

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, August 25, 2011, at 6:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Robert D. Evans	Chairman
Mark LeMenager	Vice Chairman
Steve Berube	Supervisor
Kerul Kassel (<i>by phone</i>)	Supervisor
Ray Walls	Supervisor

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp, P.A.
Brenda Burgess (<i>by phone</i>)	Moyer Management Group
Greg Gologowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Mike McMillan	Luke Brothers
Larry Medlin	Bio-Tech Consulting
Mark Roberts	Rain Bird Corporation
Shad Tome	Harmony Development Company
Mike Walker	Walker Technical Services
Residents and members of the public	

FIRST ORDER OF BUSINESS

Roll Call

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

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the July 28, 2011, Regular Meeting

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

Ms. Kassel stated on page 2, third line from the bottom should read “regimens.” Page 3 the first line should read “staff meeting last week” so that it is not interpreted to mean our CDD Board meeting from last month. Page 22, first paragraph should refer to ponds, not lakes.

On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to minutes of the July 28, 2011, 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 for about the past three weeks, we have been spraying daily for chinch bugs, which normally attack St. Augustine or Floratam grass. The process is that we spray 10 to 14 days later, it dies out, and we replace the sod. We have been replacing that at our cost as identified within our contract. With all the rain, we have seen a significant growth of weeds, and we have been trying to address those. We have been treating many of the areas along many of the roadways and alleys in the back, hidden areas of the property. Some of the areas that were damaged when we discovered the problem with Maxicom have been replaced. One area is along Cat Brier that we scheduled for this week but has been rescheduled for next week because the sod farm is under water. There is an area on Schoolhouse that we replaced with Bahia grass, which is more environmentally friendly, needs less water and is not as susceptible to insects as Floratam or St. Augustine. We have been reviewing the irrigation system, making sure the heads are spraying in the right direction, that they are not too low but are raised up to their proper height, and making sure everything is working.

Mr. Berube stated for the past couple months, I have been silent regarding Luke Brothers, and I do not want anyone to think that I am happy with their performance because I am not. Most of the street trees have not been trimmed and branches are dangling on the sidewalks. There is no doubt the grass has become greener in most locations and a lot of turf has been replaced. My concern this month is that there are about \$3,000 in bills for irrigation work that is on ground or above ground, primarily sprinkler head replacements. In the past, we rarely had an on-ground or above-ground sprinkler head replacement, and when we had them, it was detailed as changing out rotors or spray heads or whatever the case was. There is a remarkable lack of detail on all these bills. Suddenly, irrigation maintenance is way over budget, as is water, which are probably related. Last month, I raised the issue of on-ground sprinkler heads that we are now being billed for, and this month we have \$3,000 in invoices. The contract is devoid

of who has the problem, but in the past, we always assumed that if something on the ground was damaged, it was the responsibility of Luke Brothers because we presumed their staff damaged the heads. Last month the invoice was not as large as this month, but one of the invoices for \$2,500 is several months old. I would like Mr. Haskett's comments on why we have such an increase for on-ground sprinkler head replacements.

Mr. Evans stated Mr. Haskett raised the issue quite some time ago about the deterioration and the age of our irrigation system. It is becoming more brittle and more areas are becoming exposed. It is my understanding that if there is a break in the system with the irrigation heads, Luke Brothers is supposed to provide those broken heads and other materials to Mr. Haskett.

Mr. Haskett stated that is correct; otherwise, their invoice does not get paid.

Mr. Evans stated I just wanted to clarify that there is a procedure that Luke Brothers follows. I share Mr. Berube's concerns, but we really want to understand if we need to anticipate this level of repairs going forward because the system is getting older and did the pressure problems with Toho Water Authority contribute to it.

Mr. Haskett stated my opinion is that you are seeing a sudden increase in repairs because of the lack of properly checking the irrigation heads in prior months. Once I address it with them, then they will be more diligent in addressing the issues of irrigation heads that are broken. Mr. McMillan, however, may have a different opinion.

Mr. Evans asked is it a matter of timing or is it cyclical? Mr. Berube raises a good point that we anticipate a certain number of repairs in a month but the next month the number spikes. Is that relative to this rush to repair them, or is it the timing of repairs or timing of when the invoices were received?

Mr. Haskett stated some of the invoices are older invoices that Mr. McMillan and I discussed, and these invoices date back several months. I refused to present them to the Board for payment until I understood them better and was convinced that they need to be paid. Those invoices total \$400 or \$500. The majority of the invoices are a result of them getting a lot of heads repaired at once. You will see that every zone or every controller has a lot of repairs recently. In my opinion, that is not the proper way to make those repairs. They should be reviewing the system monthly and making repairs as needed at that time, which should be just a few heads at a time.

Mr. McMillan stated a sprinkler head is designed to work five to seven years before the gears break down and it starts not operating. If anything is damaged by us, such as a head that is installed next to a sidewalk and is hit by our equipment, we repair that at our cost because we installed it incorrectly. While there were some significant increases last month, this month is less than one-third of that invoice, and we are about 90% through the system. There have been a lot of clocks that did not have any issues with heads because last month we took a lot of time to make sure everything was working perfectly. That ties into what Mr. Haskett was saying. A lot of that is the time of year, how often the system is running, how often the heads are popping up and down, along with the age of the system.

Mr. Berube asked based on what happened in the last couple months, which seems to be a spike, do you anticipate that these levels will continue or should we return to a lower level? I understand it is a wild guess. The contract is not clear and there are a lot of verbal agreements with regard to this situation, but I want to get a handle on it. We are approaching the end of the fiscal year, and now we anticipate a lower surplus going into next year. The point I would like to make is the level of detail on the invoices is lacking. I would like to see more detail.

Mr. Walls stated I am not saying Luke Brothers is doing anything wrong, but I question the wisdom in having the same people who are supposed to maintain the system also being the ones who repair it when it is broken, especially when they are billing per repair. There is not a lot of incentive to take care of the system that is there if they will get paid a handsome sum to fix something that is broken. I noticed the agenda package includes a proposal to have another employee perform that work, and I do not know if that is the right option or not. I think it is worth exploring to see what other companies would charge to repair these heads or to perform periodic inspections.

Mr. Haskett stated the contract calls for them to flush out the heads and flush the screens. I have told Luke Brothers many times that it appears they are replacing heads more often just so they did not have to go through the motions of flushing out the screens since it is easier to pop out the head and charge us for it. That is why there is a proposal for an additional staff member which would remedy some of that. This is one of the most time-consuming items in their contract, to verify something that is in the ground.

Mr. Evans asked is repairing the irrigation difficult for Luke Brothers?

Mr. McMillan stated I would prefer that we have control over it so that there is no finger pointing, where I can say the irrigation was not running like it was supposed to or the heads were marked to be repaired but they sat there for three weeks with the irrigation system running. I would like to have direct control over it and have control over the irrigation technician to get him to understand that everything is done from start to finish.

Mr. Evans asked is it a prevalent problem of replacing the head versus flushing out the screen? Is it an assumption? Mr. Haskett receives the parts that were replaced, so he would be able to determine if it could have simply been cleaned. What is the magnitude: 10%, 25%, 50%? If it is a high percentage, it sounds like an issue with the technician more than anything else.

Mr. Haskett stated it varies from month to month. A year ago or so when Mr. Tim Nicholson was the project manager, they tried to bill us for \$12,000 for irrigation repairs, to which I said no. I required the parts first. At that point, we did set up a mechanism to put on each irrigation head and run it just to verify whether they worked or not. About 90% of the heads were fine, which is why we did not pay those charges at that time. It is something you have to watch to make sure we are getting the best product for our money.

Mr. Evans stated Mr. Haskett spends an enormous amount of time trying to work toward a common goal for everyone. I believe Mr. Haskett and Mr. McMillan want the best functioning system for Harmony. Which approach is the most beneficial and the most economical while still giving us the greatest level of efficiency?

Mr. Haskett stated I see a split where Luke Brothers is responsible for monitoring the water to make sure things are staying green as they should. When it comes to checking the system, running the heads, flushing them out and making minor repairs, I think that should be done in-house. I think it can be done for less money and done more efficiently. There should not be any finger pointing with District staff in that regard. Just on one of the controllers that I looked at, there are 32 zones. I calculated it would take 2.5 hours if you properly review each head and checked it. There are 23 controllers on the property, not counting the ones that are not on the Maxicom system. That equates to more than 10 days, which is a full-time job.

Mr. Evans stated if we had our own personnel performing this task, they would be on site. Any problems are just a phone call away and they can respond immediately to whomever noticed the damage. Whether it is someone at Luke Brothers on a mower who

noticed a defective head or anyone else in the field, all they have to do is call Mr. Haskett so that our staff can respond to it, which might be a faster response getting it repaired.

Mr. Haskett stated it would, and our staff can also recognize if it was hit by a mower or from someone walking over it. We will be able to determine if we are getting good coverage so that we are not wasting water. There are areas that can be improved upon as far as water usage.

Mr. Berube stated there is also a potential of having them repaired after hours if our employee is making the repairs if there is an emergency. If a head is gushing, we could potentially call in our staff after hours at a lower expense and have it repaired. Our water bill is increasing, and we discuss it every month. Control of water will be more and more important. That is the reason for the proposal to potentially bring the irrigation system in-house.

Mr. Evans stated I can appreciate that both Mr. Haskett and Mr. McMillan want to be in control of this system; I would expect you to want that. I would not want you to say it should be passed off to someone else because it is too difficult. I do not think either of you operates that way. Regarding efficiencies, sometimes it is better to pass that to someone else at times for the better success of the overall project. Mr. Berube prepared this proposal. How would you like to proceed with it?

