

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, February 25, 2010, at 6:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Nancy Snyder (<i>by phone</i>)	Vice Chairman
Steve Berube	Supervisor
Kerul Kassel	Supervisor
Mark LeMenager	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
Greg Golgowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Jason Shafer	Luke Brothers
Residents and members of the public	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Snyder called the meeting to order at 6:05 p.m.

Ms. Snyder called the roll and stated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the January 28, 2010, Meeting

Ms. Snyder reviewed the minutes of the January 28, 2010, regular meeting, and asked for any additions, correction, or deletions.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, approval was given to the minutes of the January 28, 2010, regular meeting.
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THIRD ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping – Luke Brothers

Mr. Shafer reviewed the monthly landscaping report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Berube stated last month I commented about three trees that were not mulched across the street from the Harmony realty sales office and a small section of sod that was

removed near the school. Those items remain incomplete. About half the trees in the Estates are not mulched.

Mr. Shafer stated we ran out of mulch earlier this week and we got another load yesterday, so those will be complete.

B. Aquatic Plant Maintenance – Bio-Tech Consulting

Mr. Golgowski reviewed the monthly aquatic maintenance report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Ms. Kassel stated there is no information on the report that we received.

Mr. Golgowski stated for some reason, the forms you received were blank but I will distribute what they should have looked like.

Mr. Berube stated I took pictures yesterday of the pond at Lakeshore Park. Algae seem to be growing around 100% of the perimeter of the lake. The pond between the school and the dog park is showing similar growth. I realize Bio-Tech just took over our pond maintenance, but I am very familiar with this pond since it is near my home. There are more and more algae. I want to go on record that we have this problem and it seems to be getting worse. There are also some growths in the middle of the pond, and it is getting worse instead of better.

Ms. Snyder stated I would like Mr. Golgowski to report back to us on the response from Bio-Tech.

Ms. Kassel stated it would be helpful to receive that information prior to the next meeting if you can provide it.

Mr. Berube stated it may not be detrimental to the pond, but it sure is visually unappealing and not something people want to look at.

C. Dockmaster/Field Manager

Mr. Belieff reviewed the monthly boat report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Berube stated we had one incident with a broken motor. I repaired the motor and it appears to be working fine now. Someone had taken the boat out and had improperly tilted the motor, which broke the motor cover. We have a deposit system in place and people are supposed to pay for damages that they caused. Clearly, this is one of those instances. The ultimate repair cost less than \$50 and two hours of my time. We have never billed anyone for damage to a boat and I know we have credit card information on

file for most boat users. How much are we going to bill them and how are we going to collect the money?

Mr. Moyer stated we will send them a bill and give them a period of time to pay, similar to a utility bill, perhaps two weeks or 30 days. At the end of that time, if they do not pay, we will see whether our credit card system works.

Mr. Qualls stated the rule says that if someone provides a credit card, the charge will be against the credit card. Section 2.3, the rules indicate that at the conclusion of boat use and upon inspection, the District shall either return the damage deposit to the boat user if there is no damage or charge the boat user for any damage to the District's property and apply the damage to the deposit charged. There is a system in place that just needs to be followed.

Mr. Berube asked is there an administrative cost to us to bill that?

Mr. Moyer stated yes, there is time spent in generating letters or bill or other corresponding. There is no cost to the District for that unless it is something that is a lot of work, but I will come to the Board to discuss that with you. If it is a periodic issue of one or two bills per month, there is no charge to the District. There will be time and effort to prepare those bills, but I will not bill the District for that time.

Mr. Berube asked since this repair was about \$50, are we going to bill the user of the boat for that cost or absorb this cost?

Mr. LeMenager asked do we have receipts for the \$50?

Mr. Berube stated yes.

Mr. LeMenager asked what documentation do we have that could be used as proof that it was this particular user who caused the damage?

Mr. Belieff stated he signed all the paperwork accepting responsibility for damages, and we inspected it before he took the boat out. He returned after his designated time, which I believe was part of the problem.

Mr. LeMenager asked was he clearly notified when he turned the boat in that he damaged it?

