of that. If you were not comfortable with anything raised at tonight's meeting, you could have continued those items. Also, if there is something that is really urgent, Mr. LeMenager's suggestion that it be added to the agenda by motion is something that is routinely done as part of government meeting procedures. If you want to make it by unanimous vote, then you can enter a motion now that such items require a unanimous vote for approval, and that is the way we will conduct District business in the future.

Mr. Walls stated I appreciate Mr. Haskett putting this presentation together. It looks great. I would like to see that kind of information in the agenda package so that I have time to review it. It was a clear presentation and I understood it and felt comfortable

voting on it tonight. But I would feel more comfortable if I could have seen it last week. I understand the short timeframe this month however.

Mr. Berube stated I understand Mr. LeMenager's concern, and we used to get stacks of paper. It has gotten a lot better. I hate to see another rule put in place because there is always an unintended consequence. I think there is an exit strategy with things that we are not comfortable with, as Mr. Moyer mentioned, by tabling it. I think it all started with the painting proposal for the Swim Club because it came up at the last minute and Mr. LeMenager would have voted against it if he had time to review it because he did not think it needed painting. I understand that. I am torn on this issue because I understand why we have an agenda. But I have seen rules put in place and signs installed and then we have to go back to address things because we missed something. I would like to simply do as Mr. Moyer suggested, that if you do not like an item, ask that it be tabled.

Mr. LeMenager stated that is fine. I would like to revisit this issue from time to time to make sure everything is included in the packages and we do not start receiving a lot of information at the meeting.

Mr. Walls stated I like the idea if we want to add an item to the agenda that was not specifically listed that we add it by unanimous vote.

Ms. Kassel stated we can raise anything under Supervisor Requests.

Mr. Evans stated that is correct. We already have a mechanism in place where if anyone has any objection to anything, at least you can raise it and present it to the Board and make your case. If someone else wants more time to look at it, just say that you want to table it. We have done that countless times. If it is something that is simple to understand, we can certainly consider it. If it is something that we have discussed at great length, like some of these issues, it is fine if we have the opportunity to make that decision if we are all comfortable. We have a good check system in place.

Mr. LeMenager asked if an item comes up and we do not feel that we have had enough time to take a vote, are we required to vote?

Mr. Qualls stated if there is a motion and a second, and the Chairman states the question, you are required to vote. If a motion is not seconded, you cannot vote.

Mr. Moyer stated if there is a motion and a second, if you do not feel comfortable voting on it, then you vote no.

Mr. Berube stated or get it stopped before the motion and the second occur.

Mr. Evans stated typically I will ask if there is a motion for something. All you have to do is make a motion to table it, before there is a motion to approve and make a second. That is easy enough to implement.

D. Miscellaneous Requests and Comments

Ms. Kassel stated I would like to know about the Central Park water supply. We noticed that the irrigation for the new stables comes off that. Is the CDD paying for that or is the developer?

Mr. Tome stated Harmony Development Company is paying for that.

Mr. Evans stated the District does not own that dog park.

Mr. Tome stated that is correct from a deed standpoint, but there is a Use Agreement with the District.

Mr. Berube stated a year or so ago there was a decision made to discontinue providing coffee at these meetings. This goes to Mr. LeMenager's comments that this District needs to become more self sufficient. This room is provided to us every month and there is no money being paid to the group that owns this building. If they were not cooperative, we would not have a place to meet. We have to pay for a meeting room somewhere or come up with something. It goes toward being self sufficient by hiring our own staff and storage facility. We need to stop leaning on the Development Company and their good nature. I think we should be paying for the rental of this room. They clear it out and set it up for this meeting. When we are finished, they have to reset it for the next event. If that comes down to paying for a pot of coffee, then I support that. Personally, I enjoy having a cup of coffee.

Mr. LeMenager stated I enjoy a cup of coffee, as well. I tend to agree that we receive the use of this facility is 100% free. If giving them \$50 a month for coffee, or whatever the number is, I agree that we should support the local business.

Mr. Tome stated we will not charge a rental fee, but there will be a nominal fee for water and things of that nature. There will not be a base fee for labor to set up the room.

Mr. Berube stated Mr. LeMenager and I have commented in these meetings for some time that we need to be more self sufficient. If you sold this building and we did not have a Use Agreement with the new buyer, then we would be paying someone for the use of this building.

