

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, May 26, 2011, at 9:00 a.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
Mike McMillan	Luke Brothers
Larry Medlin	Bio-Tech Consulting
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 9:00 a.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 April 28, 2011, Workshop and Regular Meeting

Mr. Evans reviewed the minutes of the April 28, 2011, workshop and regular meeting, and requested any additions, correction, or deletions.

On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to minutes of the April 28, 2011, workshop and meeting, as amended.

THIRD ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping – Luke Brothers

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

Mr. McMillan stated with this drought period, we have been performing manual irrigation inspections in each zone, which is over and above the scope of services in the

contract, to help avoid any dead and dying turf. I have also been working with Mr. Golgowski on water conservation. A lot of the Bahia zones do not need as much water as the St. Augustine turf, so we implemented that change two days ago. We are working on applying a pre-emergent right now, and we have covered about 40% of the property. Since extra pine mulch is not needed, we are fluffing the mulch and then applying a pre-emergent that is granular. Right now we are applying a chemical application of SureGuard to mix with the Round-Up so that we have contact kills as well as getting it into the soil. I am researching what is happening with broken branches on some of the trees. It looks different on some streets. On Five Oaks east of the clubhouse, it seems like trees are getting hit by trucks, perhaps as they go in there to install the solar panels. Some trees are also getting hit by trucks by the school, and those trees are not as mature.

Mr. Berube stated most of the dead branches have been sitting there for a couple weeks, and there are a couple fairly large ones at the school and just east of the school. Those were caused by the storms that went through here two or three weeks ago. I did not look at the Five Oaks area and east, so I do not know what happened there, but the ones by the school showed up immediately after those windy rainstorms. It may also be kids jumping on the branches, but I think they happened from the storms.

Mr. McMillan stated in Ashley Park, it seems the branches are growing out too far and break easily with high winds. We are not waiting until there is a cleaning crew but we will send someone out every two weeks to cleanup those branches. Otherwise, we are staying on schedule. We are finishing up with the fertilization today.

Mr. Berube asked how many people are working on this property today?

Mr. McMillan stated today there are 13 people and there were 13 yesterday.

Mr. Berube stated I have been watching, and I think the count is more like six to eight most days. I think my count is accurate. I look carefully before and after lunch, and I think your numbers are off. I do not think we have had 14 crew members that Mr. Pete Lucadano promised us on March 21, 2011. That was the date of his new operational plan just prior to Mr. McMillan joining the staff. We had this argument with Luke Brothers last year when Mr. Mike Couch was here. I shared my count and explained how I arrived at my numbers, and Mr. Couch ultimately agreed that my count was more accurate. I will not argue with you about there being 13 people here, but I do not believe there are that many today. I have been looking very carefully and I told your boss that I did not believe

him when he gave us that report, and I still do not believe him. I am just telling you what I see. There are a number of other things going on that have been accelerated in the past couple weeks. I did not say much last month because I wanted to give you some time. There is plenty of drying and dead sod all over the community. I realize you said we are in a drought, but when I look a little more carefully at other people's lawns, the majority of home owner lawns are staying green. Part of that is because we have stayed on top of Toho Water Authority, and you have explicit authority to use the water all you need to water in new sod. If someone in the developer's office is telling you to cut back on water, then we need to discuss that. We obviously have a lot of new sod that Luke Brothers has invested in. You are applying a lot of chemicals, both pest control and fertilizer. Toho Water Authority is not restricting our water usage. We are already over budget on water use, which is fine. We are not complaining about that because we want green sod.

Mr. LeMenager stated I take exception to that. I am complaining that we are way over budget on water use.

Mr. Berube stated the reality is, part of being over budget is due to the massive leaks we had for a period of time, which we noticed immediately. I still see plenty of brown sod, including two prominent areas: Dog Park and Lakeshore Park. People see this all the time and the sod is not green. Much of it Luke Brothers just installed. I also believe we are short on annuals. Three months ago I counted the annuals and I indicated that we had a little more than 800 annuals. Three months later, I counted them again and we still have about the same number, versus a quarterly number of 1,200 annuals. I asked your predecessor how he knows how many annuals are being installed and who counts them, and he admitted that he does not count them when they come off the truck. I do not know if you do that or not. The reality is that I cannot find 1,200 annuals per quarter. I do not know what our quarterly cycle is, if January through March is all one quarter, but you should be able to find 1,200 annuals in the ground at any given time. Maybe they are here, but I cannot find them. Ms. Kassel commented last month that the planter rings, specifically the one across from the dog park, looks pretty decrepit. I believe you commented that you were going to take care of that, but nothing happened and now it looks worse. There are 13 yellow flowers in there, and that is not what the residents are paying for. You cannot argue with that. The mulching realistically was finished just last week.

Mr. McMillan stated the last area we need to complete is inside the small dog park. There are four trees in there along the fence, and I have a crew scheduled to complete that tomorrow morning.

Mr. Berube stated the majority of it was finished last week. One area was right outside Ms. Kassel's house. You did about six or seven of the trees inside that little park on the side of her house more than a month ago and I complained about it several times. Finally, last week, that was finished. You also finished the little tree behind the butterfly sculpture yesterday. Tree rings are not round. There are weeds all over. I am a little alarmed that I see herbicide burn on some of the sod edge and the tree rings because they spray the tree rings for weeds. Sometimes they are not very careful and there is herbicide burn that extends out into the grass. The dead branches that were hanging down for several weeks were finally cleared out yesterday. My biggest concern is that I believe we are short on people and I believe we have been short on the number of people. I do not see all these things getting done. I also understand that Luke Brothers has bid on a contract at the Ashley Park condominiums. I believe if Luke Brothers is awarded the contract for Ashley Park, we will have the same short number of people who will handle that Ashley Park contract, and the CDD will suffer even more. Luke Brothers does not have the contract yet, so perhaps I am premature in saying this. My bottom line is this: people are creatures of habit. We have fostered a bad habit with Luke Brothers to where productivity goes downhill for a while, we have a meeting where Mr. Lucadano comes and gives us yet another operational plan, sometimes there is a new manager, and everything is fine for six or eight weeks where the community is spruced up. Then we start going downhill again. After a couple months, we get upset and have another big meeting. That has been the pattern with up and down productivity. I do not know how we continue with this. Now I see in the operational plan this month at the bottom that a proposal will be prepared for replacing some sod at the District's expense. How is it our fault that sod is going dead? Our contract says that Luke Brothers is responsible for everything. Realistically, everything is theirs: trees, shrubs, turf. I wish Mr. Todd Haskett was here to share his comments about what is happening. I know he is in contact with Mr. McMillan all the time. I would like to have Mr. Haskett's input, but I know what I am seeing. I am sure the other Supervisors are also seeing these things. It is very difficult not to see it. Mr. McMillan indicated that he wanted the community to look crisp, but the

only crisp we have now is the brown sod that crunches under your feet. I hate these meetings when we have to bring up these issues. I wish Mr. Lucadano was here at the meeting. His lack of attendance says something, although I am not sure what it is. We had to do this with Mr. Jason Schafer all the time, and now we are doing it with Mr. McMillan. I do not like to do it, but I would be shirking my responsibilities if I simply said everything is wonderful because it really is not.

Mr. McMillan stated regarding the number of people on site, I am happy to meet with you anytime during the day to verify the number of staff people on site. I have confirmed there are 13 people today. The count was at 10 for about two days and at 15 for a couple days so it fluctuates a little. I am happy to address that with Mr. Berube so that you can get an answer. If you have any questions regarding a specific day, I can tell you where the crews are working so that you can count the number of people.

Mr. Berube stated I know this property very well. I get on my motorcycle or bicycle and go look. If I cannot find them, they are not working. If you tell me there are 13 people here, I do not believe it but I will take you at your word.