Mr. Belieff stated when he returned to the dock, the cover was hanging off and it was clearly broken. I asked him what happened and he said it was like that when he took it out. I informed him that it was not in that condition.

Mr. Berube stated these are motors with a plastic cover with a steel handle that comes out and has a throttle dial on it, which you use to tilt the motor. If he took it like that, it would be very difficult to use because the whole control handle is dangling.

Mr. LeMenager stated he signed a piece of paper that indicated that the boat was in good condition and he returned it not in the same condition. I think we assess him the cost of the repair.

Mr. Qualls stated the rules give you no discretion. If someone pays the \$250 deposit, the rules say the District shall charge the boat user for any damage. With a credit card, the rules say that the District reserves the right to utilize the credit card. That would imply that you have some discretion since you are reserving the right, but with a \$250 deposit, you shall charge the boat user.

Ms. Kassel stated that seems to be an oversight in applying the same rule to each.

Mr. Berube stated someone wrote it differently with the same intent.

Mr. Qualls stated the discretion is yours.

Mr. Berube stated if it will cost us \$100 for the management company to administer a \$50 bill, that is clearly a loss. If the administrative cost is zero to collect \$50, then we should do it.

Mr. Moyer stated I think sending the message to the community is probably a good thing to do.

Mr. Berube stated we had a tough system before in administering it, but this one is pretty clear.

Mr. Moyer stated if you will send me copies of the invoices and the person who used the boat, we will send them a letter.

Mr. Golgowski stated I have not seen the damage. Are we comfortable that this is not normal wear and tear?

Mr. Berube stated it is not wear and tear. There was a bolt that secures the motor that was bent, but that is separate from the damage to the motor.

Mr. Belieff asked do they have the right to give their side of the story?

Mr. Berube stated yes. When he returned the boat, he had a hard time controlling it because the controller was dangling in his hand and the cover was broken off, and it was not like that when he took the boat out.

Ms. Snyder stated I want to thank Mr. Berube for the work he has done with the boats.

Mr. Berube stated we have some more work to be done to get the boats in bringing them up to date, but the temperatures were too cold this week. There are some things that can be done to improve the boats. I want to be clear it is not Mr. Belieff's fault, but Advanced Marine has not done everything to my standards. For now, everything is running fine.

Mr. LeMenager stated I want to say how nice the gate looks. It looks professional and terrific.

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

Mr. Moyer stated we received an assessment distribution on February 5, 2010, and we are currently about 49% collected. Last year at this time, we were 44% collected.

Mr. LeMenager asked is the balance of \$91,166 in our capital projects fund an accurate reflection of the balance after the watermain extension?

Mr. Boyd stated Mr. Moyer presented that question to me and I did not have an opportunity to research that prior to the meeting. I do know that all the invoices to the contractor have been paid. My firm has one invoice outstanding for our services that you will see next month. You will probably have about \$80,000 left after the easements have been completed and the utilities have been transferred to Toho Water Authority.

Mr. LeMenager stated that is significantly better than we estimated last year when we thought we would have \$50,000 remaining. Good work for getting the watermain project done in a cost-effective manner.

B. Invoice Approval #118 and Check Run Summary

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

Mr. Berube stated we have three cell phones with AT&T. One is for Mr. Belieff, one is for the assistant, and the third one was activated August 2009 and is listed with Birchwood Acres. Who has that cell phone and what is it used for?

Mr. Golgowski stated the one shown for Birchwood Acres is being used by Thomas Hale, the assistant dockmaster. The assistant dockmaster phone as identified on the bills is an extra phone that is given to boaters if they need one to communicate back to shore.

Mr. Berube stated the assistant dockmaster phone is being used 600 to 800 minutes a month as well as text messages and data messages. Would we expect that kind of usage on this phone?

Mr. Golgowski stated it should not be that high. There was 631 minutes this month that is still within the plan. We have now blocked text messaging on all three phones since it is not part of the service plan.