Mr. Berube stated I was going to discuss it at the appropriate time on the agenda, or we can discuss it now.

Mr. Evans stated let us discuss it under Supervisor Requests since we have other items to address with our subcontractors. I think it will make for a very interesting discussion.

B. Presentation on Maxicom Irrigation Control

Mr. Golgowski stated at your last meeting, the Board requested a presentation on some of the technical aspects of the irrigation system that we have here and how it is controlled. Mr. Roberts represents Rain Bird. All the parts of this system, from the weather station down to the heads, are Rain Bird products. Mr. Roberts is familiar with the product as well as community systems in the Southeast. Mr. Walker has been doing our monitoring for several years in managing the irrigation system through the Maxicom program.

Mr. Roberts stated I distributed some handouts for your review, as well as some extra copies for the audience. I have worked with Rain Bird for the past eight years. I was not

involved when this system was installed here, but I took over as the central control sales specialist about six or seven months ago. Mr. Golgowski indicated that the Board would like to hear more about Maxicom, which is actually a central control system. Within Rain Bird, we have multiple different control systems, and eight years ago, this was the best that was on the market. In fact, it still is today. It is probably the most highly technical irrigation control system made by anyone in the world, and we are the largest manufacturer of irrigation components in the world. Maxicom uses a computer that has software loaded onto it, which is located in Mr. Golgowski's office. Mr. Walker is able to access that computer remotely from a remote site and monitor what occurs on a day-to-day basis. If there are breaks, we are not now able to figure out if anything is happening because there are certain components that would need to be installed to be able to do that. The system is capable of doing that. Maxicom has been used at Disney World for the past 25+ years. They have 750 controllers and there are 23 in Harmony. Disney has flow sensors in theirs, and they monitor theirs on a daily basis. There is someone operating in Mr. Walker's capacity on their payroll who manages the system 48 hours a week. Mr. Walker performs that work for Harmony. The staff at Disney manages four theme parks and all the roadways off that same system that is here in Harmony. As I understand it, with full build-out of Harmony, this will be a fairly large site, so it makes sense to get started on the right foot that as you go forward, you can expand the system to whatever size you need. With the 750 controllers that Disney has, they are about 20% capacity, so they can go well beyond what they could ever build and still have the capacity within that Maxicom system to do that. You, too, can do that. The Villages also has a Maxicom system. Recently, they just hired Mr. Walker to start monitoring their system. They were doing it in-house but they were not getting everything out of the system that they potentially could. Their staff person was getting ready to retire at the end of December, so the decision was made to hire Mr. Walker to monitor that system and get the capacity out of it. The Villages was getting maybe 20% of the capacity of what the system is capable of doing. When you have someone like Mr. Walker who does this for a living, he is able to use 95% or more of what it is capable of doing, which really allows you, with the right tools, to make the right decisions, to provide reports, to make repairs without having to be on site. The checks that are being performed currently are great, but that is the manual way of doing what Mr. Walker does. He can actually be registering the flows

if there were flow sensors in there, and be able to say that zone 17 on controller 3 is supposed to be running 52.8 gallons per minute but it is only running 47.4, which means you may have some clogged nozzles and he can send someone out to check it. If it is still running at 52.8, then it is probably right so he will let it keep irrigating without having to manually check anything in the field. Doing it that way, as in the case of Disney, gives the field staff a list of things they need to check on any given day.

Mr. Evans asked how familiar are you with our specific system?

Mr. Roberts stated other than meeting with Mr. Golgowski and reviewing it, I know there is a CCU at the Swim Club that communicates to all the satellites. I have not been in the field and turned zones on.

Mr. Evans stated within the Maxicom system, as I understand it, there are options you can add, other capacities for the same system.

Mr. Roberts stated that is correct.

Mr. Evans stated one of those capacities is the flow meters at various locations.

Mr. Roberts stated that is correct.

Mr. Evans stated the more flow sensors you have, the more you can monitor at those locations, or at critical locations, which we are not really doing on a real-time basis.

Mr. Roberts stated that is correct.

Mr. Evans stated all the information Mr. Walker sees is in arrears; it is not real time.

Mr. Walker stated that is correct. I have not been hired to monitor your system 24/7. The contract requires me to log in two days per month to help Mr. Golgowski or if there is an emergency where someone called at midnight to report a broken head, so I can shut off that zone. When we first set this up three or four years ago, we walked every single zone that was here. We took some root samples and some plant samples. We setup every zone based on that zone as far as the irrigation needs. We did not have any flow data, so we could not tell you what the flow was for that zone. We can turn on zones according to the weather, heat, humidity, wind and other factors, and they will water for 10 minutes, but we do not know if that zone ever came on because there is no flow data whatsoever. You saved so much money in the first two years in anticipation of doing that next step of installing flow meters. There was quite a substantial savings by taking control away from the landscapers, who were putting all the zones on 30 minutes for sprayers and an hour for rotors, no matter what. You were watering way beyond what you needed. If you had

flow sensors, we can tell when a zone comes on and when it goes off. We can actually tell if the technicians are doing flow checks because you see flow during the day. Right now, you cannot see if anything is going on with your system, other than the fact that the computer set it to run for 10 minutes and every clock reported back that it ran for 10 minutes or that it did not run because it could not communicate with that zone. It will show up with the controller that ran for zero minutes. That is as much as you have. You could have a 10-gallon-per-minute leak, which would be about 500,000 gallons per month, and I do not know what that would cost you. If you had flow meters, then I could call Mr. Haskett and report there is a 10-gallon-per-minute leak, and he can have the technicians turn on gate valves throughout the community until you found the leak. Running the system without flow information is like running a Corvette on two cylinders and when you want to pass another car, you just cannot do it. You are asking the Maxicom to do a lot of things, but you have only given it 20% capacity. The flow meters need to be installed. The problem I think is the communication is a two-wire communication path and no one thought about putting two wires to the flow meters. That will be expensive to do, but you can put a radio controller there, which changes it to a radio site, and then you can add controllers at every PLC, and it will communicate to that CCU. Then you will know when things are coming on and turning off.

Mr. Evans asked can you do it wireless?

Mr. Walker stated yes, that is how we are doing it in The Villages. They had their own canopy system, and when we put in the controllers, they are automatically talking through radio waves, and we can tell whatever is on. You cannot run a drop of water without us knowing it.

Mr. Evans asked if you had a break on a mainline that also cut the communication line, will the wireless system still let you know? Will you be able to turn it off?

Mr. Walker stated what happens now is if there is a mainline break, you will not know at all. Most of the time if there is a leak, Maxicom will notice there is a leak and within two minutes, it will close that master valve. Water will come out of the pipes because it is still under pressure for a little while, but when the pressure is gone, they will stop. I noticed a leak in a golf course community and informed them it was a 38-gallon-per-minute leak. They said to leave it on until Monday and not to worry about it because they needed to irrigate. That cost them \$250,000 because it washed out the roadway. You

can have that capability so that the minute there is a mainline break, it will shut the master valve down for the area where the leak is. Maxicom will also save on mainline breaks. If you have an eight-inch pipe in the field—you probably have four-inch or five-inch pipes—and if you want all the controllers to start at 8:00 p.m. and they are all 100-gallon-per-minute zones, you will have 1,400 gallons per minute trying to go through that pipe. Then they will shut off and more zones come on, but they may only be 800 gallons per minute, and you have water hammering on the pipes all night. Maxicom is setup such that if you have a four-inch pipe, we allow only 400 gallons. We allow only a certain amount of water at any particular time in those neighborhoods, and we manage the water all night. In theory, it takes those zones and waters exactly what it is supposed to be watering all night. You can reduce your watering timeframe by several hours. We saved the City of Port St. Lucie \$500,000 last year in electric bills, but that was because they have pump stations and Harmony does not have pump stations. The Maxicom system turned those pumps off so instead of running 8 and 12 hours per day, they were running two hours per day. There are so many things that the Maxicom system can do. I discussed this with Mr. Gologowski many times that if we had flow information, we could tell you so much more. It is a cost, but you do not want to wait, like The Villages did 20 years later, and say that you should have done all this 10 or 20 years ago. They are doing it all now because they realize they should have done it 10 or 15 years ago. The infrastructure was there but they had no information on their zones.

Mr. Evans asked you can set thresholds as far as the flow, and if it exceeds that flow, there is some kind of alarm system?

Mr. Walker stated that is correct. If Maxicom is running four zones and it says there is supposed to be 400 gallons per minute flowing, but there are 450 gallons flowing, Maxicom will turn off those four zones. It will turn on one at a time, knowing each is supposed to be 100 gallons per minute. When it locates the one running at 150 gallons per minute, it will turn the other zones back on to keep on watering and it isolates this one zone for the night.

Mr. Roberts stated it will also send you an alarm indicating the zone that is the problem so that you can repair it.

Mr. Evans stated that is what we are trying to get to. Our objective has always been that, but we have to determine the path we take to get to that level of irrigation management.

Mr. Berube stated Mr. Walker mentioned the wireless canopy. Would that eliminate the three wired telephone lines that we are currently using? Can we do that?

Mr. Walker stated you need a telephone line so we can call into the CCU. You may be running the other two lines off dry pairs, so they may be dry paired telephone lines. You will not have those telephone lines. There is an initial cost to installing the radio system, but you will not have telephone bills. Kings Ridge has 14 phone lines they are using, and it is very expensive for them.

Mr. Berube stated it always comes down to how we are going to pay for improvements. The telephone lines are \$150 per month, which is a small amount of money, but if it is figured into the wireless system, we need to consider that.