Mr. LeMenager stated Mr. McMillan just offered to verify the count of people anytime you want. Let us not go on and on about it.

Mr. McMillan stated related to irrigation, I was told we are only allowed to water three times per week: Monday, Wednesday, and Friday.

Mr. Golgowski stated that is correct.

Mr. McMillan stated we do not have new sod all over the property. Generally when you have new sod, you are allowed to water it every day for two weeks and then it decreases to four days a week for two weeks. At that point, it has to be cut down to the regular watering schedule. Regarding new sod and browning out, I am careful with purchasing new sod and I get it from a grower south of here. We do not want to install something that is mud based because it will go into shock when it hits the sandy soil here. It comes up from Miami and we have been installing sod with sand-based soil. When I first arrived here, we installed seven pallets of sod. I was originally told it was two, so I counted what needed to be done in the areas that were conveyed to me, and it totaled seven pallets. I made the management decision to install more than what I was directed to do, and I answered to my company for that decision. The proposal for new sod is based on my drive throughs with Mr. Haskett and a history of the property of what he has

brought up to Mr. Schafer, Mr. Lucadano, and Mr. Tim Nicholson as to what sod was damaged or destroyed or not taken care of. The proposal will show a line item of what sod we will be installing at our cost as well as other sod areas that have been damaged from Toho Water Authority shutting off the water as well as the past two winters. It will be a dual proposal, not just all at the District's expense. Regarding the count for the annuals, I apologize that was not taken care of. I originally asked if we could install lantana in those circles. Once I returned from vacation, I spoke with Mr. Haskett and we decided to do annuals again. We are not scheduled to do that installation until July, but I have it on my schedule to accomplish next week. We will not be installing 12 yellow annuals; we will fill those beds out as much as we can and make them as beautiful as possible.

Mr. LeMenager stated on Tuesday, my wife and I noted that there were Luke Brothers employees working at David Weekley Homes on private property. What was that for? Is that a District expense or some trade off with the developer for in-kind work?

Mr. McMillan stated we had some issues with irrigation and I believe that was work done on behalf of the District. I will check into that and communicate with Mr. Haskett. I am not fully acclimated with the accounting and financial side of the business; I just handle the operations side.

Mr. LeMenager asked do you perform work for the developer and invoice them separately?

Mr. McMillan stated I am pretty sure we do. We do some detail work and I know we installed some street trees. There was one proposal sent to the District and one to the developer. That is separate work from what we do for the District.

Mr. LeMenager asked was that work done by some of the 13 people dedicated to the District?

Mr. McMillan stated yes, I believe that was the case.

Mr. Walls stated that is a big problem.

Mr. LeMenager stated I think it is a trivial problem.

Mr. Walls stated as I mentioned at the last meeting, I am highly uncomfortable with that setup. We are paying for those people to be here, and they are being paid by the developer for that work. Essentially they are being paid twice.

Mr. Berube stated there could be another cross over if they are awarded the contract for Ashley Park. I am not saying they will use the same people for both contracts, and I want to give Mr. McMillan the benefit of the doubt. He is constrained by his company's processes and limitations. Those processes and limitations have caused problems for us multiple times before.

Mr. Evans stated I suggest Mr. Berube meet with Mr. McMillan after the meeting to verify the number of staff on site in order to settle this issue.

Ms. Kassel stated we are certainly not as crisp as we should be. There is still a long way to go. Mr. Berube is correct that we have had these issues, and service has been up and down, mostly down. Personally, I am not ready to suggest we terminate your contract. Mr. McMillan is new to this project, but this is not a good situation and it needs to get better quickly.

Mr. McMillan stated I completely agree. I think we are making huge strides daily, but I do see what Mr. Berube is talking about. We are now getting to areas that have not been taken care of since you awarded the contract to Luke Brothers, as well as making sure that I am not always watching the bottom line on every service we provide. Next week, we will be providing an extra fertilization to the turf to help once we start getting more rainfall. With the irrigation the way it is now, we are just not getting the water we need. To make this community look crisp, that is something Luke Brothers needs to do as a company.

Mr. Golgowski stated I am not involved in the daily operations for landscaping. What I have been seeing is there are chronic hot spots for sod where it is dry, and in a drought situation, it shows up. Our irrigation system is essentially rain based with an artificial irrigation to supplement rainfall. It is not a water-based or rain-based application that we have. There is one Luke Brothers staff person who is doing irrigation every day. Happily the system is in close to top form, so if there are hot spots, then perhaps it is the soil. All these parks are built on displaced ground, so perhaps the underlying soil is at fault that is contributing to the problem. I do not know the answer, but I do know it is a little more complicated than we sometimes think it is.

Mr. Evans stated if you suspect it is not very difficult to perform some soil tests, we might need to do that.

Ms. Kassel stated the County Extension Office provides that service inexpensively.

Mr. Golgowski stated we will look into that.

Mr. Walls stated I echo many comments Mr. Berube made and all of Ms. Kassel's comments. If you go all the way up and down Schoolhouse Road, it looks pretty rough right now. There are weeds and dead grass, and it does not look good. I have lived here six years and have never replaced any sod at my home. I water and fertilize it when it needs it. I just think the District's sod is not getting the attention that it needs. As Ms. Kassel said, we need to see an improvement very quickly. I am very close to being at the end of my patience.

Ms. Kassel stated Mr. Golgowski was talking with Ms. Jessica Sullivan from the County Extension Office about doing some xeriscaping or some kind of other plantings. As the trees mature, they will shade out the areas between the sidewalk and the curb, doing a disservice to the grass in those areas. We will need to make some changes in the future. I wonder if you check these areas after you test the soil to see if they are candidates for changing to something that will result in less maintenance.

Mr. Golgowski stated I will talk with her about that to see what works.

B. Aquatic Plant Maintenance

i. Pond Management Presentation by Jim Thomas of Biosphere Consulting

Mr. Golgowski stated I scheduled Mr. Thomas to speak to the Board regarding pond management, and just recently he ran into a conflict. I spoke with him on the phone about our issues. He has a long history of working with stormwater ponds in environmentally sensitive manners, and he noted that the Celebration CDD has installed plantings in their downtown area with the objective toward getting away from heavy chemical treatments as well as making the ponds more attractive. What they found was that over time, as the shoreline plantings grew in, regular treatments decreased from monthly to just performing monthly inspections and applying quarterly treatments with chemicals, greatly reducing the amount of chemical applications. He noted one benefit of doing that is a lot of algaecides contain copper in them, which over time, build up in sediments in the ponds. He was working with a community in Altamonte Springs that had to go in and dredge out their pond because the copper was exceeding the allowable standards. Mr. Thomas sent a diagram that is a typical recommendation he would make for pond banks. He is suggesting pickerelweed, bullrush and duck potato, which are plants we have in our ponds through the last couple planting activities. On the banks above that normal water line, he is suggesting canna and iris. Those are still aquatic plantings but like a little drier

soil and provide a little bit of a buffer. This drawing is a typical recommendation. The photograph depicted in his diagram is typical of what is going on in Celebration. He provided photographs of other plantings, and there is a thicker planting area at the back of one of the ponds, which provides treatment for the water as well as a habitat for wildlife and an aesthetic benefit. It certainly makes the pond inaccessible as far as having an opening to the waterway. The photograph with cypress trees in the foreground is simply a pine needle mulch where there is no sod and requires no maintenance except for refreshing the mulch from time to time. In the background the sodded area goes right down to the water. I think Celebration uses more of this sod going to the water line than I would like to see in Harmony; however, it is still good to have open areas like that in terms of open access for wildlife. Some of the water fowl prefer open banks like that. It also provides a view of the pond. Beyond that, you can see cord grass. Celebration uses a variety along the pond banks. In the photograph of the canal, they are using cannas, which we use, also, but these are a hybrid canna whereas we use a native canna. It really shows the density that has been achieved over time and the impact on algae control. The third sheet summarizes their program of aquatic weed control and plantings that have been done. It does list the key benefits in a variety of ways and how residents can contribute to the success or compound the problems.

