

**MINUTES OF MEETING  
HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held on Thursday, November 29, 2007 at 9:00 a.m. at the Harmony/Greensides, 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Greg Golgowski	Vice Chairman
James O'Keefe	Assistant Secretary
Kenneth Peach	Assistant Secretary
Nancy M. Snyder	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Gary Moyer	Severn Trent Services Consultant
Tim Qualls	District Attorney
Steve Boyd	District Engineer
Vence Smith, Jr.	Harmony Development Co.
Kerul Kassel	Resident
Barry Kimel	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Golgowski called the meeting to order and Mr. Nanni called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the October 25, 2007 Meeting**

Mr. Golgowski stated each Board member received a copy of the October 25, 2007 minutes and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. O'Keefe seconded by Ms. Snyder with all in favor, the minutes of the October 25, 2007 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Manager’s Report – Consideration of Resolution 2008-1 Amending the General Fund Budget for Fiscal Year 2007**

Mr. Nanni stated there are going to be two items. The first item is consideration of Resolution 2008-1 which amends the General Fund Budget for Fiscal Year 2007. This is a normal item for balancing of line items in anticipation of possible invoices. Since we must have everything concluded by the end of November, the accountants anticipate withdrawing extra money from the fund balance which they will earmark to help pay invoices which may come up. They are estimating \$30,000 for this budget and if all of this money is not used, it is rolled back into the fund balance. If you look at the proposed budget increase or decrease, you are going to see a line item in the amount of \$17,063 which they are adding to the \$12,969 where your revenues exceeded your expenditures. This resolution does require the Board’s approval. It is automatically handled through accounting and the excess funds go to the fund balance.

Mr. Golgowski stated this is just an administrative cleanup from last year.

Mr. Nanni stated that is correct. You are always going to end up with a little more or a little less.

On MOTION by Mr. Peach seconded by Ms. Snyder with all in favor, Resolution 2008-1 Amending the District’s General Fund Budget for Fiscal Year 2007 was adopted.

Mr. Nanni stated the second item is with regards to your next Board meeting scheduled for December 27<sup>th</sup>, which is two days after Christmas. As a matter of procedure, you can reschedule the meeting or cancel it and meet again on your next scheduled meeting, which is January 31, 2008. The invoices which come up in between will be paid automatically; and you will ratify them at the January 31<sup>st</sup> meeting, to ensure all vendors get paid.

Mr. Golgowski asked what is the Board’s pleasure?

Mr. O’Keefe responded I believe we should meet on January 31<sup>st</sup>.

On MOTION by Mr. O’Keefe seconded by Ms. Snyder with all in favor, the Harmony CDD Board of Supervisors meeting scheduled for Thursday, December 27, 2007 at 9:00 a.m. Is cancelled and will not be rescheduled. The next Board meeting will take place on Thursday, January 31, 2008 at 9:00 a.m. at the Harmony/Greensides; 7251 Five Oaks Drive; Harmony, Florida.

Mr. Moyer stated we have had discussions in the past with regards to the web site and the timeliness of updating it. The Board initially hired Mr. Steve Zaretsky to set it up. Although he has done a good job, I believe it has been extremely difficult to get our web site updated in a timely manner for a variety of reasons some of which are personal; some of which are professional; and some of which concern issues with blocks and filters on his system. I recommend the Board consider transferring this responsibility to Ms. Brenda Wright in the manager's office. She has been working with Mr. Zaretsky to try to get this up and running on a timely basis. Since the Board actually hired Mr. Zaretsky, it is appropriate for you to direct this responsibility to us, if this is your desire. If not, we will be glad to continue working with Mr. Zaretsky as long as everyone understands there is going to be a delay in getting this information updated.

Mr. Peach stated I know there was discussion and concerns previously from homeowners with regards to the timeliness of getting this information out there. Management has done everything possible in terms of working with the existing arrangement.

Mr. Moyer stated we are still behind.

Mr. Golgowski stated the more handlers you have involved; the more opportunities there are for things to go wrong.

Mr. O'Keefe asked is a motion required?

Mr. Moyer responded I believe so.

On MOTION by Mr. Peach seconded by Mr. O'Keefe with all in favor, management of the District's web site was transferred from Mr. Steve Zaretsky to Severn Trent Services.
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Mr. Moyer stated this makes sense since the complaint management system which we are also working on will become an integral part of the web site. I am working with them to identify people out here we can communicate with on a daily basis if necessary. However, the complaints will be communicated through a person working for me in the Severn Trent offices; we will log them through a computer system; after which a person will track and respond to the person making the complaint, which I believe will raise the bar on the level of service the District provides.

**FOURTH ORDER OF BUSINESS** **Attorney's Report**

There being no report, the next item followed.

**FIFTH ORDER OF BUSINESS** **Engineer's Report**

There being no report, the next item followed.

**SIXTH ORDER OF BUSINESS** **Developer's Report**

Mr. Smith stated on behalf of the developer, I want to thank the Board, the District, Mr. Nanni and Mr. Moyer for the manner in which you worked with us this year. People may believe we have not accomplished much, but I disagree and I just want to thank you for a successful year and we look forward to continuing our developer relationship with you.