Mr. Tome stated we would charge the same whether or not you have a lease. The key is if you purchase beverages.

Mr. Evans asked do we want to go back to have refreshments at meetings?

Mr. Berube stated I would like to do that.

Mr. LeMenager stated I am in support of that.

Mr. Walls stated I am not in support. I can bring my own beverage. I do not want to charge the CDD for my drink.

Ms. Kassel stated I understand where they are coming from. It is a good faith gesture that they would appreciate but they do not necessarily need. I am not entirely in favor of it, but I am not entirely against it.

Mr. Evans stated I understand it is a good faith effort. You need to look at it from a business standpoint. How much was actually utilized? Tonight, it would be nice if we had some water and coffee. It would be a nice gesture of interaction to share with the restaurant. You bring up a good point. The value of this room being totally set up for us is more than \$50.

Mr. Tome stated we are concerned about the perception that we are taking advantage of the CDD because water and coffee are set up. As the operator of this room, we do not want to get into the business of just collecting a fee for water. It is a perception issue, a goodwill issue, whatever it may be.

Mr. LeMenager stated you used to provide it.

Mr. Evans stated they charged us for it.

Mr. Tome stated historically we look purposefully to piggyback meetings like that, such as having a CDD meeting after an HOA meeting or having Toho Water Authority after an HOA meeting.

Ms. Kassel asked what is the implication of what you are saying? We used to have water and coffee and they charged us.

Mr. Evans stated we can simply go to the restaurant if anyone wants a cup of coffee.

Mr. Tome stated from previous meetings, there is a lot of coffee that is wasted.

Mr. LeMenager stated that is fair enough.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. David Leeman stated my main point is, I do not think it is the CDD Board's job to get people to pick up after their dogs. I think you have a lot of other things to do and that should be taken care of individually by neighbors among themselves. As far as the meetings to all occur at 6:00 p.m., this was the wrong month to raise that issue because it

is on the third Thursday when the other meetings are usually on the last Thursday of the month. That is probably why there are not many in attendance. It has been my experience, and I have been coming for years, that there is a larger number of people who attend the evening meetings. I do not know how many more, but your point is well taken. I would appreciate if you bring this up again at the January meeting.

Mr. Walls stated I plan to.

Mr. Leeman stated it will still be the same Board, so I do not know what will happen for a vote, but there will be more people to listen.

Mr. LeMenager stated I suggest you do it at the February meeting since the January meeting is in the morning.

Mr. Leeman stated this goes along with what Mr. LeMenager and Ms. Kassel said, that I feel cheated. It goes along with these things that there was nothing in the agenda about a pond planting proposal. If there had been, I would have reviewed it and given my comments to the Board. Instead it comes up under the report. This is a proposal, not a report. This company cannot even send a representative to the meeting and they send Mr. Golgowski to be their salesman? They should at least show up if they are going to present a proposal. Specifically related to the pond planting, is the Board aware that there is a resident initiative to install plantings by the ponds since 2005 and that costs nothing? You are still willing to spend taxpayer money to go faster even though the aquatic company has given you nothing concrete that you are getting your money's worth?

Ms. Kassel stated I am aware of the resident pond plantings because I have participated in them and I know they are free. However, they are infrequent. The number of plants that are installed at each pond planting is a fraction of the proposal that we approved tonight. If you have to purchase the plants, then they are not free.

Mr. Leeman stated you do not have to buy them. The plants propagate themselves once they have been installed. The plants that the residents installed have come from other ponds in Harmony. The only drawback from the resident initiative is that it will take a little longer.

Ms. Kassel stated it will take a lot longer.

Mr. Leeman stated there is no guarantee with these new plants. We think it will improve the health of the ponds, but there is no guarantee of that. The pond maintenance company has given you no indication that is and you indicated that it will be three to five

years before we even know. What is the rush? It may only be \$3,000, but it all adds up to real money. If one of these pipes breaks, you will have \$3,000 to spend on that repair if you do not spend it on these plants. I would like to request that if there are proposals like that, they should go on the agenda so that the residents can review them in a spirit of transparency and accountability. I had no voice in this whatsoever. The item was raised, you discussed it and made your decision, and I am commenting on it after the fact. I do not mind personally if you disagree with me. I do not mind if you spend money on the plants. I did not see any of the comment forms.