Mr. Evans asked what is the recommendation?

Mr. Golgowski stated planting cannas and other plants would provide for stormwater quality management, run off control, habitat for wildlife, and pond bank access control.

Mr. Evans asked based on what we currently have today and your interaction with Mr. Thomas, what should we do? Should we maintain what we are doing or change what we are doing?

Mr. Golgowski stated I think what we are doing is pretty consistent with what he would advise you to do. We are planting in the water and we have been keeping a roughly mowed bank. That is a low-budget approach to bank management by simply not cutting it as often. An alternative would be to introduce additional desirable plants in there for whatever your goals are.

Ms. Kassel asked are we sure Luke Brothers is not fertilizing within these areas?

Mr. Berube stated they are not supposed to be.

Mr. Golgowski stated I am pretty sure they are not fertilizing. It is all Bahia grass on the banks, which does not need fertilizer.

Ms. Kassel stated it might not hurt to include something in the Harmony Notes to remind people not to fertilize close to the pond banks and to leave a buffer zone.

Mr. Golgowski stated I agree. They recommend leaving 20 feet from the shore.

Mr. Berube stated I have a few pictures of ponds as well. These are two adjacent ponds on the golf course along Five Oaks Drive. The views on each of them are very similar. It is striking that the pictures marked Pond A have very few plantings on the shorelines, whereas Pond B, just 100 feet away, is completely planted on the shorelines. According to Mr. Golgowski, that happened on its own. The visuals are striking. Those two little brown spots in the middle of Pond B are two ducks that came waddling out of the plantings along the shorelines. It is the only pond where I saw any ducks, and is the one that is completely surrounded by green plantings. I am sure there is other wildlife there, also. You could not have more of a contrast between two ponds that are only 100 feet apart. Visuals of Pond B say that this looks better. There has been a lot of concern as to what we are trying to accomplish. We have a contract with Bio-Tech and they are doing a good job. The ponds are relatively clean although we have a little bit of algae here and there. When it comes down to it, we are really dealing with only six ponds on the residential side. I suspect that if we have success with shore plantings, I think the Harmony Development Company might want to improve some of their open ponds. With this information, we have a number per foot, which is \$6 per running foot. I do not know how many running feet we have but there are a lot. It really comes down to six ponds. We could pretty easily figure out how much this would cost and I am sure we have the information of how many feet there are on these ponds. I like having the plantings. I would like to aim for something like what Celebration has. The interesting thing is the habitat. When the ducks came out, I think that says it all.

Mr. Walls stated it seems that Celebration is doing more dense plantings than we have done in the past.

Mr. Berube stated it is hard to say what dense means because these plants will be installed when they are fairly small.

Mr. Golgowski stated yes. The diagram shows 12 cannas in a 10-foot length, which is about one per foot, which is fairly dense. Mr. Thomas did note that there is a time element to allow for the plants to spread.

Mr. Walls stated perhaps the Celebration model is to plant densely on the banks of the ponds. Just by looking at the pictures, it appears their density is much greater than ours is, and I realize some of it happens over time. I do not know if that has allowed them to go to the hand removal of algae or if they have always done that. It is different than what we are doing. One picture shows they are putting carp in the water.

Mr. Berube stated we put carp in certain ponds, as well.

Mr. LeMenager asked how many thousands of plants have we installed in the ponds in the last two years?

Mr. Berube stated 5,000.

Ms. Kassel stated that was spread over a number of ponds.

Mr. LeMenager stated I appreciate that, but we are talking about 2009 and 2010. I appreciate the pictures of Celebration, but that is 1994 and 1995. I think what we are really saying is to wait until 2020 and we will look the same. It just takes time.

Mr. Walls stated I would suggest that as we do future pond plantings, we target specific areas and plant them densely so that we do not necessarily have to wait. We can do them a little at a time and they will grow in. We will have a better aesthetic factor.

Mr. Berube stated we need to look at the six ponds that are in question. Because of the way we planted, we chose a 200-foot span and installed a lot of plants. All six ponds are dramatically different in the way they look, and we already have some areas that are fairly dense, but there is not much consistency. Some look rather ratty and some look pretty good. We would not decide to plant Pond 34 and plant the entire perimeter because there are already some plants there that will probably stay. We will need to select a pond and have someone review it for a recommendation.

Mr. LeMenager stated I appreciate what you are saying, but the bottom line is our ponds will not look like the Celebration ponds for 8 years.

Ms. Kassel stated with the plants that we installed in the past couple years, we have seen some pretty substantial growth and density just in the past few years. That will help us sooner than later to create less of a need for chemical dependency, better barriers as well as better habitats in the ponds and more aesthetically pleasing ponds.

Mr. LeMenager stated at about \$1.00 per plant, we have spent about \$5,000 on plantings. It is still all about dollars and cents. I appreciate the aesthetic value but it is about the money and wisely investing compared to our payoff in the future. It is a substantial investment to pay for 5,000 plants, and we all know they will become huge over time. If there are a few areas, such as Lakeshore Park, we can consider investing more money because of the show factor and the view. It just takes time.

Mr. Evans stated the issue before us is if we are considering an enhanced littoral shelf planting program. We have done some plantings over the past couple years, but as I recall, it was not the intent to mass plant these ponds years ago.

Ms. Kassel stated that is correct.

Mr. Evans stated we took it incrementally in steps, saying that every year we will be adding to the plantings and monitoring the success of what we had actually planted to see where we could enhance the plantings and maintain it on a going-forward basis. We did not want to do it all at one time so that we could allow it to grow in. If that is still our objective, then I think we need to evaluate what would be a reasonable continuation of that program. The information that has been provided is very helpful as it relates to a planting density or a mix. If we are going to move forward, are we going to consolidate the funds that we want to allocate? If it is \$5,000, are we going to condense that into 1,000 feet of shoreline or are we going to protract it out to 2,000 or 3,000 feet with less density of the plantings? That is where we are now. How do you want to move forward in envisioning this? Then we can come up with a cost per linear foot. I am sure staff has the dimensions of the ponds.

Ms. Kassel asked did Mr. Thomas come here and look at our ponds or did you speak with him on the phone?

Mr. Golgowski stated I spoke with him and sent photographs.

Ms. Kassel stated perhaps he can give us some guidance on which ponds would benefit most and which areas of those ponds, if what we have been doing is a good thing to continue, or if installing denser plantings is smarter and more cost effective. I think that will be helpful to us because we are not the experts. Second, I notice in the Celebration information, it says in some cases, staff has determined that aeration is the best means of controlling algae and other noxious growth in ponds. I wonder if it may be something for the ponds in which algae is more problematic if we might think about a

solar fountain or something that is operated by the sun so that we do not have to worry about electricity but we get the aeration effect.

Mr. Berube stated I brought my material because we discussed this at the last two meetings with a scatterbrained approach. We thought 3,000 plants would be a lot, but they are little plants, and we did not really understand that. To answer the question of why we are doing this, my intention was to focus on getting these ponds planted and to continue to control that aspect of the ponds now. If the plantings are successful, then hopefully we can spend less money on a monthly chemical approach. There will be a tradeoff in where money is spent if the plants work. To Mr. LeMenager's point, I think the pond at Lakeshore Park would be a good test case because everyone sees that pond. It is very prominent and it is a big pond, out in the open. A lot of people drive up and down Schoolhouse Road. If we are going to consider a fountain, that seems to be the most logical place.

Mr. Evans stated we need to move forward to understand the length and the price as well as the density. We can use this mix as a model and price out on a linear footage for some minimum number, such as 500 linear feet.