Mr. Berube stated they are small amounts of money, but I was concerned because it is a recently acquired phone with a lot of usage and many text messages. If that phone is given to boaters, that obviously needs to change. I would rather that be in the hands of Mr. Belieff. It seems to be significant usage for an assistant dockmaster.

Mr. Golgowski stated it is a lot of usage and Mr. Belieff is in contact with Mr. Hale off hours on projects to be done.

Mr. Berube stated my question has been answered satisfactorily. I have another question on the land line phones. There appears to be three lines dedicated to the MAXICOM system, and we are paying \$150 per month for those land lines, and \$250 per month to monitor that system, ostensibly to save us water. Our monthly water bill is about \$5,000 for recycled water. MAXICOM does not cover the entire project, and I think we are starving our water to plant material and turf that we spend \$45,000 per month to keep green. I do not know if this is a positive or a negative, but I do know what the MAXICOM system costs. Two months ago, we paid \$1,000 for circuit boards for that system. I wonder if spending money to save water, the most important ingredient in keeping our landscape green, is a wise thing to do. How much do we spend on saving water?

Ms. Snyder stated there was an analysis done a year or so ago that indicated it saved us a huge amount of money.

Mr. Berube stated I went back over the past 20 months' of bills comparing the usage graphs. I do not recall the analysis that was done, but my analysis is that usage is erratic and there is no trend with what is occurring with water usage. I am just bringing up how much money we are spending on the MAXICOM system to save water for our landscape.

The supplier is going to tell us that it is saving us money by having them monitor our water. I would like to hear from Luke Brothers if we are irrigating enough. Are we doing the right thing or should we be watering more?

Mr. Shafer stated I have not seen anything starving for water. I think MAXICOM is worth the money and it will save money in the long term. I have been on properties where sprinklers are going when it is raining, so we turn them off. MAXICOM keeps up with all that.

Mr. Berube stated I want to be sure that the money we are spending to save water is worth it and that we are not going to end up this summer where we do not have enough water. If everyone is telling me it is worth it, then I am fine with it.

Mr. LeMenager stated we can go back a few years to check, but I think you will find that we used to spend \$150,000 per year and now we are spending less than \$100,000, so it is a substantial amount. I do not think we should lose sight of the fact that this has been an exceptional winter in terms of frost. Even Disney does not look like it normally does, and they spend a tremendous amount of money on their landscaping. I appreciate what you are saying, though.

Mr. Berube stated I understand about the frost, but I am looking at the ongoing expenses. It will get more and more expensive to potentially save something that perhaps we should not be saving on. If we are all in agreement to keep the MAXICOM system going, then I am fine with it.

Mr. LeMenager stated we are saving substantial amounts of money from what we spent three years ago.

Mr. Berube stated I could find 20 months of graphs and there was no particular pattern.

Mr. LeMenager stated it is a single line item in our budgets, and those might be helpful for you to look at. It is a worthwhile concern, but we save a lot of money.

Ms. Kassel stated over the last few years, other neighborhoods have come online, which increases our water usage. It may look like usage has increased because it has with new neighborhoods. But on a per-area basis, we have saved money as well as water, which is becoming a scarce resource.

Mr. Berube stated I agree, and I want to make sure that we maintain this very expensive landscaping.

Ms. Snyder stated I noticed on the KUA bills we are incurring late fees. These bills are due on the 15th, but our meetings are at the end of the month. My bottom line is that we not pay any late fees.

Mr. Moyer stated I will check with the accounting department but on recurring invoices like utility bills, they are supposed to pay them before they are due and before we incur late fees.

Ms. Kassel stated on the invoice summary, there is a code for certain invoices to be approved and others to be ratified. I assume KUA is among those to be ratified, which means they paid it but we just ratify the payment.

Ms. Snyder stated I think that is the case and I do not think we are paying late fees.

Mr. Moyer stated they are pretty good about that and I do not think we are paying late fees.

On MOTION by Ms. Kassel, seconded by Ms. Snyder, with all in favor, approval was given to the invoices as presented.
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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. LeMenager stated I sent an email a couple weeks ago about a sprinkler head that is not on the list. It looks like they fixed it.