Mr. Moyer stated they are in the back of the room with the agendas.

Mr. Leeman stated I would like to know, as Mr. Walls mentioned, that we check out our contracts to make sure we are getting our money's worth. I would like to know and I would like you to pursue the idea that we are going to get our money's worth before we spend the money, especially since there is this resident alternative that costs you nothing. If you know and if they can give you a reasonable assurance that we will spend less on chemicals, that they will look better, that they will be easier to maintain and cost us less on maintenance, then by all means, spend the money because you are getting your money's worth.

Ms. Kassel stated they did.

Mr. Leeman stated no, they did not. The response I heard was "*I hope so.*" There is no data set unless you have one that I do not know about. I have not seen anything like that. If they provided you with something that said they planted 10 ponds in Orange County and the chemical cost decreased by 50%, then go for it right now. But there is nothing like that. I want you to guard our money as best you can by getting a reasonable assurance that you are getting your money's worth. If all you want is pretty flowers and you feel you are getting your money's worth for only that aspect, that is fine, but make sure a proposal is for something cosmetic and we are hoping for other benefits later on. Please provide me with the opportunity to speak to those things beforehand and not come up afterwards to make comments.

Mr. Berube stated to your point, I think you are right, but the reality is that most of these meetings, right or wrong, County Commission meetings included, conduct the business in the beginning, and audience comments are almost always at the end of the meeting. I do not know that we did anything different tonight than we typically do.

Mr. Leeman stated you are correct; I am asking you to do something different. It is like what Mr. LeMenager suggested that if someone brings a proposal to tonight's meeting, put it on the agenda for next month. What is the rush?

Ms. Kassel stated we do have the speaker forms in the back of the room for that purpose.

Mr. Leeman stated that is really cumbersome and it does not really work. Who reads the minutes? Who reads the agenda? It is only the people who care, and there are not very many. It will not cost you much to table it until next month. Let the people who are interested review it and then make your decision. I am fine with the decision as long as you are doing your proper duties to guard my money.

Mr. Berube stated to your comment about the effectiveness of the plantings, I recall Mr. Brock Nicholas a few months ago explaining about the grass and other things that they are living organisms and things change. I understood what he was saying. At this point, I do not know about their effectiveness. I requested this proposal. I am willing to settle for the aesthetics aspect.

Mr. LeMenager stated what Mr. Leeman and I are getting at is, if there is a proposal where we are going to spend some money, it should be in the agenda package where the requestor is requesting to spend some money and include what he has in mind. That is the heart of what he is talking about, and I think it is a great idea.

Mr. Leeman stated that is correct

Mr. Berube stated to that point, you are right. This was requested a month or so ago to be included in this month's agenda package. We kind of knew it was coming. We have already approved one planting, and the prices remained the same. The layout of the ponds is the same. I do not know that this was necessarily an additional agenda item.

Ms. Kassel stated there is nothing to stop residents, in coordination with Mr. Gologowski, from planting ponds that have not been planted if they want to.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 7:45 p.m.

Third Order of Business

3B

MAINTENANCE REPORT

CUSTOMER Harmony CDD Ponds DATE 1-7-11

BTC ACCOUNT NO. 582-01

BIOLOGIST / TECHNICIAN Larry, Stephen

TREATMENT SERVICES

POND SITE INSPECTED	EMERG. VEG.	SUBMERG. VEG.	FLOATING VEG.	ALGAE	AQUASTAR	AQUATHOL K	COPPER SULFATE	CUTRINE	POND DYE	REWARD	SONAR	WEEDAR	OTHER
19		x		x				/		/			
1		x		x									
7				x									
33		x		x									
27		x		x									
18			x	x									
10				x									
14		x		x									
26													

TARGETED VEGETATION 19: Treated spikerush and patches of algae. 1: Treated spikerush, bladderwort

and algae patches. 7: Treated algae. 33, 27: Treated algae, spikerush and bladderwort. 18: Treated algae and duckweed.

10, 14: Treated algae and spikerush. 26: Trash removal.