Mr. Walls stated I think we need to target an area and identify a specific pond and determine this is where we want to install the plantings. I do not have a suggested number of linear feet right now.

Mr. Evans stated the unit price will be pretty consistent once we exceed a certain threshold, then we can adjust it from there. I agree with you, but in the meantime, let us provide a number for them to provide a proposal based on this density for a minimum of 500 feet. At the same time we will get the dimensions of the ponds. Then we have enough information as to magnitude. It may well end up being closer to 1,000 linear feet.

Mr. LeMenager asked who are we asking to provide the proposal?

Mr. Evans stated Bio-Tech Consulting for the installation of plantings.

Mr. Berube asked does Mr. Thomas perform this kind of work?

Mr. Golgowski stated yes.

Mr. Berube asked are these figures for installed plantings?

Mr. Golgowski stated these are old numbers.

Ms. Kassel stated these figures are about \$1.20 per plant, but it is packed into a smaller space.

Mr. LeMenager stated I suggest we request proposals from Bio-Tech Consulting and Biosphere Consulting. Would Mr. Medlin be amenable to competing for price on these plant installations?

Mr. Medlin stated yes.

Mr. Evans stated we are looking at a minimum of 500 feet, to be adjusted upward, based on this density. We can adjust it however we want to later. We might want to take this density but spread it out over 750 feet since we may not want it quite as dense, but it will still be the same volume of plant count that will not affect the dollars. We can consider both proposals and look at the linear feet of the ponds and then decide how to proceed with the number of linear feet to install. We can make the decision at the next meeting because we will have enough information at that time.

Ms. Kassel stated it would be helpful to know what the previous planting density was, just as a comparison.

Mr. Evans stated I agree. It would be good to know if the previous plantings were 20% of this density, 50% of this density, or whatever number it is. We are all visual people and we want to look at the plantings to be able to compare what we are considering.

Ms. Kassel stated they have done plantings a couple times already, some of them being a couple years old now.

Mr. Berube stated some of those plantings may be encompassed into our overall plan.

Mr. LeMenager stated they should be encompassed since we already spent \$5,000 on them.

Ms. Kassel stated my point is they were planted a couple years ago, so I would like to know what was the density when they were planted as compared to their density now. Then we will have a better understanding of how well these plants have filled in over the past couple years.

Mr. Berube stated to clarify the request that Mr. Evans stated, we are looking to receive two proposals—Bio-Tech Consulting and Biosphere Consulting—for a minimum of 500 linear feet at the density provided in the handout prepared by Mr. Thomas.

Mr. Evans stated that is correct.

Mr. Berube stated I would like to know if Mr. Golgowski agrees that what we are discussing makes sense.

Mr. Golgowski asked are you focusing just on the recommendation from Mr. Thomas or do you want a typical proposal?

Mr. Walls stated a generic proposal.

Mr. Berube stated it will be for a generic 500 linear feet.

Mr. Evans stated there is the proposal for the plantings, but we also want to look at the shorelines for the various areas. I think it will be more than 500 feet, but at least we can focus on where we would like to start. We may come back and decide to do 1,000 feet.

Mr. Walls stated it can be a staged project.

Mr. Evans stated yes.

Mr. Berube stated I would estimate the Lakeshore Park shoreline is 5,000 linear feet.

Ms. Kassel stated we also might stretch a 500-foot density into 1,000 feet.

Mr. Berube stated at least we have a starting point, and based on the handout from Mr. Thomas, it will cost about \$7 per linear foot.

Mr. Golgowski stated all of this does not really consider the banks at all. Celebration uses sod for the banks.

Mr. Berube stated we may have to rethink what to do with the banks based on the aquatic plantings. Some of that wild growth looks a little unkempt at times. We have been discussing adding plantings and it sounds like now we have a direction in which to proceed.

Ms. Kassel asked do any of the ponds that Bio-Tech Consulting maintains have any aeration in them? If so, what is the effect of that aeration on your need to control those ponds?

Mr. Medlin stated aeration and fountains are different. I do not know if they make fountains that draw from the bottom, but we would need to move the water from the bottom to the top. You can perform a test by getting a water sample from the bottom. If the water sample has oxygen in it, then aeration will not help the pond so there is no need to spend the money on that. You can test the water, see if aeration will work, and then move forward from there. We do have experience with aeration in one of the ponds we maintain. Someone sold a community on having aeration in every pond, and they have algae problems all over the place.

Mr. Moyer stated aeration that was referenced in the Celebration example is not used in every pond. It is only used in ponds that had a problem that we had a difficult time treating. Mr. Medlin is absolutely correct; they are not fountains. They are lines that are laid on the bottom of the pond.

Mr. Medlin stated they probably chose high-visibility areas. I used to treat the golf course in Celebration, and none of those golf ponds had any aeration but they had terrible algae problems. It is best to find a company that will test the water to be sure the aeration system will help you before you make any decisions.

Mr. Berube stated it is my understanding that, in general, the deep oxygen levels are controlled by algae on the surface and algae in the top levels of the water, as well as water clarity.

Mr. Medlin stated it is the phosphorus that leeches from the muck layers. The oxygen keeps that phosphorus bound, which is a food source for the algae blooms. Some ponds that are deeper have different temperatures at the bottom than at the top, and those different temperatures hold different oxygen levels. That is why there is a stratified effect with less oxygen at the bottom.

ii. Bio-Tech Consulting Report

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

Mr. Medlin stated I treated the ponds twice this month. We have not been having any significant problems; everything has been looking pretty good. I have spent some time cleaning the planting and littoral areas and keeping the spaces open so the beneficial plantings will spread on their own.

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

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. Belieff stated I will be doing some welding on the bass boat, so I will be taking it out this month to perform some repair work. The sail boat is out for repairs to the tiller and I just need to pickup some hardware. The solar boat is operational and hopefully will start to be used.

Mr. Berube stated if we are going to sell it, we need to move forward with that. It is back in the water and it is now reliable. I tried to find a value for it, and I cannot find one

for sale anywhere. It cost \$12,000 in 2002, but it would surprise me if we could get \$1,000 out of it.

Mr. LeMenager stated as I have indicated previously, what I do not want to do is throw good money after bad. If I look at the various and sundry things we have spent money on since I have been on the Board, the one huge purchase was the swingset. That is the one thing that obviously had a huge return for our investment. If the solar boat is used five times a year at a cost of \$1,000 to repair, that is \$200 dollars for each trip, which is not something we can afford.

Mr. Berube stated when you look at the overall cost of the boats, which has decreased a lot, it is still a fairly expensive per-trip ratio. My concern is that I believe Mr. Belieff and residents had reservations about the reliability of the solar boat in the past, so people shied away from using it. Now it is reliable and everything looks good. Perhaps we need to promote it more. If we want to make the decision to sell it, we can do that. Right now, it does not cost anything to leave it sitting there.

Mr. LeMenager stated I agree.

Mr. Berube stated we have other boats that sit there. My concern is that we will get rid of it and not receive much for it. Will it save maintenance in the future? Yes, probably. If we put it on eBay, the bids may only reach \$1 unless we specify a minimum. I do not know how to sell it.

Mr. Walls stated if it is in good working order and is not costing anything to having it sitting there, then we are probably only looking at replacing batteries every couple years.

Mr. Berube stated they are Odyssey batteries and should last several years.

Mr. Walls stated I think we should promote it and do the best we can to make people aware of it. You are not finding them for sale because it is a supply/demand issue; no one wants them. I would suggest we keep it and try to promote people using it.

Mr. Evans stated include that in the boating orientation.

Mr. Belieff stated everyone likes to see it on the water.

Mr. Berube stated perhaps next month in the Harmony Notes, we can include a picture and have a promotional narrative on the solar boat.