Mr. Moyer stated I will have to check on that for you.

Ms. Kassel stated there is only one item that appears not to have been addressed, dated January 14 for sprinklers that are on three days a week for 30 minutes at a time at Dahoon Holly neighborhood park. A few people have noted that the sprinklers are on at times that are not the Toho Water Authority watering times, and some sprinklers are on daily instead of twice a week.

Mr. Berube stated I noticed that and I was going to take a picture of it. Some were going for 10 minutes on a Monday afternoon, and a Luke Brothers truck came by. It turns out Luke Brothers was running the sprinklers. Usually when they are going off like that, they are in the immediate neighborhood. That may be the reason.

Mr. LeMenager stated whenever you see sprinklers on during the day, it is almost always Luke Brothers testing the system.

Ms. Kassel stated someone reported that they had seen sprinklers on in a particular location daily.

Mr. Haskett stated that was reported and it was taken care of.

Mr. Shafer stated there were some clocks that still had a summer schedule programmed on them. There are a few clocks that are not connected to the MAXICOM system that are turned on manually. I thought we had them all reprogrammed but we might have missed some.

Ms. Kassel asked is Dahoon Holly neighborhood park one of those that has to be done manually?

Mr. Shafter stated yes.

Ms. Kassel asked has it been completed but just not marked that it is done?

Mr. Shafer stated yes.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Qualls stated regarding Senate Bill 664, I had a good discussion with Deborah Marks, the attorney representing the sponsor of this Bill. She was nice enough to call to say she was working on a strike-all amendment. When there are so many changes to a Bill, rather than doing an amendment for every change, they simply strike the whole thing and provide a new Bill. She let me see the strike-all amendment with track changes, and Section 2 is completely scratched out. It has been sent to Bill drafting. I did follow up and the first committee of reference the Bill will go to is Community Affairs. I called a staffer in that office and asked if they noticed any changes between the original Bill and the strike-all amendment. She said that Section 2 was missing. It looks like everything is on track that should mean the only thing left to do is monitor that Bill through Session to make sure it does not reappear in an amendment somewhere else. I do not believe that will happen. If you look up that Bill on the Senate's website, you likely will not see the strike-all amendment yet because it will be introduced at the committee meeting. If the Senators vote to accept the strike-all amendment, that is when you will see it published on the website. That is good news to report.

B. Engineer

Mr. Boyd stated we were asked to check on a couple things at the last meeting. Regarding the garbage trucks in the alleys, I had a conversation with Commissioner Fred Hawkins a couple weeks ago and the field supervisor this past Monday. From what I have

been told, everything should be corrected now. Ms. Snyder asked me to look at a box that was missing a top, and I reported that to OUC.

C. Field Manager

Mr. Belieff reviewed the parks report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Ms. Kassel asked what was the notation for gate latches to the dog parks?

Mr. Haskett stated they were broken. They simply wore out.

D. Developer

Mr. Haskett stated I distributed two proposals to repaint the Swim Club. Over the past year, it has started to degrade quite a bit and we recommend painting it. We have used both companies in the past. Their proposals came in at \$3,230 and \$5,700 for the Swim Club structure, the trellis work and the two lighted palms at the front as well as the trellis by the pool area. I would like to introduce another color palette because darker colors on structures help with insects, cobwebs and other maintenance issues. That is one reason this building was painted darker. It will last longer between pressure washings and has a better appearance.

Ms. Kassel stated all the colors look fine to me.

Mr. Berube stated I like the center one because it is the darkest and while it is not the same color scheme, we should go darker. It is time for a little color since most everything started as white or light tan.

Mr. LeMenager stated I do not see that either proposal gives a length of the guarantee that they are giving with respect to their workmanship. One is more expensive, but if they are providing a longer guarantee, it could actually be cost effective.

Mr. Haskett stated most painters go by the manufacturer's warranty on the paint itself. We have not encountered issues with either the paint or the painting company.

Mr. LeMenager asked how long has the current paint job lasted?

Mr. Haskett stated it was built in 2003.