**SEVENTH ORDER OF BUSINESS** **Discussion of the Monthly Boat Report**

*Mr. Golgowski presented his report and the Board had no comments on it.*

Mr. Golgowski stated I also distributed a handout complimenting our Dock Master. I encouraged Mr. Belieff to take the day off on Thanksgiving. He worked nonetheless, and I believe it was a busy day as several people went out on the boats. It is always nice to get a positive comment in response to this. I am going to encourage him to take the day off on Christmas and not send any boats out if this meets with everyone's support.

Mr. Smith stated Christmas and New Year's Day are on Tuesdays, which is the day the lake rests anyway.

**EIGHTH ORDER OF BUSINESS** **Supervisors' Requests**

Hearing none, the next item followed.

**NINTH ORDER OF BUSINESS** **Audience Comments**

*Ms. Kassel asked does the CDD own the dog park?*

Mr. Golgowski responded that is correct.

*Ms. Kassel stated a resident had a severe accident on the sidewalk. I believe she caught her toe in an area where two segments of sidewalk meet and the next segment was raised when she was walking; after which she fell; broke her wrist; split her tibia and sustained severe injuries to her knee. She has been in the hospital since Monday morning and will be returning home today, but will return to the hospital tomorrow morning to have arthroscopic surgery. I am not certain whether or not she is planning to take action on this, but I wanted you to be*

*notified and take action to ensure sidewalks are level. I believe Celebration uses some kind of grinding machine to level areas with rough edges.*

Mr. Moyer stated they will be unlikely to level an area by a half inch with this machine.

Ms. Snyder stated I had an accident similar to this in another area which resulted in a shattered pelvic bone. I did a circumference around Harmony and reported those. Although some of them were repaired, I will probably walk around again. The other issue which may result in injury are those square boxes which are broken and missing the tops. I will look into those when I walk the circumference again. I noticed they were marked with paint at one point, but I am not certain whether or not they were repaired.

Mr. Smith asked are you referring to junction boxes which hold wires?

Ms. Snyder responded yes.

Mr. Smith stated I believe those are owned by OUC.

Ms. Snyder stated one of them was a water meter. I reported it and was told it will be repaired.

Mr. Smith asked do you believe it may be the cover on his water meter?

Ms. Snyder responded I believe it may be part of the sprinkler system.

Mr. Smith stated those are generally located inside the lot line.

Ms. Snyder stated it was located here, but there were other ones between the sidewalk and the road.

Mr. Boyd stated in Orange County, they do a temporary repair which involves smoothing and building the damaged area up with asphalt in order to eliminate the lift; after which they remove and reset the sidewalk squares at certain points once every couple of years.

Ms. Snyder stated I believe this is important, especially for the older people who enjoy walking in the community.

Mr. Golgowski stated I know there are standing orders to our crews to watch out for these problems.

*Ms. Kassel stated I know the utilities are responsible for painting junction boxes. Who is responsible for reporting problems on CDD property to those utilities?*

Ms. Snyder responded the residents should report problems if they see them. Does someone inspect those?

Mr. Golgowski responded no one specifically inspects those, but staff or other operators can speak to a utility representative if something is amiss.

Ms. Snyder stated perhaps we can report these issues for publication in the newsletter.

Mr. Smith stated REW Landscape has a maintenance crew on site almost daily or weekly; and they were instructed to notify us if they detect problems which relate to us. We cannot make adjustments to junction boxes belonging to the utility provider.

A driver backed into a light pole outside of this building within the last couple of weeks which was damaged to the extent they had to remove the pole and bring another one in. This light pole was owned by the developer as opposed to the CDD. We rely on the eyes of residents as well as the crews working out here to report these problems, which is a work in progress.

Ms. Snyder asked should we report problems to the Welcome Center?

Mr. Smith responded this is generally where we find out about problems. Mr. Todd Haskett is always available and we will pursue problems if we are able to do so. However, we do not work for the CDD, but from the developer's side. There are certain things which our maintenance staff handles; after which we charge it back to the CDD from time to time. However, if the issue goes beyond our group, we discuss with the District Manager how to move forward with correcting problems. We may have to hire someone to look at all of the sidewalks in our parks and determine which areas need to be corrected.

Mr. Qualls stated since you have been put on notice; I advise taking immediate action with regards to this sidewalk and ensure people stay off of it immediately.

Mr. Golgowski asked can you initiate this?

Mr. Smith responded I will get with Mr. Nanni and we will decide whether or not we need to get someone more qualified to handle these problems.

Mr. Qualls stated perhaps you should authorize the District Engineer to handle this.

Mr. Smith stated I agree with you.

Mr. Boyd stated we can perform inspections with regards to specific circumstances and make immediate recommendations, which we can discuss with the Board.

Mr. O'Keefe stated I recommend we check all sidewalk areas within the development in order to ensure we do not have other damaged areas we are not aware of.

Mr. Boyd stated I will do an inspection today and prepare a recommendation.

*Ms. Kassel asked are the lawns in the neighborhoods being maintained by REW to ensure they are presentable?*

Mr. Smith responded this is not a CDD issue, but I will answer the question.