Ms. Kassel stated perhaps the next time the pontoon boat is taken out on an evening for a conservation trip, we should include the solar boat, as well.

FOURTH ORDER OF BUSINESS

Presentation of the Fiscal Year 2012 Budget

A. Fiscal Year 2012 Budget

Mr. Moyer stated this Board is familiar with the process, and we are at the beginning of the process. Management has authored the budget for the Board's consideration. It is very similar to the work program that we are currently operating under. I will distribute a revised version that includes a couple changes that I made but unfortunately did not make it into the budget included in your agenda package. These changes are not major. I reduced street lighting electricity by \$10,000. For miscellaneous security enhancements, the number of \$30,000 was included last year but I do not believe we are going to spend \$30,000 on that item. I do believe we will need to spend something as we go through the debugging process, so I reduced that line item by \$20,000. I took the savings of those two items and put that into capital outlay—other. These are not substantive changes, but I think they more or less reflect what I anticipate the District spending in the next fiscal year. The hearing is proposed to be at your August meeting, so you will have two more opportunities to discuss this budget. If you have reviewed the budget and want to make comments now, that is certainly appropriate. For both the June and July meetings, the agenda will include a discussion item for the proposed fiscal year 2012 budget, so you can make your comments at either of those meetings in preparation for the public hearing in August when the budget needs to be finalized.

B. Consideration of Resolution 2011-04 Approving the Fiscal Year 2012 Budget and Setting a Public Hearing

Mr. Moyer read Resolution 2011-04 by title into the record.

Mr. Moyer reviewed Resolution 2011-04 approving the fiscal year 2012 budget and setting a public hearing for August 25, 2011, at 6:00 p.m. The two operative words are “approve” and “adopt.” This Resolution merely approves this budget; it does not adopt the budget. At the August meeting, the Board will formally adopt the budget. By approving the budget, you are not doing anything more than setting the public hearing.

Mr. Berube stated last year we discussed the budget in our meetings, and I still had the feeling that we shortchanged those discussions because of the time constraints of meetings. Because this budget is so important, perhaps we should discuss it at a separate workshop.

Mr. LeMenager stated we did that a couple years ago.

Mr. Berube stated I am sure Mr. Walls will have some input because he deals with governmental budgets as his career. I do not want to try to squeeze these discussions into our regular meetings because we are so conscious of the time element. I think it is important and I think we should meet for a couple hours to review it in detail.

Mr. LeMenager stated the last time we did it, I recall we held the workshop on a separate day. We had that one workshop where we focused on the budget line items. It is not a bad idea.

Mr. Berube stated this budget is several million dollars and there are a lot of line items. The manager did a great job of balancing what we did last year and putting it into this year's budget, but I think we need more review and I think there are some items that need to be inserted.

Mr. LeMenager stated I will make the same comment that I made last month. To the extent you have special projects or things you would like to see done, this is the time to suggest those things to the Board. We have adopted a stance over the past few years of having no increase in the maintenance assessments. This draft includes a small increase.

Mr. Moyer stated actually there is a little bit of a decrease.

Mr. LeMenager stated no, the decrease is because the capital portion decreased slightly but the operations and maintenance portion increased a little. I think we want to make sure the operation and maintenance assessment does not increase.

Mr. Moyer stated those numbers may be that way in the aggregate, but not on an individual basis.

Mr. LeMenager stated yes, you are correct; I read it wrong.

After a brief discussion, the Board selected a budget workshop to be scheduled for Thursday, June 23, 2011, from 3:00 p.m. to 5:00 p.m.

Mr. Evans stated I think that is a good idea because it will give us time to think over all these budget line items.

Mr. Walls stated Exhibit A for the allocation of fund balances, it shows \$135,000 for renewal and replacement reserves. Last year it was also \$135,000, so was the intent to add that amount every year or to have one single addition of \$135,000 and that is our reserve amount?

Mr. LeMenager stated the intent is to add it every year.

Mr. Walls stated then the fund balance should be \$270,000.

Mr. LeMenager stated I do not know if we were adding \$135,000 every year or if that amount represented several years' accumulation to get to that number.

Ms. Kassel stated the balance should still reflect a higher dollar amount.

Mr. LeMenager stated that is correct.

Mr. Walls stated the assigned fund balance for renewal and replacement is only \$135,000 for next year, so that number should be changed.

Mr. LeMenager stated I am not sure if it should be \$270,000 or not. I do not recall the annual increase. That was provided by Mr. Steve Boyd. I would ask Mr. Moyer to request Mr. Boyd to update the renewal schedule that he prepared last year. That would be good input.

Mr. Walls stated the only question is, are we adding to that every year.

Mr. LeMenager stated yes, that is the intent. You are correct that it needs to increase.

Mr. Berube stated the number I recall is \$25,000 annually. The balance came to \$135,000 from some multiple.

Mr. Evans stated we had a carry-forward surplus. We determined that we needed a reserve fund and we also needed to set aside monies for insurance so that we could lower our annual premium. When we started looking at the replacement costs for our facilities over an extended period of time, we determined we needed to gradually start building up our reserves for that purpose.

Mr. Walls stated I understand all that but the number is the same as it was last year.

Mr. Moyer stated the purpose of this report is to look at undesignated fund balance, which has \$294,000. If you want to allocate a portion of that to a reserve account, you can do that. We are going to add \$150,000 in undesignated fund balance. This Board can designate what you want that money to apply to in terms of reserves. There is a GASB directive that tells you how to deal with those reserves. My prejudice has always been to maintain the most flexibility by leaving it in undesignated fund balance. You can designate it for any purpose, but once you do that, that money is reserved for that specific purpose for that reserve fund.

Mr. Walls stated the first-quarter operating capital increased by \$50,000 from last year. Our liability insurance also increased this year. Perhaps we can increase the insurance reserve. I do not know if that will help us with the insurance premium if we

increased that reserve. I do not know that we need to increase first-quarter operating capital.

Mr. Berube asked do you want to increase the deductible?

Mr. Walls stated yes. If we have that money that appears we are putting it into first-quarter operating expenses just to put it somewhere, I suggest we put it into insurance.

Mr. Evans stated that is not correct. The purpose of the first-quarter operating expenses is to pay the bills before we receive funds from the tax collector.

Mr. Walls stated but this budget proposes to increase that an additional \$50,000 from what was budgeted last year.

Mr. Moyer stated we discussed this item last year. We have a budget of \$1.5 million, so if you take one-fourth of that, it is about \$350,000. The reason we were comfortable with what we budgeted last year is we will continue to collect the direct assessments from the developer. So we know that each month we will receive some of that money, but I thought the direction from the Board was that we wanted to start building that up so as the developer payments are reduced and are on the tax roll, we correspondingly increase the tax collector assessments so that at the conclusion of that process, we will have sufficient monies allocated for first-quarter operating expenses.

Mr. Walls stated I am not making any suggestions, just asking questions.

Mr. Moyer stated those are all good comments, and we can discuss them at the workshop. I will add an agenda item to include a discussion on how to deal with reserves, and I will circulate to the Board the GASB 34 on what it means to designate reserves and how you have to handle that.

Ms. Kassel stated you provided that to us last year, also.

Mr. Walls stated I am familiar with it so I do not need a copy.

Ms. Kassel stated the purpose was to give us flexibility having undesignated funds versus reserves, but I see your point. My concern with undesignated funds is that it can get spent without thinking that we will need it for reserves. This particular Board is not going to do that unless it is absolutely necessary.

Mr. Walls stated we do something different at the County level. We budget every single dollar into some type of reserve, whether it is a reserve for contingency or other category. That helps me know where the money is going. We can discuss this further at the workshop.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to Resolution 2011-04 approving the fiscal year 2012 budget and setting a public hearing for Thursday, August 25, 2011, at 6:00 p.m.

FIFTH ORDER OF BUSINESS

Discussion Items

There being none, the next order of business followed.