Ms. Kassel stated I noted on the trellis out here, it was painted in the last couple years and it is already showing a lot of wear.

Mr. Haskett stated I agree, which is why we would like to consider a different color palette. There was also an issue with the construction of the trellis, where some nails popped up and the rust is starting to show through the paint. It is most likely the wrong nail that was used. The park out here has also taken some abuse from vandalism.

Ms. Kassel stated I noticed on top of the pergola, the grain of the wood looks like it has absorbed water and paint has flaked off. That is my concern.

Mr. Haskett stated I have not noticed that on the clubhouse side, but I have on the Swim Club side. Those have not been repainted but they have been touched up.

Ms. Kassel asked what budget line item does this come from?

Mr. Moyer stated R&M-Common Area and R&M-Parks and Amenities. We are currently under budget on both of those categories.

Ms. Kassel stated we have a line item for pools and I think this should go to that line item, which is already over budget for the heating coil we replaced.

Mr. Berube stated we really do not have a line item for that building.

Ms. Kassel stated no, we do not. We just have a line item for common area maintenance and one for parks and amenities.

Mr. Moyer stated I would probably take that out of R&M-Parks and Amenities for the full amount and then monitor it going forward. We will probably be on budget for that category at the end of the year but if not, we will reallocate some surplus monies for R&M-Common Area.

Mr. Haskett stated I have used both companies for painting jobs throughout the community and they both do fine work.

Mr. Berube asked is there \$2,500 worth of difference to take the higher proposal?

Mr. Haskett stated they are both good companies.

Ms. Kassel stated the Ledesma proposal says the Harmony Swim Club and then goes into detail on the arbor front lattice and two front columns. It does not mention the pool house.

Mr. Haskett stated the Swim Club is the pool house. I can ask them to clarify that in their proposal.

Mr. Berube stated I would feel more comfortable if we had a printed warranty. Ask what they will give us. Anything is better than what we have now, which is zero. The warranty should be from the painting company, not from them through Sherwin Williams. Their warranty should be part of the proposal, however long it is.

Ms. Kassel stated the proposal says to furnish equipment and labor only in accordance with the above specifications. Does that mean the paint will cost extra?

Mr. LeMenager stated no.

Ms. Kassel stated it indicates one coat of sealer and one coat of paint. Just above the total in small print, it says equipment and labor only, which tells me paint is not included. Line 9 is only what they propose to use but it does not mean they propose to include the cost of the paint.

Mr. Berube stated he is not looking to try to add the cost of paint to his proposal.

Ms. Kassel stated in the past, they included labor but they did not include paint.

Mr. LeMenager stated one proposal states material and labor, and this one says equipment and labor.

Ms. Kassel stated I would like that clarified in their proposal. Do we want to approve this pending those changes?

Mr. LeMenager asked is there any rush to get this done?

Mr. Berube stated the last time we did this for tree trimming, we approved it temporarily at the meeting but at the next meeting, we received the revised scope and it changed the price. I would like to get the clarifications made and include the warranty, if paint is included, and then bring it back next month.

Mr. Haskett stated I would like to see this work done before it starts getting used more often. May I email the clarifications to everyone?

Ms. Kassel asked what is the protocol on that? Does that mean we tentatively approve it here?

Mr. Moyer stated you can approve it with conditions. If the conditions are met and clarified in written form, then Mr. Haskett will proceed. If the conditions are not met, then he will provide another proposal for you.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, approval was given to the Ledesma proposal to paint the Swim Club and other structures, as outlined in the proposal, in the amount of \$3,230, subject to clarifications of paint being included, the Swim Club pool house included, and a written minimum one-year warranty provided.

Mr. Haskett stated the Board just needs to select the color palette.

Mr. LeMenager stated I think Mr. Haskett should choose the colors.

Ms. Kassel stated I surveyed the residents in attendance, and they did not have a specific opinion as to the color.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kassel stated we discussed the dog park and anything that may need to be done there in terms of enforcing guidelines and policies. I attended the Harmony Community Companion Animal and Wildlife Committee meeting. We are working on what to do about that, which will include an educational component. It will go to all the residents. I think for now we can table the discussion about that until this committee does its work. If we need to address it further, then we can.