Mr. Evans stated you also need to consider the dollars going forward.

Mr. Berube stated that is correct; we are spending a lot of money on telephone lines. One of the reasons Mr. Walker is here tonight is because we discussed canceling your services and having Luke Brothers provide those services. My direct question is, on the limited system that we have that Mr. Walker described, what value do you bring to this equation?

Mr. Walker stated for what the contract was at that price, not very much. What it should be is, we should be monitoring it to 100% capacity, like we do for our other clients. Every place we provide this service, and that includes a lot of Cities, we have more influence on the irrigation system than the City Manager. We were able to get a variance for one of our City clients so they can water whenever they want to. We monitor large subdivisions, as I mentioned Kings Ridge, as well as shopping malls. With our experience, handing the irrigation system over to a landscape company is the last thing you want to do. What happens is, your water bills will skyrocket. Every issue for an irrigation/landscape person is there is not enough water. One of the areas we just took over at The Villages, the person said that it needed to be watered every day. I went out to review the area and the road was soaked so badly we could not even walk in the grass. They had five inches of rain the next day, and they were running the irrigation all day, saying they had to water that area. I told them they do not need to water that often. This is

the first obstacle we have to overcome. The analogy is like you sitting on the couch and me feeding you a Twinkie every single day of your life, and you do not have to get up and go anywhere. All that is going to do is get you fat and lazy. The minute I do not give you the Twinkie and you have to go to the store to get it, your health will kill you. It is the same way with a plant. If you look around zones that have trees in turf zones, you will see the roots coming to the top because that is where all the water is. If you water continually, the grass gets fat and lazy and the roots are very short. When there are two or three days of heat and no rain, the sun goes right through that grass, especially if it is cut to only three inches. If it is St. Augustine, it should be cut to four inches tall. Landscapers cut the grass short because it looks pretty. The sun hits it and burns the roots, and everything turns gray within three or four days. If you do not water as much, then you stress it. The roots can grow six to eight inches long. So now when it does not have water for two or four weeks at a time, that grass will not die. I have $\frac{3}{4}$ acres of St. Augustine lawn, and I never had a sprinkler on it. My neighbors want to know why it is so healthy. I have never had to water it because my roots are very long. Everyone else waters every day and their turf does not have roots. We reduced water usage about 60% for about every place we monitor because it is about saving water. One zone may be 80% green but there are dry spots in that area. The landscaper will tell you that if it took 15 minutes to get 80% of it green, then you need to water for an hour to get the other spots green. That is called flood irrigation, and that is what they do instead of fixing the problem. Every year in April, May and June when we are in drought conditions, people start blaming the Maxicom or the manager for not doing their job. That is not correct. If you have 40 feet between sprinkler heads with a brown spot in between, instead of fixing it, they flood irrigate it. You need to go out and make sure you have head-to-head coverage. We did an audit here four years ago. If you have a leaning head and it is supposed to spray 15 feet but only sprays three feet, there is 12 feet that is not getting water. They need to go out and check the zones every time to make sure it is straight up and provides head-to-head coverage. They need to make sure the rotors are turning. They need to make sure there are no shrubs in front of the heads. There are a lot of issues besides water.

Mr. Berube stated I appreciate your direct response to my blunt question. I think we are all in agreement that we monitor this landscape company very carefully, and there is no thought to just giving them complete control of what is going on with the water. They

will be watched. They are watched very carefully. Tonight was a mild night for Mr. McMillan. Usually he gets beat up pretty bad. It is not a matter of just handing him control of the Maxicom system; he will be watched. We had a proposal last year to install flow meters. It was a SFWMD grant program that would reimburse us for half the money, but we did not get the grant. We understand the need and we can see it in the water bills. Could Mr. Walker prepare another audit? Tell us where we need to go. I know we need flow meters. Did Mr. Walker's company sell us the Maxicom system?

Mr. Walker stated no, I had nothing to do with that purchase.

Mr. Berube stated all you did was come in as the consultant after the fact.

Mr. Walker stated the Maxicom system was already installed, and your water bills were extremely high. A Rain Bird representative at that time got in contact with Mr. Golgowski to answer the question what can be done. That representative said that someone needs to walk through the property and audit the system and put it on ET irrigation, which is on a weather station. Instead of watering it when you think it needs it, you need to water it according to the weather. That is what we did about four years ago. I recall it reduced your water bills about \$80,000 that first year.

Mr. LeMenager stated it was \$44,000 the first year.

Mr. Walker stated I do not recall the figures, but it was substantial. That is why we were brought in to monitor the system. At that time, we mentioned that you needed flow meters in order to use Maxicom the way it needs to be used.

Mr. Berube stated we have this flow management issue that is debated in both your literature and Rain Bird's literature. When the system shuts down, it goes down gradually. If the water is hammering and spiking, it blows the pipes apart. We experienced a lot of that last year and increased our water bills as well as our irrigation repairs. Does our system have that cushion for stopping? Or does that need to be added as well?

Mr. Walker stated you cannot do any of that without flow information. You can turn on a zone to see if it is flowing, but you have no idea how many gallons are coming out of that zone. We have no idea if there are 4,000 gallons flowing or 200 gallons. Without flow meters, you cannot tell what is going on.

Mr. Berube stated I understand that the most important thing is, we need to get flow meters installed on the system that is here.

Mr. Walker stated that is correct. Then you will have flow information for every single zone.

Mr. Berube asked shall we proceed to request a quote for that installation?

Mr. Evans stated I think that is the direction we are heading.

Mr. Walker stated this job is extremely small for us since we only monitor it two days per month. I would make sure whoever continues to monitor it for you knows the actual system because there are very few people in the United States who know how to run this system. That is why we do what we do and why we have the jobs we have. Mr. Roberts will know more technicians, but I only know of one other person who does this same monitoring, and she is on the West Coast of the United States. We do not mow lawns, we do not check sprinklers, we do not prepare designs, but 24 hours a day, you can reach me and I will have either my laptop or my cell phone and can log into this system and turn sprinklers on or off. That is all we do. This contract is not about the money for us, but I caution you not to turn the control over to the landscape company. No matter how much you watch them, you will find out that they continually want more water.

Mr. Berube stated I would ask Mr. Walker to work with Mr. Golgowski to tell us where we need to be with these flow meters. If there is something else we need to do to this system, please let us know. We will not spend the money right now because the money is clearly not in the budget. If there are enhancements that we need to do that make financial sense, then I think we are all in agreement.

Mr. Walker stated the number-one thing you should address is installing flow meters.

Mr. LeMenager stated I think you were indicating anything else we do would simply be a band-aid.

Mr. Walker stated that is correct. I have one small job on Sailfish Island, where water is very expensive, for the owner of the Dodgers. His water bills were about \$5,000 a month for a single-family home because of his extensive landscaping. His bills now are \$150 after we put it on the central control system. If he did not have flow meters on them or if we did not watch what he was doing, you just do not know what is going on. You could have a pipe break with a lot of water going out and you have no idea.

Mr. Berube stated we saw it in our irrigation bills when all our pipes were breaking last year. We appreciate you both coming to explain this to us.

Mr. Golgowski stated Mr. Walker's contract is for monitoring two days per month. Is there a value in utilizing his services more frequently?

Mr. LeMenager stated I think that is premature. He made it very clear what we need. To paraphrase what he said, what he does now is next to worthless because all he can tell us is that the switch was on or off, but he has no idea if the switch actually controlled anything.

Mr. Walker stated we prepare schedules because there is a way that schedules have to be written. I do not know what they know about Maxicom. There are very few people who really know Maxicom. That is how we have helped out. When they tell us there is new turf installed in certain zones, we write the schedule to irrigate those zones for the next two weeks.

Mr. Evans stated if we go with the additional equipment, we understand that Mr. Walker can do more for us.

Mr. Walker stated yes, I can do a lot more for you.

Mr. Evans stated those two things go hand in hand.

Mr. Walker stated while my contract calls for monitoring two days per month, I do more for you because of the situations you have had. Without flow meters, I am severely limited. Actually that situation has hurt my company a little because now people are blaming Walker Technical Services because they are monitoring the irrigation but look at all the things that are messed up. The truth is, we are not really monitoring it in that sense because we have no control over anything. I do not even have control over the schedules most of the time. With my other clients, I have control over all the schedules, or I do not do it at all. The landscape companies and management companies listen to what I have to say.

Mr. Evans stated it sounds like we can modify the hardware and get flow meters installed, but we still need someone in charge of the system, or else we will be back where we were before. We will have a great system but not someone who can maximize the utilization of that system.

Mr. Walker stated in some of the large HOAs we manage, one has 11 CCUs that covers 4,000 or 5,000 homes. They have one person who manages that system from the controller to the valve and to make sure the valve is actually working. Then there is the guy in the field who does all the sprinkler checks and someone else mows the property. If

the same company mows and manages the water, what happens is they turn on all the sprinklers and the mower breaks all the sprinkler heads, so now there are thousands of sprinkler heads that have to be replaced. I have seen that happen many times. Part of their job is to turn off the sprinklers. You discussed that the landscaping irrigation repair bills are vague. Do they not provide bills that have such details as, on clock C5, they replaced five rotors? Then you can review the bills and question why they are replacing rotors on clock C5 all the time. Is it that level of detail?

Mr. Berube stated Mr. Haskett reviews the bills first. When I review the invoices, I do not see any details. I do not know where the repairs were or why. There is a clock detail, but I do not know where clock 5 is or where clock 23 is. I know Mr. Haskett is doing his job in reviewing the bills, but I do not have that information for my own personal satisfaction, also to check in case anything is missed. I am sure he receives a stack of bills at the end of each month, and it can be easy to miss. As Mr. Walls indicated, the incentive for Luke Brothers is to keep billing for extra work.