ADDITIONAL NOTES / CONCERNS _____

3C

Fourth Order of Business

4A

**Harmony
Community Development District**

*Financial Report
December 31, 2010*

Prepared by



**Harmony
Community Development District**

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**Harmony
Community Development District**

Financial Statements

(Unaudited)

December 31, 2010

Harmony
Community Development District

Governmental Funds

Balance Sheet
December 31, 2010

ACCOUNT DESCRIPTION	GENERAL FUND	2001 DEBT SERVICE FUND	2004 DEBT SERVICE FUND	2004 CAPITAL PROJECTS FUND	TOTAL
ASSETS					
Cash In Bank	\$ 785,713	\$ -	\$ -	\$ -	\$ 785,713
Cash On Hand/Petty Cash	500	-	-	-	500
Assessments Receivable	12,053	38,828	-	-	50,881
Interest/Dividend Receivables	1,658	-	-	-	1,658
Due From Other Funds	-	428,778	-	-	428,778
Investments:					
Certificates of Deposit - 450 Days	125,000	-	-	-	125,000
Money Market Account	377,511	-	-	-	377,511
Construction Fund	-	-	-	84,757	84,757
Prepayment Account	-	20,448	3,229	-	23,677
Reserve Fund	-	1,430,739	861,350	-	2,292,089
Revenue Fund	-	89,984	65,357	-	155,341
TOTAL ASSETS	\$ 1,302,435	\$ 2,008,777	\$ 929,936	\$ 84,757	\$ 4,325,905
LIABILITIES					
Accounts Payable	\$ 53,477	\$ -	\$ -	\$ -	\$ 53,477
Accrued Expenses	116,919	-	-	-	116,919
Deposits	800	-	-	-	800
Deferred Revenue	12,053	38,828	-	-	50,881
Due To Other Funds	410,668	-	-	18,110	428,778
TOTAL LIABILITIES	593,917	38,828	-	18,110	650,855
FUND BALANCES					
Reserved for Debt Service	-	1,969,949	929,936	-	2,899,885
Reserved for Capital Projects	-	-	-	66,647	66,647
Unreserved/Undesignated	708,518	-	-	-	708,518
TOTAL FUND BALANCES	\$ 708,518	\$ 1,969,949	\$ 929,936	\$ 66,647	\$ 3,675,050
TOTAL LIABILITIES & FUND BALANCES	\$ 1,302,435	\$ 2,008,777	\$ 929,936	\$ 84,757	\$ 4,325,905

Harmony
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2010

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,500	\$ 375	\$ 1,475	\$ 1,100
Judgements and Fines	-	-	165	165
Special Assmnts- Tax Collector	622,750	207,584	295,622	88,038
Special Assmnts- CDD Collected	914,363	228,591	228,591	-
Special Assmnts- Delinquent	-	-	640	640
Special Assmnts- Discounts	(24,910)	(8,304)	(11,695)	(3,391)
TOTAL REVENUES	1,513,703	428,246	514,798	86,552
EXPENDITURES				
Administrative				
P/R-Board of Supervisors	9,600	2,400	2,200	200
FICA Taxes	734	184	168	16
ProfServ-Arbitrage Rebate	1,200	-	1,200	(1,200)
ProfServ-Dissemination Agent	500	-	-	-
ProfServ-Engineering	18,000	4,500	1,398	3,102
ProfServ-Legal Services	23,000	5,751	3,649	2,102
ProfServ-Mgmt Consulting Serv	54,091	13,523	13,523	-
ProfServ-Special Assessment	11,422	11,422	11,422	-
ProfServ-Trustee	11,000	11,000	10,748	252
Auditing Services	8,000	-	-	-
Communication - Telephone	175	45	108	(63)
Postage and Freight	1,200	300	148	152
Insurance - General Liability	19,850	19,850	21,575	(1,725)
Printing and Binding	5,000	1,251	906	345
Legal Advertising	1,000	249	24	225
Misc-Assessmnt Collection Cost	12,455	4,152	5,677	(1,525)
Misc-Contingency	1,000	249	70	179
Office Supplies	1,500	375	172	203
Annual District Filing Fee	175	175	175	-
Capital Outlay	750	188	-	188
Total Administrative	180,652	75,614	73,163	2,451
Field				
Payroll-Salaried	6,240	1,560	60	1,500
ProfServ-Field Management	45,213	11,304	13,837	(2,533)
Total Field	51,453	12,864	13,897	(1,033)
Landscape				
Utility - Refuse Removal	38,000	9,501	7,644	1,857
R&M-Grounds	33,894	8,474	7,499	975