Mr. Berube stated one of the issues we came up with is finding an easy way for people to register their pets. It became part of the discussion that we have a website for the CDD and we are considering adding a button for Pets. That can link to another website or database to store the information. Currently it is done on paper and that does not work anymore. We need to remove the weight of pet registration from the Welcome Center and we need to put it somewhere else. We already have signs throughout the community that if you have a complaint or comment for the community, go to the CDD website. If we advertise this as a way to register your pets, we can have a spreadsheet there. There has to be a cost to this and Mr. Moyer can discuss that with Ms. Burgess. Can we do this? It will be an excel spreadsheet with the name, address, telephone number and the picture of the dog. There should be some search capabilities of the database, which is something we need. I would like to know the cost of setting it up and maintaining it.

Mr. LeMenager stated that seems to be getting a little far away from what a CDD ought to be when we talk about pet registries?

Ms. Kassel stated I am not so sure. The dog parks are a CDD facility that the CDD is obligated to maintain. Because our residents are the people who are allowed to use that facility with their pets, it is a wise policy to know who is appropriately using that facility and who is not. If someone loses a pet, the registry is an added bonus.

Mr. Carl Fsadni stated I understand it is a CDD park. Does that mean you will start registering people who use our public parks?

Ms. Kassel stated our public parks are public, but we have rules that only residents with their pets may use the dog parks unless you are a guest.

Mr. Fsadni asked who will enforce that? It is great to have rules, but the database will not enforce who is there and who is not.

Mr. Berube stated there are definitely lines being crossed with this issue. At our Companion Animal committee meeting, I indicated I will discuss this issue at our CDD meeting because this Board has to agree since it is not clear. You are correct; we do not register people but we want to register pets. The CDD has a rule that if you want to use the parks or sidewalks or have a dog anywhere in the community, they need to be registered.

Mr. LeMenager asked do we have a rule?

Mr. Qualls stated there is not one that I am aware of. Let us not forget that the single purpose of the District is the maintenance of infrastructure. You can never restrict public access. You can monitor and regulate public access. It is similar to a City swimming pool. It is a public pool, but there are rules in place. I have not pondered the question but I do not know how a dog registering system helps maintain or is focused on the single purpose of the District, which is to maintain infrastructure. I think you can debate that and it is something to think about, but it is somewhat of a stretch to me.

Mr. Moyer stated the answer may be influenced in part on whether or not we can do it inexpensively. If there is a large cost to the District, then that changes the dynamic of the discussion. If it is something we can do without incurring a lot of costs, perhaps you want to do it on a database so people can access it. But we, the District, would not be involved in anything related to it other than it is a place for people to check on dogs included in the registry.

Mr. LeMenager asked is this what a CDD should be doing? I am of the opinion that the answer is no, but it is worthwhile to discuss.

Mr. Berube stated I agree but it blends over to the covenants and restrictions. This entire place is dog friendly. We have doggie pots and dog parks. It is a stretch about the database, but when you look at the bigger picture, we encourage dogs and cats and companion animals and we budget monies to provide facilities for property owners to exercise and run their dogs. One of our rules says that you need to register them. Is it too far of a stretch to provide a database at a minimal cost?

Mr. Dave Leeman stated there was a rule when the Institute was in charge of the dog parks that non-residents had to pay a fee to use the dog parks. Is that rule no longer enforced?

Mr. LeMenager stated it is an issue of whose rule it is. I am not sure it is a CDD rule.

Mr. Gologowski stated the program for registering pets is one of the Residential Owners Association. To assist in implementing that policy, the CDD adopted a policy that only pets that are registered may use the CDD parks and sidewalks. Others have to pay a use fee for that if they are not residents.

Ms. Kassel stated currently no one is enforcing that, but it does not mean that we cannot dismiss this when in the future, there is a possibility of utilizing that. Just having it allows the people in the dog park, if someone who comes is not a resident and has a dog that is disruptive, we can point out the rule and end some kind of confrontation or incident. I do not think it is a bad idea.