Mr. Walker stated when we started at Kings Ridge, their landscape company was attempting to do the monitoring. They had a 3,000-gallon-per-minute pump station, but we discovered they had only been flowing 900 gallons per minute because he did not know how to read Maxicom and did not know what was going on. They had two pumps that were down and whenever a controller went bad, they would replace parts. I told Kings Ridge that if they let us monitor their system, that will not happen unless we tell them what they need to do for repairs. They are saving thousands of dollars a month by not having to do improper repairs and by not having to fix things as often. That is what my job was. No one touches the controllers unless it is a certified technician. Actually no unauthorized personnel can touch them because we put barrel locks on the clocks.

Mr. Berube stated I would like to move forward in getting flow monitors and we will be discussing this more in the future.

C. Aquatic Plant Maintenance – 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 we will have two treatments for the ponds. My general impression is that things look pretty good. It has been a mild summer this year compared to last year. We are not seeing as much of the spikerush and algae that we saw last year. The water

levels are really high, actually a little flooded. The planting proposal that was approved is ready to move forward. I was cautious about planting earlier because the water levels were too low, but now they are too high. I want to wait a little longer so hopefully the levels will come down a little to a more normal level so that the plants stay in the soil and not pop out once they are planted. I will keep Mr. Golgowski informed and also provide updates to the Board so that you are informed.

Mr. Berube stated the two ponds on Five Oaks Drive, I believe they are numbers 2 and 21, are golf course ponds between the two traffic circles. One is completely surrounded by nice green plants all the way around, and the one adjacent to it has a pretty bare shoreline all the way around. As you review the ecology of those ponds every month, is there a difference in what goes on in those two ponds or in the health of those ponds?

Mr. Medlin stated it is hard to say. If I had a battery of water-quality tests, I could give you some hard data to compare to.

Mr. Berube asked in your reviews, is the pond with all the plantings in better shape than the one without plantings? Are they pretty even? Is it worse?

Mr. Medlin stated the one with all the plantings, I do not believe I have ever sprayed that pond for spikerush or algae. I do not think I have seen them in that pond. The other pond where the plants are sparse, in between those scattered plants there is a nice band of spikerush and algae. The water looks the same to me. The pond with all the plantings has nice, clean, open water and it takes care of itself. I do some touch-up occasionally just to keep the grass from growing into our plants. The other pond takes a little more maintenance.

Mr. Berube stated the plantings do provide a benefit. Based on those two ponds, the plants have a beneficial effect on the pond.

Mr. Medlin stated that is correct. To the last point I was making, I do not have to maintain the planted pond as often. The plants are so thick on that pond that they almost compete with everything else and shade out the undesirable plants. I primarily provide touch ups.

Mr. Berube stated the development company put fountains in some of their ponds a couple months ago. Is there any difference in the ecology of those ponds or is it too early to tell yet?

Mr. Medlin stated it is too early to tell. I noticed some algae starting in those ponds that really did not have it before. I think that is the initial reaction to the fountain being installed because now there is moving water and things are stirring up. That happens when you install aeration systems, as well. It is really too early to notice any benefits or any difference from the other ponds.

D. Dockmaster/Field Manager

i. Buck Lake Boat Use Report

Mr. Haskett 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. Haskett stated I had a conversation today with Mr. Belieff about the sail boat. He would like to take it to the Lake Fairview Marina, where we purchased the sail, to get an estimate on some repairs. The rudder is not connecting to the transom properly. There is also some dry rot in the jig. I told him to take it into Orlando and get an estimate to see what the costs would be to repair it. I asked Mr. Belieff's opinion if it is worth repairing, and he said it absolutely is worth it. The sail boat is used a few times a month, but it is not used as much in the summer as it is in the fall and late fall. I should have some estimates next month to provide some minor repairs to the sail boat.

Mr. LeMenager stated also include usage of that boat for the entire year, not just generalizations of how much it is used. I have repeatedly stated my opinion about spending money to repair boats. I want to be sure they actually are getting used.

Mr. Haskett stated the small pontoon boat is being cleaned and pressure washed. Someone vandalized it a year or so ago right after we installed new carpet. Mr. Belieff is making some other minor repairs to the small pontoon.

Mr. LeMenager asked did we install a new bench in one of the pontoons?

Mr. Berube stated yes, in the large pontoon. The seat was all rotted out. We do not have covers for those seats, and they sit out in the elements. The sun is really hard on them. To expand on Mr. Haskett's comments on the small pontoon, Mr. Belieff asked me about the carpet. We replaced the carpet a couple years ago at a cost of about \$2,000 at Advanced Marine. Someone tried to set fire to it once it was installed. I am not sure carpet is the best solution for that pontoon. There is a product for pontoon boats that is a rubberized coating. You basically remove the carpet. There is a primer that prepares the wood underneath, and then you apply this coating. It looks like the terra cotta surface you see in some bathrooms. It is semi-shiny with little bubbles in it, and it is a rubberized

coating. That is something Mr. Belieff can do, and the cost is about \$300 to \$400, versus over \$1,000 for carpeting. I think this is worth doing, but it is a material change to the boat. I want people to know what I am suggesting. This is a permanent coating made for this purpose. It is something we can do onsite. You will never be able to light it on fire. I read all the reviews on it and people say it is the greatest thing they ever did to their pontoon boat. Worst-case scenario, when it starts looking bad in a couple years, you add a new coat.

Mr. LeMenager asked do the carpets need replacing now?

Mr. Haskett stated yes. Mr. Belieff is saying with people fishing on them, the carpet gets dirty from that aspect. Also because of the fire damage, we would like to have them look presentable.

Mr. Evans stated they should be easier to clean with the new coating.

Mr. Berube stated that is correct; all you need is a hose.

Mr. LeMenager stated I am surprised we used carpet in the first place.

Mr. Walls asked what about the heat factor when it is out in the sun all day?

Mr. Berube stated this is a light color, although they have multiple colors to choose from, including white with a blue speck that looks similar to a pool surface. It will not be any warmer than the carpet that is there now. The biggest advantage is when it gets dirty, you simply hose it off, and it cannot be damaged.

Mr. Evans stated I think it is a good idea. I complement you for your research.

Mr. Berube stated you can see more about it at www.overtons.com. You will need a can of primer and a roller to put it on. I think we will need three cans.

Mr. Haskett stated the boat use has been slow this week, probably in anticipation of Hurricane Irene.

Mr. Berube stated Mr. Belieff seems to be working downtown more.

Mr. Haskett stated yes, he is.

ii. Proposal for an Additional Field Maintenance Technician

Mr. Berube stated as I mentioned in the discussion with Luke Brothers, there have been certain inefficiencies with having Luke Brothers monitor the irrigation system and perform the repairs. Mr. Haskett and I have discussed this several times. I have been watching what has been going on with the sprinklers. We have a number of gushers, and there are a number of sprinklers that are spraying in the street. Some sprinklers are just dribbling water, and it is a mess. Luke Brothers claims that their irrigation technician is

always driving around doing inspections. I have watched him do the inspections. He turns on a zone, drives around in a truck a few times, sees that water is coming out, turns off the zone and moves onto the next one. The performance of the system says it all. We have hot spots and it does not look good. I prepared this proposal which would move Mr. Druckenmiller from doing his maintenance/cleaning functions into doing irrigation inspections and maintenance. He has experience in this area. Mr. Haskett has talked with him. Mr. Druckenmiller has proven himself to be capable. When he says he can do something, he has proven capable. Mr. Druckenmiller would move into this position primarily for three-quarters of his week and then we would hire a third person to fill in behind Mr. Druckenmiller and do the doggie pots, the bathrooms, the trash and some of the other handyman tasks around the community, and the two of them will work together.

Mr. LeMenager asked how will this be impacted by the presentation we just had that said the reason we have so many repairs now is because we have a two-cylinder system that has no idea about what the water pressure is? The comment Mr. Walker made was they have one system where they do almost no repairs anymore. I am wondering if this proposal is premature, given that we have the potential of looking at a flow system where one major benefit is far fewer repairs because we would actually know where the problems are. I do not think this proposal is a bad idea.

Mr. Berube stated the repairs he was speaking of were the electronics portion and the clocks. We will always have repairs to irrigation heads because the landscape crews run over the heads or hit them with the edgers. There is a lot of on-ground damage.

Mr. LeMenager stated I do not think that is what he was talking about. It was not just the electronics; I thought he was talking about the physical side, as well.

Mr. Berube stated with flow control and the water monitor where it cushions it on the startup and shutdown, you may save some of the broken pipes under the ground, but you will always have on-ground work to be done. Someone will always need to be out there monitoring and watching what is going on. Even if the flow meter says the system is down, you have to go find out why. Maybe it is a clogged head.

Mr. LeMenager stated that is true.

Mr. Berube stated there will always be the mechanics of fixing the sprinkler heads, which is what this proposal contemplates. The first year shows a cost higher than the budget. There are a lot of variables in there, though. Right now, we are over budget on

irrigation repairs because of all the recent invoices and the problem with the broken pipes last year. That is not figured in this proposal. We are over budget on water expense, but that is also not figured into the proposal. We are also paying Mr. Druckenmiller some overtime based on his hours, which is not a bad thing because he is always working. His overtime is not calculated into this proposal, either. Having said that, the first year, it will cost us \$6,000 over our budget numbers to add a third person. The second year, it is a \$7,000 savings.