*Ms. Kassel stated this is an issue since we are paying for it.*

Mr. Smith stated the developer pays for the maintenance and we have been doing this through most of the summer up until 30 days ago.

*Ms. Kassel asked are the parks maintained by the CDD?*

Mr. Smith responded the pocket parks have been transferred to the CDD.

*Ms. Kassel asked can we get an update on the gas pipeline?*

Mr. Smith responded we believe the pipeline project is progressing rather nicely. I heard they are ahead of schedule and they are trying their best to be finished close to Christmas, which is possible. After the fact, we have a lot of work to do with them, whether it is through the District or the developer, to put this project back as it was. Although this will take some time, I am confident the people we are working with are going to help us restore it. However, I am not aware of any major incidents out here other than some inconveniences.

*Ms. Kassel asked are they working 24 hours per day?*

Mr. Smith responded I do not believe so. Although there are some instances in which they started early, they normally work a 12-hour shift.

*Ms. Kassel stated I hear noise coming from there at approximately 4:00 a.m.*

Mr. Smith stated there were some early work hours during the drilling process. However, I have not heard any complaints since they came on site to work. I trust they are going to have this job complete over the next four to five weeks.

Ms. Snyder asked are we as residents going to receive any benefit by having natural gas here?

Mr. Smith responded you have had natural gas here for the last 50 years.

Ms. Snyder stated I am referring to possible use in our homes because I had a propane tank installed in my house in order to plan on using the natural gas when it became available.

Mr. Smith stated the original gas transmission lines came to Harmony in the Year 2000. The cost to install a gate valve station or to tap the lines in order for them to be able to furnish gas here is extremely expensive and they did not want to go forward on the basis of doing this without a guarantee there will be many others who will sign up each month or year. They

wanted a guarantee for the development, but we are not in a position to guarantee anything. To make a long story short, I do not see this happening in the foreseeable future.

Mr. Peach stated these transmission lines are carrying gas across the state. Therefore, they will actually have to construct a substation to do this.

Mr. Smith stated those lines have been in the ground for a long time. One has been there for more than 50 years and another one was installed in the early 1990s. Part of this involves a required upgrade due to the proximity to the neighborhoods.

*Ms. Kassel asked what are the sizes of our gas pipelines?*

Mr. Smith responded we have a 30" and a 24" pipeline.

*Ms. Kassel asked are they putting two new lines in?*

Mr. Smith responded they are upgrading the 30" and 24" pipelines.

*Ms. Kassel stated I thought they were adding two additional lines.*

Mr. Smith stated I am not certain how much the Chairman wants to get involved in this since it is not considered CDD business.

*Ms. Kassel stated perhaps the CDD needs to have some kind of emergency plan should there be any problem or threat to the pipeline.*

Mr. Moyer stated these issues will be handled through the emergency management system with Osceola County.

*Ms. Kassel asked are you certain there is nothing the CDD should be doing?*

Mr. Smith responded I believe the 30" line literally runs from Melbourne, Florida to Houston, Texas.

*Ms. Kassel stated we get many announcements from the Welcome Center in the form of "e-mail blasts", and I want to know if the Welcome Center can also send out a reminder about the CDD meetings.*

Mr. Golgowski stated we will ask them to do this.

*Mr. Kimel stated I spoke to Mr. Golgowski off the record with regards to REW and pesticide applications. We have a cinch bug problem, but I am not certain whether or not we pay for insecticide applications. Since I do not believe this is being done, I want to see the application records as well as the MSDS sheets for the applications.*

Mr. Golgowski stated I questioned REW after you stopped by, and they reported they have been treating for cinch bugs in the parks. The dog park, which is mostly Bahia Grass, is not particularly affected by this particular bug, but certainly St. Augustine Grass is affected.

*Mr. Kimel asked did you ask them for the MSDS sheets?*

Mr. Golgowski responded I did not discuss those with them.

*Mr. Kimel stated this should be considered public knowledge. A homeowner should be notified they are applying insecticides, which I believe is a state law.*

Mr. Golgowski asked do adjacent homeowners need to be notified of this?

*Mr. Kimel responded I may be wrong, but I should have a right to the application time information as well as the MSDS sheets.*

Mr. Golgowski stated perhaps Mr. Qualls can verify the existence of these procedures and ensure we are in compliance.

**TENTH ORDER OF BUSINESS**

**Approval of the Financial Statements, Requisitions, Invoice Approval #91, Invoices and Check Run Summary**

Mr. Nanni stated Mr. Smith spoke to me at the beginning of the meeting, and brought to my attention an invoice for Ledesma Innovations under Invoice Approval #91 in the amount of \$450, which should be deleted since the developer paid it.

Mr. Peach stated I noticed a revised invoice for Grau & Associates. It appears they were exceeding the allocated amount for the year.

Mr. Moyer stated this is possible.

On MOTION by Mr. Peach seconded by Ms. Snyder with all in favor, the Financial Statements; Requisitions; Invoice Approval #91; Invoices; and Check Run Summary were approved as amended.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, the meeting was adjourned.

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James O’Keefe  
Assistant Secretary

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Greg Golgowski  
Vice Chairman