Mr. LeMenager stated this is a jurisdictional question. Is this ROA or CDD?

Ms. Kassel stated considering that this is a policy on the part of the CDD that non-residents have to pay, I do not think it is that big of a stretch. I think the bigger question is, can the management company place a Pet tab on the website and have it go to this new educational flier that explains the pet policies?

Mr. Moyer stated I will look into it.

Mr. Belieff stated I did ask some people to leave who were not from the community whose dogs were not getting along with the other dogs. We pointed out the rules to them. There are a lot of people who come to these parks who do not live here.

Ms. Kassel stated we will simply look for an update at the next meeting under Mr. Moyer's report.

Mr. Berube stated in June, we purchased 50 keys for the Swim Club and wherever else we need keys. In September, we purchased 50 more keys, and in January, we purchased 50 keys. In six months, we purchased 150 keys. The key deposit budget line item has remained at \$500, but we have only 508 home. That many keys in six months strikes me as a lot of keys. It is not the money but where all these keys are going and who has them. I do not think we should be giving out 150 keys every six months.

Ms. Kassel stated every house is now entitled to two keys, not just one.

Mr. Berube stated I understand that, but if everyone gets two, only 75 people picked up their two keys.

Mr. LeMenager stated we also have renters. You said we have a key deposit?

Mr. Berube stated when you pick up a key, you pay a \$25 deposit and when you return the key, you get your \$25 deposit back.

Ms. Kassel asked has anyone ever given their keys back?

Mr. Haskett stated no.

Mr. Berube stated that is because no deposit is taken. There is no financial incentive to get a key or return it. I have walked into the Welcome Center and requested two keys, and I have not paid a deposit. The concern is that we have had security issues at the pool and we have tightened up the locks and other measures. Yet we continue to pass out keys.

Mr. Haskett stated an alternative to that is to go to a card system. You will never resolve the key issue.

Mr. LeMenager stated I am in complete agreement with Mr. Haskett. The only way to resolve this is to get electronic cards that you can deactivate. Keys never work.

Ms. Kassel stated if you have that kind of a system, you also have to have a way to make sure people renew annually. Otherwise, you do not have a way of keeping track of who moves out.

Mr. LeMenager stated you very simply tell them what day their card expires. When they go to use it after it expires, that will remind them to renew their card. That is how it works in Artisan Park in Celebration where I used to live.

Mr. Berube stated we can also change the locks and reissue new keys every 6 to 12 months, but that passes the load to the people at the Welcome Center. I would like to know what it costs for a card access system.

Ms. Kassel asked who then will take care of that system?

Mr. LeMenager stated I want to point something out that we are a body that is designed to put itself out of business. We will not be around forever but as we have these kinds of discussions, we need to determine who we pass this onto and how do we do that. It is part of a larger discussion. We must have one of the most unique CDDs in the State in terms of the kinds of things we are doing.

Mr. Qualls stated I think you have one of the best Districts in the State just by virtue of the care that is taken and the focus that is given to managing and maintaining infrastructure. There are some unique facilities here.

Mr. LeMenager stated those are the things that we have to start thinking about at some point. This is not a forever body. Who will we turn this over to? Clearly, it will not be the County. We need to think about who will take care of this in the long term. When

you talk about pet registration and controlling keys and things of that nature, I think that should be handled by the HOA.

Mr. Berube stated we tightened up security at the gates so that they cannot get through easily or climb over them. Maybe this has created a rash of people coming in to get keys. However, no one is collecting deposits for keys.

Mr. Haskett stated I was informed that they were collecting them if necessary, if it is a second key or a replacement key. Anything more than two keys requires a deposit. I will research it.

Mr. Berube stated the reason I question the collection of deposit is because that line item in the budget has been \$500 as far back as you can go. That suggests nothing has changed. I would like to know what is going on and if we are not collecting the deposit, we need to look at what needs to be changed. We need to know what is going on, but that is a lot of keys.