Mr. LeMenager stated your assumption is entirely predicated upon saving \$43,000 on our contract with Luke Brothers. Do we have the ability to remove that from their scope of services? The last time we altered their scope of services, we removed trash removal from their contract, and we did some trading with them at the time on other issues. I wonder how much of the \$43,000 we really save because we certainly did not save the entire amount we discussed when all the trading was complete. Let us be realistic about projections.

Mr. Walls stated I think it is a very good idea to have someone else do the repairs. My concern is when you start taking away repeatedly from a contractor. Luke Brothers bid this project on a dollar amount, and they backed into these categories with a certain dollar amount in mind. If you keep taking things away from them, their incentive to do a good job starts to dwindle, and we have already questioned that in the past. My other concern based on my family's business in irrigation is some of these repairs are hard work. Some of it is complicated. I want to make sure that the person doing this type of work is experienced in it and can handle the kinds of challenges that will come up.

Mr. LeMenager stated I agree. Clearly, we have talked about how we, as a body, grow and have more of our own direct staff. There is an agreement among us going forward that we will have to do more and more things on our own. The challenge becomes if you take over something like this, which is highly technical, you need to know what you are doing. It is hard work. The advantage of having the landscape company perform this work is they have 14 crew members onsite, and they are part of a really big company. If you persist with them enough, they will get someone out here to take care of the job. We have a terrific employee in Mr. Druckenmiller right now, but what happens when he finds another job or decides it is time to retire?

Mr. Berube stated the reality is that Luke Brothers has had five to seven different irrigation technicians, maybe eight or nine.

Mr. Walls stated they have the capacity to find someone else right away.

Mr. Berube stated some of their guys have lasted about three weeks.

Mr. Walls stated to Mr. LeMenager's point, if we hired our own staff to do this job and that person left, we would have to go through a process to hire someone, and that process sometimes takes a long time. Then we are without someone in between.

Mr. Berube stated we will always have "what ifs". We could all resign tomorrow. There are a lot of "what ifs," but we all know the "what" and it is not good. It has been declining and it is getting more and more expensive. Look at the budget this year for irrigation repairs. I know there are some other factors, but when you look at the trend, it is only going to get worse. I had my concerns about this. Mr. Haskett and I came to the same conclusion at the same time that something needs to change. Mr. Haskett deals with this every day, and I think he believes this is the way to go.

Mr. Haskett stated the concept of Mr. Druckenmiller taking over something like this, I would not mention it if I did not have confidence in his skills. I know even if he does not have a certain skill level for a certain component or whatever it may be, there are a lot of classes that I plan on taking and Mr. Druckenmiller can take them, too, whether it is once a month or twice a year or whatever it takes. The job is essentially unscrewing a head, taking a screen out, rinsing it off, and putting it back in, as well as aiming the heads in the right direction or putting on a new head. That is the basis of what we are proposing. Whenever we needed to replace or repair controllers, we outsourced that work to Hydrocom Technologies. Even that aspect has not been performed by the landscape company.

Mr. Walls stated we are paying Luke Brothers to do those things. If they are not doing those things, then we need to address that with them. I do not know if that requires a full-time person for us to hire. If we have a contractor doing this work and they are not doing the job right, we can get another company. It is scary for me to have one person in charge and we have to rely on that one person. If he is not here, then we are out of luck. That is my only hesitation. I am not questioning Mr. Druckenmiller's ability at all.

Mr. Haskett stated to assist you in your comfort level, I have considered those things, as well. If something happened to future employees, we can always hire our landscape

company or Hydrocom or other companies to fill in until such time as we hire another employee. I think for the next few years, it is the proper way to go. If we removed this scope from Luke Brothers and gave it to another irrigation company, that is when you will have a huge issue with finger pointing, which is why I would never recommend doing that. It does not work with two different companies, but I think if it is in-house, it is a lot easier to minimize that.

Mr. Evans stated Mr. Haskett spends an enormous amount of time babysitting CDD issues. Would this reduce the amount of time that you will need to spend with them, by having an onsite person to take care of this aspect? Will that reduce the amount of interfacing that you are doing? That is not your job; your job is with the development company. The District has been the beneficiary of the development company paying your salary to help do their job. If Luke Brothers had a problem, instead of them calling you all the time, they can call this person and tell him where there is a problem to remove Mr. Haskett from that loop. Our person would review the situation and make the determination if it is a material breakdown or if someone ran over it with the lawnmower, in which case we back bill the landscape company.

Mr. Haskett stated that is correct; that would take away a lot of hassle from me.

Mr. Berube stated Mr. Haskett would also not have to check the parts all the time and review the invoices at the end of the month to decide who is paying for what. That will all be done in-house.

Mr. Evans stated you have greater control over it. My concern is that hopefully we will do the flow meters, but we still need to work on efficiencies. Right now Mr. Haskett is spending too much time doing things for the CDD. At some point in time, you will not be able to do much for the District. The District will need to be self-sufficient. The line of communication has too many contact points, whether it is Luke Brothers or whoever. They should be able to contact an employee of the District who does the irrigation repairs and address it that way. I think that will be far more efficient going forward. I understand there is always reservation, but it is a great concept and a great proposal.

Mr. Qualls stated the way you are performing and the way the Statute directs is that the District has the ability to hire and employ a District Manager, who shall manage the works of the District. I think that is what is being contemplated in this proposal.

Mr. LeMenager stated we keep looking to Mr. Haskett when in fact, we should be looking to Mr. Moyer.

Mr. Evans stated we just need to give him the tools to do it.

Mr. Moyer stated the only difference is that I would not provide that service for free.

Mr. Evans stated we understand, and that is a large dollar amount. This takes up a large part of Mr. Haskett's time.

Mr. Moyer stated a good field manager does make a big difference.

Mr. LeMenager stated at some point, we will need one.

Mr. Berube stated Mr. Haskett has been operating in that capacity, and we sure feel the impact of his loss when he is on vacation or out of the office.

Mr. Evans stated I think this is a great proposal. Do we want to revisit it next month?

Mr. LeMenager stated before I would support this, I would like to have a better feeling on what you want this person to do. What kind of job description do you have in mind for this person and for the third person? We all wanted a dockmaster and we thought it was a good idea. We then said there was enough handyman work around the community, and we were very fortunate to hire Mr. Druckenmiller. Now we are talking about taking a more forceful role in trying to do more field activities. I am not opposed to it, but right now, it is very fuzzy what you have in mind. I would like to see some job descriptions on the tasks you want these people to perform. That would go a long way to assuage my concerns and perhaps Mr. Walls's concerns, as well.

Mr. Walls stated I do not disagree that we probably need someone to do this work. My question is, do we hire a full-time employee or should it be a contracted employee? That is my struggle right now, and I do not have enough information to decide that right now.

Mr. Berube stated the job description for the third employee will be virtually the same job description we assigned to Mr. Druckenmiller, and Mr. Druckenmiller's new job description will be to perform the inspections and irrigation maintenance every month that Luke Brothers is currently doing. It involves turning on every zone and making sure we have complete coverage of the plant material, making sure no sprinklers are spraying in the street, making sure they are not dribbling or shooting up in the air, and fixing any underground leaks. The rest of the time beyond irrigation work would be spent fixing the

columns and other items where Mr. Druckenmiller is technically experienced and knowledgeable. We can write a job description, but that is clearly where this is going.

Mr. LeMenager stated I would like to see it in writing. We went to all the trouble of inviting Mr. Walker to give a presentation at tonight's meeting. He is telling us that our problems will not be nearly as much if we install flow meters.

Mr. Evans stated the flow meters will identify where the problems are. We still have an aged system. He mentioned these heads have a life of five to seven years, which means a lot of them will need replacing soon. I do not know what percentage have already been replaced or where they are on that life curve. I think this proposal will provide a faster response to the breaks we have had, but it will also identify who broke the head. I think that will be a huge comfort level to us, as a Board, to go to the landscaping company and show them the damage to the head caused by the mower and then bill them for the repair. Otherwise, he will charge us for the repair and say he does not know how the head was broken. The mowers will certainly run over the heads, and they will certainly not admit to their supervisor that they caused damage because he may start deducting it from his employee's checks, and they are not making that much to start with. Consider how much these guys make in this heat, driving these mowers.

Mr. Berube stated these invoices are the result of change orders, and everyone in contract work knows the change orders are where the money is.

Ms. Kassel stated I am divided. I can see the wisdom in adding another person. I wonder if this has been discussed with Mr. Druckenmiller and how he feels about it, whether or not he wants to move to doing irrigation repairs. What happens if we do not have very many irrigation repairs because of other variables, leaving our staff with nothing to do at times? It does seem like the irrigation problem is not going away; however, it could be due to factors that are not related necessarily to the things that we would ascribe to Luke Brothers being involved. It is possible that they are careless when they mow, which is one reason we have broken irrigation heads. It is possible that because we do not have flow meters, we are not monitoring what goes wrong and when it goes wrong. It is possible that we have an aging system and we will continue to have to deal with breaks. We do not really know. I could not hear Mr. McMillan's answer to the question whether it would be a relief for them to not have to do this work or not.

Mr. Berube stated he did not respond.

Mr. Evans stated I recall that he preferred to keep that scope of work, which is why I made the comment that both Mr. McMillan and Mr. Haskett want to be in control.

Mr. Berube stated I thought he meant control of the Maxicom system.

Mr. Evans stated no, it was control of the irrigation repairs. I can understand why, because it is part of their scope. Every time you cut a portion of that, hopefully he is making a profit on that from a business standpoint.

Mr. Berube stated the problem is, we are paying them \$28,000 annually just to do the inspections and maintenance, and it is not getting done.