Prepared by:

Severn Trent Management Services

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2010

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Irrigation	38,355	9,588	15,834	(6,246)
R&M-Tree Trimming Services	15,000	3,750	-	3,750
R&M-Trees and Trimming	21,689	5,421	4,779	642
R&M-Turf Care	291,341	72,834	69,501	3,333
R&M-Shrub Care	113,765	28,440	26,885	1,555
Miscellaneous Services	10,000	2,499	-	2,499
Total Landscape	562,044	140,507	132,142	8,365
Utility				
Electricity - General	40,000	9,999	8,169	1,830
Electricity - Streetlighting	385,220	96,305	93,990	2,315
Utility - Water & Sewer	83,000	20,751	28,493	(7,742)
Total Utility	508,220	127,055	130,652	(3,597)
Operation & Maintenance				
Contracts-Lake and Wetland	21,360	5,340	4,590	750
Communication - Telephone	3,950	987	721	266
R&M-Common Area	7,000	1,749	3,474	(1,725)
R&M-Equipment	21,000	5,250	3,819	1,431
R&M-Pools	65,000	16,251	9,108	7,143
R&M-Roads & Alleyways	3,000	750	-	750
R&M-Sidewalks	10,000	2,499	-	2,499
R&M-Parks & Amenities	6,000	1,500	299	1,201
R&M-Hardscape Cleaning	10,000	2,499	-	2,499
Misc-Contingency	34,025	8,505	10,371	(1,866)
Misc-Security Enhancements	30,000	10,000	-	10,000
Total Operation & Maintenance	211,335	55,330	32,382	22,948
TOTAL EXPENDITURES	1,513,704	411,370	382,236	29,134
Excess (deficiency) of revenues				
Over (under) expenditures	(1)	16,876	132,562	115,686
Net change in fund balance	\$ (1)	\$ 16,876	\$ 132,562	\$ 115,686
FUND BALANCE, BEGINNING (OCT 1, 2010)	575,956	575,956	575,956	
FUND BALANCE, ENDING	\$ 575,955	\$ 592,832	\$ 708,518	

Prepared by:

Severn Trent Management Services

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2010

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,600	\$ 396	\$ 2,742	\$ 2,346
Special Assmnts- Tax Collector	1,038,106	346,034	492,248	146,214
Special Assmnts- Prepayment	-	-	(18,119)	(18,119)
Special Assmnts- CDD Collected	1,630,571	-	312,185	312,185
Special Assmnts- Delinquent	-	-	1,072	1,072
Special Assmnts- Discounts	(41,524)	(13,840)	(19,473)	(5,633)
TOTAL REVENUES	2,628,753	332,590	770,655	438,065
EXPENDITURES				
Administrative				
Misc-Assessmnt Collection Cost	20,762	6,920	9,453	(2,533)
Total Administrative	20,762	6,920	9,453	(2,533)
Debt Service				
Principal Debt Retirement	530,000	-	-	-
Principal Prepayments	-	-	(36,238)	36,238
Interest Expense	2,124,076	1,062,038	1,061,675	363
Total Debt Service	2,654,076	1,062,038	1,025,437	36,601
TOTAL EXPENDITURES	2,674,838	1,068,958	1,034,890	34,068
Excess (deficiency) of revenues				
Over (under) expenditures	(46,085)	(736,368)	(264,235)	472,133
Net change in fund balance	\$ (46,085)	\$ (736,368)	\$ (264,235)	\$ 472,133
FUND BALANCE, BEGINNING (OCT 1, 2010)	3,164,119	3,164,119	3,164,119	
FUND BALANCE, ENDING	\$ 3,118,034	\$ 2,427,751	\$ 2,899,884	

Prepared by:

Severn Trent Management Services

**Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2010**

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 23	\$ 23
TOTAL REVENUES	-	-	23	23
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	23	23
Net change in fund balance	\$ -	\$ -	\$ 23	\$ 23
FUND BALANCE, BEGINNING (OCT 1, 2010)	-	-	66,624	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 66,647	