SIXTH 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.

B. Invoice Approval #133 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. LeMenager stated there is an invoice for Digital Assurance. What is that for?

Mr. Berube stated we pay that every year for the dissemination of reports.

Mr. Moyer stated that is related to the bonds. We have to provide information to the clearing house that makes that type of information available to bondholders.

Mr. LeMenager stated there was an invoice for Gary's Lock and Safe. Which locks were replaced? The invoice does not specify a location.

Mr. Berube stated they had to rekey some of the locks on the pool gates when the new gates were installed. Those new locks had to be keyed to match our keys. Those new locks did not work and were replaced again this week because the locks they provided were not a good quality.

Mr. LeMenager stated we received an invoice from the Orlando Sentinel for \$300 for an advertisement, but the copy was not legible so I was not sure what we were advertising.

Mr. Moyer stated that was for the rulemaking hearing to adopt your rules.

Mr. Berube stated we have discussed this before with regard to the Orlando Sentinel and they do not give us any consideration for classified advertising pricing. There is a local newspaper, the Osceola News Gazette, that is delivered to every home here and

does include legal advertisements. They also print the Harmony Notes and deliver it. Is there some reason we cannot shift our newspaper notices to that local newspaper?

Mr. Moyer stated we will need to check on whether it is considered a newspaper of general circulation within the County. Usually periodicals that are published twice a week are not considered newspapers of general circulation, but we will check on it. We will ask them that question to prove to us that they meet the requirements of Florida law for that purpose.

Mr. Walls stated they do publish advertisements for Osceola County for meetings and changes.

Mr. Moyer stated if it meets the requirements of Florida law, I am more than happy to publish in the Osceola News Gazette.

Mr. Berube stated the key is they deliver that newspaper to every home here twice a week, whether or not they read it. There is a far better circulation here than with the Orlando Sentinel. I cringe when I see invoices from the Orlando Sentinel.

Mr. Moyer stated they are very expensive.

Mr. Berube stated even if we find out the Gazette is no cheaper, if we can, I would rather give our business to the hometown company.

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

C. Public Comments/Communication Log

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.

Ms. Kassel asked do I understand on this list that on May 17, 2011, someone called to complain about the music from the ice cream truck and called the District office?

Mr. Moyer stated yes.

Mr. Berube asked what did we do about it?

Mr. Tome stated we directed them to the County.

Mr. LeMenager asked is the splash pond actually working? It seems like it is not working from time to time.

Mr. Berube stated yes, it has some sort of a cycle to it, something like 45 minutes on and 15 minutes off.

Mr. Haskett stated it is working fine now.

Mr. Berube stated there was an issue with the timer where it was five hours off, but that was corrected.

D. Report on the Number of Registered Voters – 615

Mr. Moyer stated we are required annually to request from the Supervisor of Elections the number of registered voters. It is interesting information now, but the purpose of it in the earlier years of the District is when the District is six years old and has at least 250 registered voters, it changed the way we elect Supervisors to how we are doing it now, by a General Election with a registered-voter format. The law does not say that once you meet the threshold that you can stop requesting this information. It is a way for you to monitor how the community is growing.

Ms. Kassel stated for the benefit of the audience, there are now 615 registered voters as of April 15, 2011.

Mr. LeMenager stated that is an increase of 44 over last year.

Ms. Kassel stated someone indicated that we have 1,200 residents. How was that information obtained?

Mr. Tome stated there was a bit of random science to that calculation. We pieced together information from the number of registered voters, the number of students who live in the community who attend the schools which is available from the school District, and applying a bit of science to it. The sign indicating 1,200 is noted as an estimate, but it is close.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Legislative Update

Mr. Qualls stated the Legislative Session is over. There was a Bill, Senate Bill 224, sponsored by Senator Dean. It passed but has not been signed by the Governor yet. Once a Bill is presented to the Governor, he has 15 days to act on that Bill. The Legislature controls the flow of what goes to the Governor, and this is not a Bill that is not high on their list since it has not been sent to the Governor yet. This Bill will have some changes regarding the posting of the District budget on the official District website, and I need to review it further. The changes are primarily in Chapter 189, Florida Statutes. I want to see how it tracks with Chapter 190, Florida Statutes. It is essentially a bill to deal with budgets at all levels of State government and to make sure those budgets are posted on a

website. The budget is public record anyway, so someone could request it and post it on their own website. I do not see any real issues with this, but it is something that needs to be monitored. Your budget will need to be posted on the website, and I believe the requirement is that it be posted at least two days prior to the budget hearing. It is a little premature because the Governor has not yet acted on this Bill, but I wanted to bring it to your attention.

ii. Budget Workshop Advertisement

Mr. Qualls stated related to the workshop that was just scheduled, and this is something the District Manager always does, but pursuant to Rule 1.4(1), that workshop needs to be advertised at least seven days prior to the workshop.

iii. Chapter 4 Adopted Rules Relating to Park and Recreational Facilities

Mr. Qualls stated I included the rules in the agenda package, but one thing is missing. Everyone needs to understand that these rules were adopted pursuant to the procedures outlined both in your existing rules and in Florida Statutes. You followed that procedure precisely, and I think it is important to let the residents know that was done. I will include a brief note to that effect. These are a set of rules within your overall rules, so these need to be referred to as Chapter 4 dealing with park and recreational facilities. These rules were adopted subject to any grammar tweaks. I reviewed this in depth and asked a law clerk in our office to also review them. He noticed a few things, so as you notice anything of that nature, please let me know.

iv. No Fishing Signage

Mr. Qualls stated I was asked to look into the language for the No Fishing signs, and I brought a draft. First, you need to state the name of the District. Second, it needs to say “no fishing.” We need to cite the rule, which is now Chapter 4, rule 2.3 that prohibits fishing. I did a lot of research on this because I was wrestling with how you balance the fact that they are public facilities with something like trespass, which to me indicates private property. Because these are public facilities, the public is always invited on the premises. I came across a case where this portion was upheld by the Supreme Court that says even though you invite people onto your property and they decide to “rape, pillage and steal” as quoted in the case, then they are no longer invitees. That is also how to address the concerns of Mr. Walls. People are allowed to walk around the ponds so how are we going to say no trespassing, which will send a message that people cannot walk. The way you do that is to say fishing constitutes trespassing and then cite the section of

Statute. As far as the other requirements, the lettering needs to be at least two inches and the signs need to be posted not less than 500 feet apart. I do not know if that is circumference or diameter, but use your best judgment. I will provide this information to Mr. Golgowski and Mr. Haskett prior to ordering the signs.

Mr. LeMenager stated the sign does not actually say No Fishing.

Mr. Qualls stated fishing is prohibited in the rules.

Mr. LeMenager stated I understand that, but we are talking about posting a sign in the ground. Should it actually include “no fishing” on the sign?

Mr. Qualls stated yes, it will state “no fishing” as well as the citation for the rule. I have the Supreme Court case if anyone is interested.

Ms. Kassel stated I asked Mr. Moyer to raise the request we received from Ms. Jeanna McGinnis to sign her pond. There were two emails she sent to the Board, one about early morning fishing and one about someone baiting an alligator and throwing food out, when the alligator started pursuing the person, who then fell right as the alligator was approaching him. Nothing ended up happening, but she requested that we immediately start posting signs around the ponds.

Mr. Berube stated I walked that pond and there are two alligators in that pond that clearly are not afraid of people. They followed me around the shoreline and they were watching me. I got within two feet of them and they both stayed there in the water. I think they were expecting me to feed them.

Ms. Kassel stated that is one of the results of allowing fishing in the ponds.

Mr. Walls stated that is an assumption.

Mr. Berube stated I think they were looking more for food than a fishing hook, but there are two alligators in that pond that are friendly.