Mr. Haskett stated chinch bugs have taken over the past month, but in my opinion, they took over because Luke Brothers was so intent on making sure the irrigation was 100% because I demanded it that they did not do any spraying since the person doing the irrigation was a spray technician. Now that they are out there for three weeks addressing chinch bugs, the irrigation is not getting inspected.

Mr. Evans stated that is a good point.

Mr. Walls stated the root of this problem is that Luke Brothers is not doing what their contract calls for.

Mr. Berube asked did they now pick up the townhomes?

Mr. Haskett stated yes.

Mr. Berube stated since we received the promise of them having 14 people onsite 40 hours each week, they have added developer work and now some of the Ashley Park work, all in the same week.

Mr. Walls asked when REW was the landscape contractor, did we have these kinds of problems?

Mr. LeMenager stated I was also going to ask that question.

Mr. Haskett stated no, we did not have issues like this. Granted, we added a lot more maintenance activities since REW was here, but irrigation invoices would average \$125 per incident, and you can review the budget to see that we did not spend much on repairs. We have had some breaks and things like that, but I am seeing a gradual increase in repairs and the dollar amounts.

Mr. Walls stated it may be that we have an older system. Would a better contractor fix this issue to where we do not need to hire a third person? You do not have to answer that, but it is something to think about.

Mr. Haskett stated I think there will be continual maintenance always.

Mr. Evans stated let us get a quote for flow meters for the irrigation system. I think this is a very good proposal. Some Board members need to think about it more.

Mr. Haskett stated I will provide job descriptions and a synopsis of the positions.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2012 Budget

A. Fiscal Year 2012 Proposed Budget

Mr. Evans opened the public hearing.

Mr. Moyer stated the conclusion is that we are not proposing an increase in the non-ad valorem assessment levy to the residents. The budget is basically dollar-wise the same as it was last year and may be a couple hundred dollars less. One of the things that goes to the issue of fund balance, the Board agreed to allocate \$100,000 to the insurance deductible with the idea being to see if we could get a better discount on the insurance premium over the \$50,000 deductible. We looked at that and the answer is no. It is a savings of \$500, so we need to bring that amount back down to \$50,000 for insurance, which will give you undesignated fund balance of about \$108,000 instead of \$58,000.

Mr. LeMenager stated I thought we increased the reserves.

Mr. Moyer stated we allocated the reserves as shown, with \$350,000 for first-quarter operating costs, insurance to \$100,000 and renewal and replacement to \$135,000.

Mr. LeMenager stated I thought we were going to increase them based on the engineer's report.

Mr. Berube stated we did increase it, to \$135,000.

Mr. LeMenager stated that was for last year.

Mr. Moyer stated I thought we picked that up in the minutes.

Mr. LeMenager stated when I was reviewing the budget, I noticed that the insurance reserve was increased but renewal and replacement was not.

Mr. Moyer stated we can certainly allocate it for that purpose.

Mr. Walls stated I think Mr. LeMenager is correct that \$135,000 is the amount for last year. I would have no problem moving money from first-quarter operating capital into renewal and replacement.

Mr. LeMenager stated it does not really matter since it is a long-term reserve and we can do that in any year. The real question is how much we want to leave in undesignated cash because the Board can change those reserves next year.

Mr. Berube stated Mr. Moyer just proposed taking \$50,000 out of insurance into undesignated fund balance. Mr. LeMenager is saying that we need to fund the renewal and replacement fund at a greater number. Why not just move the \$50,000 from insurance into the renewal and replacement and make that dollar \$185,000.

Mr. Moyer stated sure, we can do that.

Mr. Walls stated we can always change it later.

Mr. LeMenager stated I thought Mr. Boyd's recommendation was to add about \$35,000 each year. I have been thinking this reserve should be around \$170,000 for the 2012 budget, which is the number I have had in mind for the past two or three months.

Mr. Berube stated increasing it to \$185,000 makes it an even move for that extra \$50,000 we are removing from insurance, just move it to another line.

Mr. LeMenager stated you do realize that means if anything happens, we cannot spend those monies once we put them in these reserves.

Mr. Walls stated yes, you can.

Mr. LeMenager asked if we put monies in specified reserves, can we change things later in the year?

Mr. Berube asked is it a specified reserve?

Mr. LeMenager stated yes, it absolutely is.

Mr. Walls stated the budget can be amended.

Mr. Berube stated I do not see any problem with moving it.

Mr. Evans stated there was a lot of discussion several months ago that it was to our benefit to leave some in undesignated reserves.

Mr. Moyer stated that refers to the memorandum I provided on GASB 54 that we discussed, but Mr. Walls is correct. It will take a formal action of the Board to reallocate the general fund reserves. That is not true if they are associated with the bonds or reserves for bond issues. The Board cannot use those reserves, but these are all reserves under the discretion and management of the Board. In theory, it is easier if the funds are undesignated because clearly you have total discretion over those funds.

Mr. Walls stated even in undesignated funds, you have to take an action to use the money.

Mr. Moyer stated that is correct.

Mr. Walls stated it does not matter either way.

Mr. Berube stated I would rather fund the reserves at a greater amount.

Mr. Evans stated we will reduce insurance reserves to \$50,000 and increase renewal and replacement reserves to \$185,000.

Mr. LeMenager stated it sounds like we are saying everything else in the budget is fine.

Mr. Qualls stated I have some comments in the budget narrative. On page 3 for Special Assessments-Tax Collector, it says the District will levy non-ad valorem assessments but there is nothing said about the tax collector, so we would like the narrative to include that the collection of the non-ad valorem assessments will be provided by the tax collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology. The same holds true on page 14. For Special Assessments-Discounts, just to make it very clear, we would like to add pursuant to Section 197.162, Florida Statutes, Districts are allowed only by the tax collector for early payments on assessments.

Mr. Berube asked on CDD-Collected Maintenance, are those for the people who paid off their debt assessment and the operation and maintenance assessments are then collected by the District?

Mr. Moyer stated no, that is the assessments due from the developer.

Mr. Berube asked when people pay off their debt assessment, how do we collect their operation and maintenance assessment every year?

Mr. Moyer stated through the tax collector. It stays on the tax bills; we do not collect it separately.

Mr. Berube asked how many people have paid off their debt assessment?

Mr. Moyer stated I can provide that figure. I do not think there are very many.

Mr. LeMenager stated we received the paydown figure for our home. If you plan on living here for a while, it is probably a good idea. If it is an investment property, it is probably a bad idea.

Mr. Moyer stated when you consider most people stay in their house for seven years, the rule of thumb is that it does not make a lot of sense to pay off.

B. Consideration of Resolution 2011-05 Adopting the Budget for Fiscal Year 2012

Mr. Evans read Resolution 2011-05 by title into the public record.

Mr. Qualls stated in the sixth Whereas clause, the third line should read “...boundaries within the District benefited, specially and apportioned by proportionate special benefit peculiar to the properties...” The next line, should read “...levy, by Resolution 2011-06, peculiar to the properties, representing the amount...” On the next page, the first Whereas clause at the end of the paragraph should read “...amount of the assessments, and except as modified by the Assessment Methodology of August 25, 2011.” Section 3 has some blanks to be filled in as well as on page four, so I ask that these numbers be filled in now.

Mr. Moyer stated the General Fund amount is \$1,537,927. The Debt Service Fund amount is \$2,668,655. The total of all funds is \$4,206,582. The Chairman and I have been discussing that it has been some time since there was a document that accompanied this budget that actually identified how these numbers are allocated. There is a chart in the budget that shows the resulting allocation. We prepared this document as an additional exhibit that explains how these assessments are allocated. This is the methodology we have used for a number of years, and I would like to make it part of the record. The Board saw an earlier version of this, but what I distributed to you is the final version.

Ms. Kassel stated under hardscape for pressure washing in the narrative, it refers to Luke Brothers instead of Ledesma, and that should be corrected on page 8. Tree Trimming Services and Tree Trimming, the narrative refers to trees 10 feet in height. We are not talking about the tree itself, whether it is 10 feet or over, but where it is being trimmed. These narratives are confusing and incorrect on page 6.

Mr. Berube stated it should refer to trimming trees above the 10-foot height level and trimming trees below the 10-foot height level.

Ms. Kassel stated I would like to have that corrected once and for all.

Mr. Moyer stated we will make those changes.

On MOTION by Mr. Berube, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to Resolution 2011-05 adopting the budget for fiscal year 2012, as amended by legal counsel.
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C. Consideration of Resolution 2011-06 Levying the Assessments for Fiscal Year 2012

Mr. Evans read Resolution 2011-06 by title into the public record.

Mr. Qualls stated the amounts will need to be completed in the Resolution. The sixth Whereas clause should read “Whereas, using its assessment methodology dated August 25, 2011, attached and incorporated hereto, the Board of Supervisors of the Harmony Community Development District finds that the non-ad valorem assessments it imposes and levies by this resolution for maintenance on the parcels of property involved will reimburse the District for certain special benefits received by the property, flowing from the maintenance of the systems, facilities and services, apportioned in a manner that is fair and reasonable by the proportionate special benefits peculiar to the property, parcels, or acres, in accordance with the applicable assessment methodology; and...” In Section 3, strike “and non-platted,” and the end of that sentence should read “...annual tax notice using the Uniform Method under Section 197.3632, Florida Statutes.” In Section 4, the middle should read “...on compatible medium no later than September 15, 2011, which shall then be collected by the Tax Collector using Section 197.3632, Florida Statutes...” The reason this is important is because non-ad valorem assessments, unlike taxes, are not automatically a first-priority lien on the property. We need to show these things in order to get that lien status. It is good to use the Uniform Method from the home owner’s perspective because then it goes through the tax certificate process, which enables struggling tax payers to keep their property for a longer period of time.