Notes to the Financial Statements
December 31, 2010

GENERAL FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS

See Cash and Investment Report on page 12 for details

ASSESSMENTS RECEIVABLE, NET

Delinquent assessments from FY2006 and FY2010 \$ 12,053

INTEREST/DIVIDENDS RECEIVABLE

Accrued interest from Certificate of Deposit \$ 1,658

LIABILITIES

ACCOUNTS PAYABLE

Luke Brothers	\$ -
Severn Trent Management Services	22,604
Kissimmee Utility Authority	9,335
Biotech Consulting	6,120
US Bank	4,687
Robert's Pool Service	1,180
Young Van Assenderp, P.A.	1,617
Various invoices paid in January	7,934
Total	\$ 53,477

ACCRUED EXPENSES

City Of St. Cloud - general electricity from 12/10 - 1/8/2011	31,330
City Of St. Cloud - streetlight electricity 12/10 - 1/8/2011	3,300
Luke Brothers - November 2010	41,144
Luke Brothers - December 2010	41,145
Total	\$ 116,919

DEPOSITS

Deposits for Pool Keys \$ 800

DEFERRED REVENUE

Delinquent assessments from FY2006 and FY2010 \$ 12,053

DUE TO OTHER FUNDS

Due from Capital Project Series 2004	\$ (18,110)
Assessments received in December and transferred in January.	428,778
Total	\$ 410,668

**Notes to the Financial Statements
December 31, 2010**

GENERAL FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest earned on operating and investment accounts
JUDGMENT AND FINES	Court-ordered restitution to be paid in monthly payments until total restitution amount is collected.
SPECIAL ASSMNTS - TAX COLLECTOR	Non-Ad Valorem assessment collected by the tax collector on all the platted parcel.
SPECIAL ASSMNTS - CDD COLLECTED	Non-Ad Valorem assessments collected by the District on all the un-platted parcels.
SPECIAL ASSMNTS - DELINQUENT	Non-Ad Valorem delinquent assessments from FY2010 collected by the tax collector.
SPECIAL ASSMNTS - DISCOUNTS	Discounts on Non-Ad Valorem assessments collected by tax collector.

EXPENDITURES

ADMINISTRATIVE

PROFSERV-ARBITRAGE REBATE	Grau and Associates - Arbitrage Report for Series 2004 - FY2008 and FY2009
PROFSERV-TRUSTEE	Annual fees for Series 2001 and Series 2004 10/1/10 - 11/30/10
INSURANCE - GENERAL LIABILITY	Public Risk Agency - Paid in Full for FY 2011 - General Insurance Policy After completion of budget, Splash pad/ fountain was added to the insurance policy resulting in an increase in the premium.
MISC-ASSESSMNT COLLECTION COST	Administrative and collection costs from Osceola County Tax Collector \$ 5,677
MISC-CONTINGENCY	CenterState Bank Wire Fees through December 2010

FIELD

PAYROLL-SALARIED	Salary and benefits for full-time field manager/dockmaster. New full-time assistant was hired in December 2010. Expected increase of this expenditure will be offset
------------------	--

LANDSCAPE

UTILITY - REFUSE REMOVAL	Luke Bros monthly fee for trash removal and litter control within District
R&M-GROUNDS	Luke Bros monthly fee to maintain ground cover and plant annuals within District
R&M-IRRIGATION	Luke Bros monthly fee for irrigation, maintenance. Walker Tech. monthly fee for Maxi-com. Luke Bros invoice for irrigation repairs and maintenance completed through December.
R&M-TREES TRIMMING SERVICE	Luke Bros monthly fee for pruning and maintenance for trees under 10 feet
R&M-TREES AND TRIMMING	Luke Bros monthly fee for pruning and maintenance for trees under 10 feet
R&M-TURF CARE	Luke Bros monthly fee for mowing, edging and maintenance of turf within District
R&M-SHRUB CARE	Luke Bros monthly fee for pruning, mulching and maintaining shrubs within District

Notes to the Financial Statements
December 31, 2010

GENERAL FUND - EXPENDITURES (continued)

UTILITY

ELECTRICITY - GENERAL

City of St. Cloud - services through December

ELECTRICITY - STREET LIGHTING

City of St. Cloud - services through December

UTILITY - WATER & SEWER

KUA - services through December. Invoices higher than usual due to seasonal usage.