Mr. Evans stated I will ask Mr. Tome to work with Mr. Haskett and Mr. Golgowski to put together some signage that will be attractive that perhaps the developer can mirror something similar for the golf course ponds so that it is consistent.

Mr. Berube asked is the language for the sign limited to just what Mr. Qualls presented, or can there be additional words on there?

Mr. Qualls stated yes, there can be additional wording.

Mr. Berube stated my thought is to put at the top of the sign “for your safety and the safety of others, no fishing.”

Mr. Qualls stated the only things that are required are the name of the District as the owner of the pond, the citation to the rule, and the word "trespass."

Ms. Kassel stated I think you have to also cite the Florida Statute, as well.

Mr. LeMenager stated it is included on his mockup.

Mr. Qualls stated if you want to add additional verbiage, that is fine.

Ms. Kassel stated as long as the letters are two inches.

Mr. LeMenager stated before we spend thousands of dollars on signs, I wholeheartedly support installing signs for the pond behind Bracken Fern and doing that as soon as possible. I am not sure I support spending money on signs for other more remote areas that do not back up to houses. Frankly, I think we have too many signs. It is getting over the top in terms of signs everywhere. I am happy to authorize staff to take care of the big problem pond behind Bracken Fern. Before we spend a lot of money on signs for the pond way over in the corner that no one goes to, I do not want to spend a lot of money for those signs.

Mr. Evans stated let us get a sign design and determine the cost. I am open to suggestions on language, what they will look like and what they will cost. If the golf course wants to put signs in their ponds, at least we can get a consistent look to the sign. Once we have some options, then we can determine what those costs will be to get them installed.

Ms. Kassel stated it could be the cost is lower the more signs you make.

Mr. Evans stated that is correct, but we need some information on what those costs will be.

Mr. Walls stated our rules did not address swimming in ponds. Can we add no swimming to the sign? I see a lot of people swimming in the ponds. It is something to consider. I have two changes for the rules to submit. Page 2, section 3 for access cards, it says in order to use the District Buck Lake dock and boat facilities, each user shall first obtain a picture ID, but we do not say anything about the pool facilities.

Mr. Qualls stated I thought we addressed that in a different section. If not, I will add that into these.

Mr. Walls stated page 3, section 3.1.4 regarding renter status, it is unclear to me. I recall from the minutes that we wanted for them to provide their lease and photo identification at a minimum.

Mr. Qualls stated that is correct.

Mr. Walls stated the way this reads is that a person can provide a lease agreement and one or more of the following items, one of them being photo identification.

Mr. Qualls stated it is worded with “and” after the driver’s license and “or” after the other items, meaning they have to provide a driver’s license as well as one of any of the other items listed.

Mr. Walls stated however it is worded, I want to make sure they show photo identification when they come in.

B. Engineer

There being nothing to report, the next order of business followed.

C. Developer

i. Hydrocom Technologies Irrigation Controller Repair

Mr. Gologowski stated I provided a proposal from Hydrocom to make some repairs to the irrigation controller. It is our recommendation that we replace the whole unit and get to 2011 standards, for a total of \$1,526.

Mr. Berube stated I have said this before, but I looked at the last three years of costs and we average \$579 per month for the MAXICOM system. It costs \$145 for the telephone lines, \$250 for monitoring, and an average of \$184 for repairs and maintenance. Based on what I am seeing here, it will only get more expensive. I am not saying that is good or bad, but I am pointing out a fact that is supported by data. In 2010, we spent \$93,000 on water, and projected for 2011, we will spend \$101,000. If that continues, in 2012 we will spend \$105,000. It averages to \$7,000 annually for the MAXICOM system, ostensibly to save us water.

Mr. LeMenager stated if you go back years previous, we were spending much more on water.

Ms. Kassel stated it has already paid for itself.

Mr. Berube stated I am not arguing that, but at this point, we are spending \$7,000 on a system and it appears that there will be some specific problems with parts that are only going to get more expensive.

Mr. Gologowski stated a couple years ago, our actual costs at the end of the year on water were \$40,000 over budget. Based on an upgraded MAXICOM system and its monitoring, roughly \$7,200 that we invest every year has been a good return on the investment.

Mr. Berube stated I do not have enough history to go back and see.

Ms. Kassel stated the MAXICOM system is what allows us to know when there is a large break in the system because so much water is going through all at once.

Mr. Golgowski stated it is supposed to do that in theory, but we do not have the parts to do that. That is a big deficiency in our system and we cannot tell exactly how much water is being distributed. We do not have meters installed to measure that.

Ms. Kassel asked would they be irrigation submeters?

Mr. Golgowski stated they are flow meters that measure the actual flow. As soon as there is a variation in that flow, it signals that something is going on.

Mr. Berube stated that is what we discussed when we applied for the grant. The installation of those flow meters was \$60,000 with a 50% reimbursement if awarded the grant, but even with that, it did not include everything.

Ms. Kassel stated that was through the South Florida Water Management District (SFWMD). Are they offering anything like that this year?

Mr. Golgowski stated not that I have heard of.

Mr. Berube stated even if we could get the upgraded flow meters for \$30,000, we need to look at how much that \$30,000 we might save every year. It may cost \$30,000 to save \$10,000, but I do not know if it will save that amount of water.

Ms. Kassel stated at that price, we would break even after three years. With a \$60,000 investment, it would be six years before we break even. With all the irrigation breaks we have had, unless we have found that we have really resolved the problem, it might be something worthwhile to look into. If it pays itself back beyond that time, it is surplus money.

Mr. Berube stated the irrigation breaks have pretty much stopped. Last Friday, Toho Water Authority replaced the controller on the pump, so we should not have any further issues with it going dead and then coming on. It is a soft-start, soft-stop controller on the pump when it comes on and off line. The pressure surges should go away.

Mr. LeMenager stated there were two trucks with the Toho Water Authority logo driving around. Is that what they were doing?

Mr. Berube stated they are running system pressure tests in various places because of our complaints about the pressure surges. They are testing it on their own to make sure it is not their problem. They are listening to us.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to proposal from Hydrocom Technologies for the replacement of the Rainbird ESP 24 satellite and pedestal, in the amount of \$1,526, as discussed.

ii. Card Access System

Mr. Tome stated the card access system will be operational by the end of next week. There were a few bugs that have been worked out. We still need to figure out how to do the registration process. Mr. Haskett suggested that a form be put online that we can also distribute in our office and include in the Harmony Notes to encourage people to complete that form in advance so that when they come to get their picture taken, it speeds up the process.

Ms. Kassel stated I suggest that the form be in a pdf format that is easy to fill out online so they can complete the form and email it to you and you will have all of that in advance in case they forget to bring it with them at registration. Or perhaps they can submit it through a link on the website.

Mr. Tome stated for our part, we will send an e-blast to let everyone know where to get the form and we will include it if the timing works out for the next Harmony Notes.

Mr. Berube stated the presumption is we will need someone from Mr. Moyer's office to come here as well as a laptop in which to enter the data. I do not think we have that laptop yet, which we will need for this system.

Mr. Tome stated according to Mr. Haskett, he did some research and found out that we will be able to do this through the web, eliminating the need for a separate laptop. He is working with someone in IT that he has worked with for a long time, and they have done some research on it showing that we will be able to do all the updates online.

Ms. Kassel asked what does that mean for the generation of the data base that we approved last month as a separate item?

Mr. Berube stated that is putting the names and addresses into the system to integrate with the Door King platform. Even if we do this web based, if someone comes from the District office, we still need a computer that day. We will need something, whether a flash drive or CD, as a repository for this data that is relatively secure and long lasting into the future.

Mr. Walls stated if it is web based, it will be hosted by an entity, which we will probably have to pay for.

Mr. Berube stated perhaps this is something Mr. Moyer can incorporate into the website services he currently provides.