Mr. Moyer stated the number for the first blank is \$1,537,927, the second blank for other revenue sources is \$1,500, and the blank for debt service is \$2,668,655.

On MOTION by Ms. Kassel, seconded by Mr. Walls, with all in favor, unanimous approval was given to Resolution 2011-06 levying the assessments for fiscal year 2012, as amended by legal counsel.

FIFTH ORDER OF BUSINESS

District Manager’s Report

A. Financial Statements

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

Mr. Moyer stated for all practical purposes, the District has collected the vast majority of its non-ad valorem assessments. We are short about \$5,000. On the expenses, we are under budget about \$45,000. Overall, the District is in pretty good shape.

Mr. LeMenager stated page 11 of the financial statements has probably been this way for some time and we all overlooked it, but this District is not in Orange County.

Mr. Evans stated it is also on page 12.

Mr. LeMenager stated I noted that our CD matured and we got another one, and I could not help but notice that our interest rate went from 1.75% down to 0.3%. So disregard my comments last month related to putting more money in CDs.

B. Invoice Approval #136 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 Robert's Pool Service invoice from last month shows an extra service for \$400. What is that for?

Mr. Haskett stated that is for them having to come and shut down the pool for feces in the pool. Both pools now have posters from the Centers for Disease Control to let people know that is not the proper thing to do in the pool.

Mr. Walls stated I also saw that and I asked for a copy of their contract with us. It goes back to my issue with the other contracts that we have, in that, it has not been put out for a bid or request for proposal since 2003. I do not know if we are getting a good deal or not. I have always had questions about the setup we have now where they provide the service but we purchase the chemicals. I do not know what controls we have to monitor the use of those chemicals. I am not saying they will take any for other uses, but accountants are always concerned with controls and I want to be sure they are in line. I would like to see what other companies charge for this type of service periodically.

Mr. Berube stated we have a big project coming this winter for the Swim Club. Would it make sense to do an RFP at that time?

Mr. Haskett stated sure.

Mr. Evans asked do they have to be specially licensed since it is a commercial pool?

Mr. Haskett stated yes.

Mr. Evans asked is that something a staff person could perform if they obtain that certification?

Mr. Haskett stated yes.

Mr. Evans asked is it a big deal or a little thing?

Mr. Haskett stated it is a big thing. It is chemistry.

Mr. Berube stated it is and it is not.

Mr. LeMenager stated the invoice from Grainger had a bunch of valves. What were they for?

Mr. Haskett stated the water feature. There is a charge for \$900 and you will see a credit next month because we ordered the wrong one. We returned it after they sent the invoice.

Mr. LeMenager asked is that the fountain that the kids play in?

Mr. Haskett stated yes. About once a year we have to replace the valves.

Mr. LeMenager stated there was a charge for Home Depot for \$750.

Mr. Haskett stated that was the pressure washer.

Mr. Walls stated for the pool chemicals, I do not know if it is standard practice to buy your own chemicals. When we request proposals, I would like them to include that in the proposal.

Mr. Moyer stated the District does not pay sales tax if we purchase the chemicals.

Mr. Walls stated I do not know if it is cheaper for them to buy it in bulk. I am just curious.

Mr. Berube stated for the past several months, our field staff has had credit cards but there is no record of what goes on with those that we see.

Mr. Moyer stated we can certainly provide that backup information.

Mr. Berube stated I am not saying anything is wrong. We see all the bills and everything that goes on. It is my understanding that they are funded from the general fund and they are purchasing cards. I think that information ought to be part of our agenda package.

Mr. Haskett stated Mr. Berube mentioned this to me, also, and I did not recognize any of them in the agenda. I believe they are paid from the checking account and it is just replenished.

On MOTION by Mr. LeMenager, seconded by Mr. Berube, with all in favor, unanimous 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 available for public review in the District Office during normal business hours.

Mr. Haskett stated the number of comments and complaints have decreased a lot lately.

Mr. Moyer stated we received a comment from a gentleman this week who did not understand why we went through all the time and effort to change from a key system to a card system.

Mr. Berube stated I have heard a lot of complaints about that.

D. Website Statistics

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

E. Meeting Schedule for Fiscal Year 2012

Mr. Moyer stated pursuant to Chapter 189, Florida Statutes, we are required to advertise our meeting schedule once a year. At one time, we advertised all these meetings individually, but we can save some money by advertising it just once a year as required. We are now advertising in the Osceola Gazette, which also makes a lot of sense. By advertising our meeting schedule, we are covered in terms of putting the public on notice of our meeting schedule.

Mr. Berube stated the question becomes, do we keep our current schedule.

Mr. Walls stated this has been an issue of mine for a long time, even before when I was an audience member. I think I am pretty qualified to speak on this issue since I am in a different position than the other Board members. I am the only one who does not have a flexible or work-from-home schedule. I work an 8-5 job and go to the same office every day. I have a less flexible schedule than most people here. While I am a minority among the Board members, I believe I am well within a majority of the rest of the residents of Harmony as far as my schedule. I hate that we restrict people who work from being able to come to half of our meetings. I use vacation time to attend our meetings during the day. I am fortunate that I have the ability to do that and I make that sacrifice at my choice. Other people are not as fortunate to have that choice. Many people are simply told when to come to work and what to do while they are there. I hate that we are asking people to make the choice to either come to the CDD meeting or go to work to support your family. We are talking about a meeting that happens once a month. My concern is not the number of people here. I would like to see 100 people here at every meeting. I do not think changing the meeting times will bring more people here necessarily. But when

we summarily restrict or disallow the working population from coming to half our meetings, we are not fostering an environment where they make it a habit to come to the meetings because they cannot come to half of the meetings. I think that is a big deal because these assessments that we are levying on some property owners, in some cases, are larger than their property taxes. I put out a call to people this past week to give me their thoughts on when they would like these meetings to be held. I heard from about 20 people. One person, who was here earlier, said she preferred 9:00 a.m. meeting times. One other person said they could come either time. All the other people said they preferred the 6:00 p.m. meeting time. We had a decent crowd here tonight at the beginning of the meeting, but most all of them have left. I can introduce you to people just on my street who work in many different fields, including working for airlines, lawyers, the software field, and teachers. I do not want to ask those teachers to leave their classroom and their kids to come to our meeting. That sounds absurd to me when we can hold these meetings at a time to give the most people the best opportunity to be here. I did not say that we will have the most number of people here because we will probably have the same number of people here no matter when we hold these meetings. I do not want to vote on a meeting time that will restrict people from even having the ability to be here. I am just about giving people the opportunity. I like to refer to Celebration CDD as our sister CDD. We share our District office with. They have all their meetings in the evening. I do not see any reason why we cannot do that. We are talking about a meeting once a month. I do not know how many times I have talked to someone and invited them to a meeting, and they responded they cannot because they have to work. Let us take that excuse away from them and hold these meetings once a month when people can come. My suggestion is to keep the dates the same but change all the meeting times to 6:00 p.m.

Mr. Berube stated I have struggled with this, as well. My personal preference is to hold all the meetings at 9:00 a.m. I would rather have the meeting at the beginning of the day, and I am sure our staff appreciates that, as well. I also hear the comments Mr. Walls shared about the people who live here. I have been counting how many people show up for the last 16 months. The average is 9 or 10. There is no discernable difference between morning or evening. Most of the time, the morning meetings have a few more people than show up in the evenings. Tonight we started with nine and we are down to two. The last time Mr. Walls advocated for evening meetings, you mentioned that it is rather

embarrassing because there was only one person here. I understand that we probably should not shut out a lot of the residents, but to your point, you put out a call and 20 people responded. That leaves about 480 other people here who do not care. I talk to people in the community, just as Mr. Walls does, and I invite them to the meetings because we want their input. Some promise to come and others say they cannot attend. People just do not get involved. That bothers me because I am a get-involved kind of person. My personal opinion is that I would rather have the meetings in the morning. I can accept the split schedule, but I would rather have the meetings in the morning. I am not trying to exclude anyone, but the reality is as long as I have been attending these meetings, not many people have been coming.

Mr. Walls stated the reality is that you are excluding people.

Mr. Berube stated some people exclude themselves by not showing up.

Ms. Kassel stated I agree with Mr. Walls. Whether or not more people show up in the evenings, more people are available in the evenings. By having our meetings in the morning, we do exclude quite a few people. I do not know, to Mr. Berube's point, if it is a matter that people do not care. I think that 6:00 p.m. is difficult for a lot of people. Many people are not even home from work by then since many people work in Orlando or Melbourne, and they may have kids to feed or they need to deal with other things before they come to our meeting. no matter when we have the meeting, it will be difficult, but I agree that we should aim for evening meetings if we can simply because except for Mr. Evans, we are an elected body and residents are the people we represent. We should be able to have meetings at a time where if residents want, they can attend. Even if they do not attend, that is not entirely the point. I think it is about creating a meeting time where if people want to attend, they will be able to.

Mr. LeMenager stated I need to correct one thing Ms. Kassel stated. Mr. Evans was elected, but he was elected by the landowners. This was the same discussion we had before. Mr. Evans and Mr. Berube want to meet in the morning, and Ms. Kassel and Mr. Walls want to meet in the evening. I think what we have right now works just fine.

On MOTION by Mr. Berube, seconded by Mr. LeMenager, with all in favor except Mr. Walls, approval was given to the meeting schedule for fiscal year 2012 as presented.

Mr. Walls stated we had a lot more people here at the beginning of the meeting. I notice that Celebration CDD has their audience comments at the beginning of the agenda. Can we move ours to the beginning? Does anyone have an issue with that so people can voice their comments and then leave if they wish?