OPERATION & MAINTENANCE

CONTRACTS-LAKE AND WETLAND

Bio-Tech Consulting monthly fees of \$1,530

COMMUNICATION - TELEPHONE

AT&T paid through December 2010

R&M-COMMON AREA (DISTRICT FACILITIES)

District facility's expenditures; various invoices from Grainger, Northern Tool & Equipment and Propet Distributors.

MISC-CONTINGENCY

Utility vehicle purchased from Five Star Tractor & Equipment

Storage Unit from Williams Scotsman Inc., keys and jerseys for Employees.

Notes to the Financial Statements
November 30, 2010

DEBT SERVICE FUNDS (SERIES 2001 & 2004) - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report on page 12 for details		
ASSESSMENTS RECEIVABLES, NET	Delinquent assessments from FY2006 and FY 2010	\$	38,828
DUE FROM OTHER FUNDS	Assessments received in December and transferred in January	\$	428,778

LIABILITIES

DEFERRED REVENUE	Delinquent assessments from FY 2006 and FY2010	\$	38,828
-------------------------	--	----	--------

DEBT SERVICE FUNDS (SERIES 2001 & 2004) - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest earned on investments
SPECIAL ASSMNTS - TAX COLLECTOR	Non-Ad Valorem assessment collected by the tax collector on all the platted parcels
SPECIAL ASSMNTS - PREPAYMENT	Received payments for Debt Service Prepayments
SPECIAL ASSMNTS - CDD COLLECTED	Non-Ad Valorem assessments collected by the District on all the un-platted parcels.
SPECIAL ASSMNTS - DELINQUENT	
SPECIAL ASSMNTS - DISCOUNTS	Discounts on Non-Ad Valorem assessments collected by tax collector

Harmony

Community Development District

Non-Ad Valorem Special Assessments
Orange County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2011

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund	
					General Fund	Series 2001 Debt Service Fund
ASSESSMENTS LEVIED FY 2011				\$ 1,659,705	\$ 622,750	\$ 1,036,956
Allocation %				100%	38%	62%
11/08/10	\$ 2,186	\$ 128	\$ 45	\$ 2,359	\$ 885	\$ 1,474
11/18/10	54,820	2,331	1,119	58,269	21,864	36,405
12/08/10	638,052	27,128	13,021	678,202	254,473	423,729
12/23/11	46,304	1,792	945	49,040	18,401	30,640
TOTAL	\$ 741,362	\$ 31,379	\$ 15,130	\$ 787,870	\$ 295,622	\$ 492,248
% COLLECTED				47.47%	47.47%	47.47%
TOTAL OUTSTANDING				\$ 871,835	\$ 327,127	\$ 544,708

Harmony

Community Development District

Non-Ad Valorem Special Assessments - Delinquent
Orange County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2010

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund	
					General Fund	Series 2004 Debt Service Fund
DELINQUENT ASSESSMENTS LEVIED FY2010				\$ 3,372	\$ 1,260	\$ 2,112
Allocation %				100%	37.37%	62.63%
12/10/10	\$ 1,922	\$ (210)	\$ -	\$ 1,711	\$ 640	\$ 1,072
TOTAL	\$ 1,922	\$ (210)	\$ -	\$ 1,711	\$ 640	\$ 1,072
% COLLECTED				51%	51%	51%
TOTAL OUTSTANDING				\$ 1,660	\$ 620	\$ 1,040

Harmony

Community Development District

Cash and Investment Report December 31, 2010

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState	Interest Bearing Account	n/a	0.25%	\$785,713
Cash On Hand		Petty Cash	n/a	0.00%	\$500
Money Market Account	CenterState	MMA	n/a	0.47%	\$276,835
Money Market Account	Florida Shores Bank	MMA	n/a	1.05%	\$100,675
Certificate of Deposit	CenterState	15 month CD	6/15/2011	1.75%	\$125,000

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2001 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$89,984
Series 2001 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$20,448
Series 2001 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$1,430,739
Series 2004 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$65,357
Series 2004 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$3,229
Series 2004 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$501,192
Series 2004 Reserve Fund	US Bank	Commercwest Bank CD	2/28/2011	0.38%	\$100,020
Series 2004 Reserve Fund	US Bank	Key Bank National Association CD	3/4/2011	0.32%	\$100,089
Series 2004 Reserve Fund	US Bank	Mission Bank CD	3/7/2011	0.31%	\$100,049
Series 2004 Reserve Fund	US Bank	GE Money Bank CD	8/5/2011	0.45%	\$60,000
				Subtotal	\$861,350
Series 2004 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$84,757
				Total	\$3,844,586