Ms. Kassel stated I wonder if that is something best handled by Mr. Belieff to distribute keys, receive deposits, forward the deposits to the management office, and keep track on a pad of paper who you gave keys to and their address. If you do that, then we can have a policy of changing the lock every six months or once a year. What we spend on doing that will be less expensive in three to five years than going with another kind of system.

Mr. Berube stated the keys have Do Not Duplicate stamped on them, and no stores seem to want to duplicate them. I tried it at Home Depot and they would not do it.

A Resident stated I did have one duplicated at Home Depot.

Ms. Kassel stated I still think it will reduce the number of outside people and it is less expensive than a card system.

Mr. Berube stated we can discuss this next month once we know what is going on at the Welcome Center.

Mr. Qualls stated the rates, fees and charges in the rules that you adopted for non-resident recreational use of the recreational facilities is an annual non-resident membership fee of \$1,000 for a family of four and \$250 for each additional person. That goes to my point that you cannot restrict access but you can regulate it.

Ms. Kassel asked are you referring to the pool or the dog park?

Mr. Qualls stated that is for all recreational facilities.

Mr. Berube stated perhaps we should key the dog park.

Ms. Kassel stated I do not know how feasible that is.

Mr. Berube stated if you do not register your dog, you do not get a key. That is an incentive. I do have one request. A couple months ago at Ms. Snyder's request to save \$40 a month, we eliminated serving coffee at these meetings. It seems that every month we pay \$45 a month to the Orlando Sentinel to advertise these meetings. Is it really required or it has to be advertised somewhere?

Mr. Moyer stated it has to be advertised in a newspaper of general circulation within the County that is published at least five days per week.

Mr. Qualls stated the only required notice is in the newspaper, as Mr. Moyer indicated. Anything else you do helps to advertise the meeting but they are not required, just the newspaper of general circulation within the County.

Mr. LeMenager stated it does not address when there are no newspapers.

Mr. Qualls stated there is a Bill to allow Districts to advertise on the internet.

Mr. Moyer stated there is another part of the requirement in Chapter 189, Florida Statutes. We are only required to advertise our annual meeting schedule once per year, which is why we adopt a meeting schedule at the beginning of every fiscal year. All of my CDD clients also advertise their individual meetings in an abundance of caution that we notify people of the meetings. If you want to take the position only to notice the minimum, that would be one time per year.

Mr. LeMenager stated we have already published the fiscal year schedule, so we should not need to publish anymore notices.

Mr. Berube stated there are not many people who read the Orlando Sentinel anymore.

Mr. Qualls stated let me research this very briefly and confirm that in a memorandum.

Mr. Moyer asked do I have the consensus of the Board that if we do not need to advertise individual meetings, we discontinue monthly advertising and publish just once per year?

Ms. Kassel stated I would like to get confirmation from Mr. Qualls first.

Mr. Moyer stated we will include this on the agenda for next month.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Leeman stated I realize the law was written when most people received and read the newspaper. Considerably more people are on the e-blast email list than read the Sentinel. It would be more appropriate to send an email to everyone of the meetings.

Mr. Moyer stated the District does not have everyone's email addresses, but I am sure the developer's office would send that email.

Mr. Leeman stated you can also post it on the website.

Mr. LeMenager asked as a registered voter, do we give out our email address when we register? Can we check with the Supervisor of Elections office for email addresses of voters? I am interested in finding other ways to notify people. That might be a way to expand the email blast list.

Mr. Qualls stated there are some requirements that you have to advertise budget hearings and other meetings with special notice provisions. I will send you a memorandum confirming the advertisement schedule.

Mr. Berube stated even if we can reduce the monthly advertising bill by nine meetings, at \$45 per meeting, that is \$400 of the people's money that we can spend somewhere else.

Mr. LeMenager stated I want to publicly thank the two members of the audience and Mr. Shafer for staying to the conclusion of the meeting. We appreciate your attendance.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 7:30 p.m.

Gary L. Moyer, Secretary

Nancy Snyder, Vice Chairman