Mr. Moyer stated I will ask Ms. Burgess to contact Mr. Haskett to work out the details.

Mr. LeMenager stated I would like to get this done sooner than later. The new locks are rather finicky and those gates are left open all the time.

Mr. Berube stated those locks have been changed again, and they are more secure.

Mr. LeMenager stated I was at the dock a couple times and the gate was wide open.

Mr. Berube stated those locks were changed on Monday.

Mr. Tome stated regarding the printer, the District office does not have a printer that is compatible to work with these particular cards. The District will still need to make that investment. We estimated \$3,500 previously, which has been discussed but we have not yet made that purchase.

Mr. Berube stated that was part of the initial proposal for this new system, and we approved \$4,000 for the printer and supplies.

iii. Landscaping Services

Mr. Tome stated I wanted to comment on what was discussed earlier in the meeting with regard to the landscape company doing work for the Development Company. As you recall, we did that with REW when they held the District's landscaping contract; they also did some work for the developer. We look at that as a way to reward them if they are doing good work. It got to be more challenging to have someone come all the way out here just to do our work, and it was easier to have REW do it as a piggyback to being here for the District. We have made it very clear to Luke Brothers that if they start to slip in one area, we will quickly take that away from them. It amounts to \$1,500 or \$2,000 a month, which is not much, but we thought it was worthwhile to give them that additional work.

Mr. Walls stated that is my problem, regardless if everything looks 100% in the District. We are paying them to have x number of people on site for our contract, and if they are taking some of them off our job to do something else when we are not getting 100%, that is my problem with Luke Brothers. It is not my problem with the Development Company.

Ms. Kassel stated our perception is that they are far from 100%.

Mr. Tome stated when they did the tree installation initially, they brought separate crews to install those trees, and I think some of the detail guys may have crossed over at the sales gallery at times.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kassel stated based on our Companion Animal Committee discussions and with the owners association, we talked about combining communications regarding the new cat policy and the new gate policy and the need for access cards. We thought about combining those details and we wondered if we needed permission from the District to do that. At the Companion Animal Committee meeting, we discussed sending out a flier and we wanted to combine it to have pet registration and let people know about the change in the access gates. If we had the date for the access card registration, we could include it on that flier, but we thought we needed permission from the District to put those two items together into one mailing. We are going to have a pet registration form. We are going to have a notice of the new animal policy, and we also wanted to include a notice of the changes that are happening in terms of the gates.

Mr. Berube stated we do not have a date certain as far as the change to the gates yet.

Ms. Kassel stated that is correct, but we could still notify the residents that this change is coming. We have also changed the rules so we can notify them of where to go to read the new rules and to notify them when the day comes, these are the things that owners will need and what tenants will need to provide for that registration. It is a means of providing advanced notice so that we do not just surprise them with a date and what is happening.

Mr. LeMenager stated certainly anyone using the facilities now realizes something is happening.

Ms. Kassel stated it is probably not that high of a percentage of the residents. They may know something is going on but they may not know what that is.

Mr. LeMenager stated we could post some temporary signs at the facilities in reference to the access cards.

Mr. Evans asked is this a mailing from the District or will it be an e-blast or will it be on the website about where to sign up for the access cards? What is the medium that will be used?

Mr. Tome stated I think it will be all of those. We have some signs that we can put up in the front and we have a big banner we can put up to let them know of the change. We had not thought about doing a direct mail unless the District wants to do that.

Ms. Kassel stated we were not thinking about mailing them; we were going to have the fliers printed up and deliver them door to door.

Mr. Walls stated I like posting a temporary sign at the gate at the lake and at the pools just to direct people to the website for more information about the access changing or something along those lines. Just something to give them advanced notice.

Mr. Evans stated I like the idea of referring them to the website and get people used to using that tool.

Ms. Kassel stated that partially answers my question. The idea, however, is to notify all the residents, not just the people who enter the pool and dock facilities. We want to provide advanced notice of the change and what they have to do and provide and what day we are going to do that.

Mr. Evans stated you are really trying to capitalize on the traffic of the Companion Animal Committee.

Mr. Berube stated we thought we could combine the notifications, but there are a lot of different pieces to this flier.

Mr. Evans asked are you suggesting that when we send out the registration form for the access cards, that we do it at the same time as you send the Companion Animal Committee application notice?

Ms. Kassel stated yes.

Mr. Berube stated the Companion Animal Committee notice will probably be a program for trapping loose cats. There needs to be notification to the residents that if they have a cat, you need to keep it in the house or else it will be trapped.

Mr. LeMenager asked why should there be a notice sent that people need to start following the rules?

Mr. Berube stated some people thought we needed to be nice. That was the first notification. The other thing that came up is we know we will have a need to notify everyone somehow. We need to notify them about the cat situation, but there is also a need to notify everyone about the change from keys to access cards. The thought process was to combine these together.

Mr. Evans stated I think you can determine what should be noticed to everyone and how it will be sent, and I just ask that you inform Mr. Moyer when you are ready to send the information.

Mr. Berube stated last month we discussed the potential of purchasing a golf cart for Mr. Belieff, and there were a couple impediments to that. One was a charging station. That issue has been addressed and it has been installed. We got it for almost nothing as part of the update to electrical changes when they installed the electricity for the new gate. The charging station is complete. The second issue was how to pay for it. The price of the cart is \$1,000, and I figure there might be another \$500 in ancillary fees, including tags, insurance, and so forth. In the equipment budget item, that line item has \$21,000 and we have spent only \$5,000 this year. We will probably come in halfway under budget on that line item, so this golf cart expense could easily come from that line item. It is equipment and it is directly tied to the dockmaster's performance of his duties for the boats.

Mr. LeMenager stated if you can provide us with a proposal, I imagine you would get unanimous support for it.

Mr. Berube stated the only proposal I have is a written note from Mr. Tome.

Mr. Tome stated we are willing to sell it to the District for \$1,000.

Mr. Evans stated I would like to see us purchase this item, allocating \$1,500 to include \$1,000 for the acquisition, and \$500 for any other expenses that apply.

<p>On MOTION by Mr. LeMenager, seconded by Mr. Berube, with all in favor, unanimous approval was given to purchase a golf card for the dockmaster from the Harmony Development Company, to be funded from the equipment budget line item, in the amount of \$1,000, plus any ancillary expenses directly related to the purchase in an amount not to exceed \$500.</p>
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NINTH ORDER OF BUSINESS

Audience Comments

Ms. Nancy Snyder stated the insurance for my golf cart is the same as for my car, which is about \$480 every six months.

Ms. Kassel stated mine is \$78 every six months. It is motorcycle insurance but they apply it to the golf cart.

Mr. Berube stated I think it will just be added to the general liability insurance policy and we will not even notice it.

Ms. Snyder stated the license plate tag is the same cost as for a car.

Mr. Berube stated \$500 should cover all of that.

Ms. Snyder stated I have renters in some of my homes. Do they just bring a lease to get access cards?

Mr. Evans stated a lease and photo identification.

Ms. Snyder stated related to the signs for no fishing, it has been noticed that some people have pulled up to the Estate area, pulled up in a car and gotten out with fishing poles, walking across the golf course and are fishing in those golf course ponds. Those signs really need to go on those ponds, too.

Ms. Kassel stated they probably need to be on all the ponds.

Mr. Walls stated the golf course is private property.

Mr. LeMenager stated the District owns only six ponds and all the other ponds are on private property.

Ms. Snyder stated I just wanted to make that observation.

TENTH ORDER OF BUSINESS

Adjournment

The next meeting will be Thursday, June 23, 2011, at 6:00 p.m. with a budget workshop at 3:00 p.m. Both are open to the public.

The meeting adjourned at 9:50 a.m.

Gary L. Moyer, Secretary

Robert D. Evans, Chairman