4B

Community Development District

Invoice Approval Report # 129

January 17, 2011

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<u>ADVANCED MARINE SERVICES</u>	50366	A	\$ 108.71
	50356	A	\$ 2,609.99
	Vendor Total		\$ 2,718.70
<u>AMERICAN AD SPECIALTIES INC</u>	47724	A	\$ 154.46
	Vendor Total		\$ 154.46
<u>AT & T</u>	993377858X12262010	R	\$ 149.62
	Vendor Total		\$ 149.62
<u>BIO-TECH CONSULTING INC</u>	11187	A	\$ 1,530.00
	11289	A	\$ 4,590.00
	Vendor Total		\$ 6,120.00
<u>CENTURY LINK</u>	120410-7636	R	\$ 48.49
	120710-3185	R	\$ 48.98
	010411-27636	R	\$ 48.69
	122510-11308	R	\$ 44.36
Vendor Total		\$ 190.52	
<u>CITY OF ST CLOUD</u>	121010	R	\$ 34,737.82
	Vendor Total		\$ 34,737.82
<u>FEDEX</u>	7-317-96408	R	\$ 8.35
	7-342-39697	R	\$ 6.60
	Vendor Total		\$ 14.95
<u>GRAINGER</u>	9416791144	R	\$ 225.87
	9412869431	R	\$ 580.44
	9423956334	R	\$ 359.38
	9424568252	R	\$ 41.19
Vendor Total		\$ 1,206.88	
<u>HARMONY DEVELOPMENT CO, LLC</u>	12/15/10	A	\$ 15.80
	1/5/2011	A	\$ 53.36
	1/3/2011	A	1,907.00
Vendor Total		\$ 1,976.16	
<u>KISSIMMEE UTILITY AUTHORITY</u>	122810	R	\$ 9,335.11
	Vendor Total		\$ 9,335.11

Community Development District

Invoice Approval Report # 129

January 17, 2011

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<u>LUKE BROTHERS INC.</u>	J013088	A	\$ 450.00
	J013089	A	\$ 170.00
	J013090	A	\$ 250.00
	J013091	A	\$ 350.00
	J013092	A	\$ 350.00
	J013093	A	\$ 450.00
		Vendor Total	\$ 2,020.00
<u>NORTHERN TOOLS & EQUIP</u>	23066504	R	\$ 267.43
	23091079	R	\$ 713.32
	23128408	R	\$ 124.67
		Vendor Total	\$ 1,105.42
<u>PROPET DISTRIBUTORS INC.</u>	77174	A	\$ 648.00
		Vendor Total	\$ 648.00
<u>ROBERTS POOL SERVICE & REPAIR</u>	121510	A	\$ 1,180.00
		Vendor Total	\$ 1,180.00
<u>SEVERN TRENT ENVIRONMENTAL SER</u>	2051266	A	\$ 11,182.42
	2051267	A	\$ 11,422.00
		Vendor Total	\$ 22,604.42
<u>SPIES POOL LLC</u>	2189987	A	\$ 295.00
	219470	A	\$ 269.75
	219418	A	\$ 295.00
	219471	A	\$ 283.75
		Vendor Total	\$ 1,143.50
<u>STONE AGE PAVERS INC</u>	5481	R	\$ 1,389.00
		Vendor Total	\$ 1,389.00
<u>US BANK</u>	4076047127	A	\$ 4,687.13
		Vendor Total	\$ 4,687.13
<u>WALKER TECHNICAL SERVICES</u>	840	A	\$ 250.00
		Vendor Total	\$ 250.00
<u>WOOLPERT INC.</u>	2010008263	A	\$ 750.00
		Vendor Total	\$ 750.00

Community Development District

Invoice Approval Report # 129

January 17, 2011

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
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YOUNG VAN ASSENDERP, P.A.

10731

A

\$ 1,616.75

Vendor Total \$ 1,616.75

Total \$ 93,998.44

Total \$ 93,998.44