Mr. LeMenager stated that is not a bad idea.

Mr. Tome stated I often attend County Commission meetings, and they also have audience comments at the beginning of the meeting. The great thing about that is people are commenting on something that is important to them, not commenting about something you voted on, which is old news at that point.

Mr. Evans stated the County Commission also alternates their meeting times between 1:00 p.m. and 5:00 p.m.

Mr. Tome stated they do that in large part because this is a hospitality-type of County where people work the 11:00 p.m. shift, so they offer those two times to accommodate those working shifts, which makes sense.

Mr. Berube stated those meetings are sparsely attended, too. When you consider the population of the County, a small number of people attend the meetings.

Mr. Evans stated beginning with the next meeting, we will move audience comments to agenda item three, right after approval of the minutes.

Mr. Berube asked is Mr. Moyer still bringing those speaker forms?

Mr. Moyer stated yes.

Ms. Kassel stated I have no problem with moving audience comments earlier in the meeting. I like that idea, but I do not want that to exclude the possibility for residents to make comments before we vote on something where we might be spending a significant amount of money on. Sometimes items are brought to us during the meeting and residents do not have any advanced notice.

Mr. Walls asked are you referring to items that are not specifically listed on the agenda?

Ms. Kassel stated yes.

Mr. Walls stated I am fine with that.

Mr. Berube asked can we get a little sign for those forms? Most people do not know they are back there. When you go to the County or TWA meetings, there is someone

monitoring it or there is a sign that says if you want to speak at this meeting, please fill in this form.

Mr. Moyer stated Districts are more informal and we usually do not have those kinds of policies. If you want to formalize it, the forms are in the back with the agendas, but we would not deny anyone the opportunity to speak if they stood and raised their hand.

Mr. Berube stated we can just leave it the way it is. Never mind the signs.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Qualls stated we reviewed the contract for aquatic plantings, and we added terms favorable to the CDD. Bio-Tech is now reviewing the changes, and they have been really great to work with. I met with Mr. Moyer regarding Senate Bill 224. The District is in compliance and well ahead of the October 1, 2011, effective date of that new law. The budget was already being posted on the website.

Mr. Berube stated on occasion, Mr. vanAssenderp attends our meetings. The last time he was here, there was some concern about charges on an invoice that I think had to do with inquiries from potential investors relating to the 2004 bond issue. I believe his statement was that we should not have been billed for that and we should be receiving a credit.

Mr. Qualls stated I did read that in the minutes.

Mr. Berube stated I have not yet seen a credit. That is not the first time he has offered a credit to us. Perhaps we receive credits in a different form that is not received with our invoices.

Mr. Qualls stated I will take care of that. We view our bills as just another means of communication, so anytime you have questions on them, please let us know. I can assure you that Mr. vanAssenderp is very conscientious about these kinds of things. Perhaps it just slipped his mind. I will review it and we will provide a credit in the next month's invoice.

B. Engineer

Mr. LeMenager asked what happened with the light post that fell down?

Mr. Berube stated it is an OUC issue.

Mr. Haskett stated it has been reported to OUC.

Mr. LeMenager stated I saw their trucks out here.

Mr. Haskett stated that happened when I was on vacation. I heard that it was hit by lightning. They are aware of it.

C. Developer

i. Shade Structures

Mr. Haskett stated we put out a survey, the results of which were included in the agenda package. For the most part, it looked favorable to shade the playground equipment. I provided two proposals for shade at the Lakeshore Park playground units. There are two shade structures proposed because of the distance between the two units. Shade Systems Equipment provided a price of \$44,809, installed. We used them at the Swim Club for that shade structure. Creative Shade Solutions provided a price of \$23,437, installed for a similar size structure. One is 40 feet by 32 feet and the second one is 30 feet by 30 feet. Shade Systems proposed a little bit larger shade structure, but I think Creative Shade Solutions would be preferable due to the lower price. I checked their references. The warranties are comparable.

Mr. Walls asked how will these be laid out? Which structures will they be over?

Mr. Haskett stated the long parts of the 40-foot shade would run east and west over the large playground unit, from the soccer/multi-use fields and the water feature area. The other shade structure would run the opposite direction from the back of the playground equipment, or the tot area, to the swing set.

Mr. Berube stated it appears that neither of these proposals would require moving that tree located in the middle.

Mr. Haskett stated that is correct. We do not remove shade to provide shade.

Mr. Berube stated that tree does not provide very much shade, but I thought the tree would be in the way if it was a big structure. Having two structures eliminates that problem. There is a difference of \$21,000 but there does not seem to be a corresponding difference in square footage. What are we missing?

Mr. Haskett stated the majority of the cost is associated with the installation. Creative Shade Solutions may be well versed in their installation. The one from Shade Systems for the Swim Club, we installed it ourselves because of their installation costs.

Mr. Walls asked what kind of warranty do they offer? I have seen these structures and they are awesome, but over time, they deteriorate. I would not expect them to cover that, but if there are problems early on, what kind of warranty will we have?

Mr. Haskett stated the structure we have at the Swim Club is 10 years on the steel parts and another 10 years on the fabric, with one year on installation, which they did not provide. I expect both companies have the same warranty terms. They are both good companies. It is easy to put up and take down the fabric, which is important during hurricane season.

Mr. Berube stated I like the proposal from Creative Shade Solutions.

Mr. Evans asked is our carry-forward surplus \$47,000 for this year?

Mr. Moyer stated yes.

Mr. Walls stated depending when Bio-Tech does their plantings, which I doubt will happen before the end of the fiscal year, we will have the funds in the budget available for these shade structures.

Mr. Berube asked did we allocate that in this fiscal year? If it is done October, can we still fund it from the fiscal year 2011 budget?

Mr. Evans stated if we contract for it this year, I think we can pay for it out of this year's budget.

Mr. Walls stated we can encumber those funds this year, even if they are not spent.

Mr. Moyer stated I recall the amount of the plantings being about \$8,000.

Mr. Evans stated the carry-forward surplus of \$47,000 will leave us \$39,000 after we pay for the plantings.

Mr. Moyer stated we are getting close. I would not want to do a lot between now and the end of the fiscal year, but there is only one more month this fiscal year.

Mr. LeMenager asked do we need to spend this much money? We have not actually talked about the people who responded to the survey. There were 118 people who responded, which is a pretty good response. I got the feeling that the main thing they were talking about were the swings. Do we need to cover everything or can it be just the swings?

Mr. Berube stated I think you need to cover everything. If you touch the equipment during the day, it is extremely hot.

Mr. Walls stated it is unusable.

Mr. LeMenager stated I noted the comment from the resident who takes her kids to St. Cloud in the summertime because it is just too hot. St. Cloud has a nice big shade structure on their playground.

Mr. Berube stated there are a lot of people at that playground during the day.

Mr. Walls stated I was in Eagle Creek the other day at one of their playgrounds, and it is nice and shaded during the middle of the day.

Ms. Kassel asked may I abstain from the vote since there were no proposals included in the agenda package and it was not sent to me by email so I have not been able to review any of it?

Mr. Qualls stated technically, your job is to vote but we understand you are participating by phone. I would advise you to not abstain.

Mr. Moyer stated if you are not comfortable voting in favor because you have not seen the material, then I would recommend that you vote no.

<p>On MOTION by Mr. Berube, seconded by Mr. Walls, with all in favor except Mr. LeMenager and Ms. Kassel, approval was given to the proposal from Creative Shade Solutions for shade structures at the Lakeshore Park playground equipment, in the amount of \$23,437.</p>
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ii. Sidewalk Extension

Mr. Haskett stated Mr. Berube mentioned the sidewalks along Schoolhouse Road and Long Pond. I distributed an image of Long Pond along Lakeshore Park with the original concept that the engineer provided in 2005 and 2006. I received proposals for a four-foot-wide concrete sidewalk that does a little meander along Schoolhouse Road between Buck Lane and Cupseed. There are two bridges, one at Cupseed and one at Buck Lane, at the narrowest part of the pond. On the back side between the wetland and the bank of the retention pond is a six-foot-wide gravel or crushed concrete pathway that would link at Cupseed and wrap all the way back around to the sun dial at the present Lakeshore Park. The lines that are completely black on the photograph are existing sidewalks. Right across from Ms. Kassel's house, the sidewalk goes a little past the sun dial by about 10 or 15 feet and then it just stops. The bridges are proposed to be built in a similar fashion to what we have on the golf course, so you do not have to worry about long spans. We will use pilings that are right on the edge of the water, and then there is a railing system, a little more than what is shown on the image, but they will be pedestrian-friendly bridges that you can walk on. There is a pergola idea. The developer cleared out some of the area at Lakeshore Park so that you can view Buck Lake from the roadway and the park. We thought it would be a good idea to install a pergola with a swing so you can sit along the

pathway and see the lake and the activities that are going on. That proposal is a single sheet that itemizes out the costs. The majority of figures are hard numbers that I was able to get over the past two days, so I am confident these numbers will work if you want to move forward on this extension. The numbers are itemized so you can choose what items you want to do and not do.

Mr. Berube stated if we were going to delete something due to costs, it would be the two bridges.

Mr. LeMenager stated keep in mind we are talking about capital dollars.

Mr. Berube stated no, we are not.

Mr. Evans stated I had a conversation with Mr. vanAssenderp as to whether or not we can utilize the balance of the capital improvement funds from the 2004 bonds for improvements at the park, which was part of the 2001 capital improvements. His response is that we cannot use those funds for this project.

Mr. Qualls stated all that is controlled by the master trust indenture, which is a document that is an agreement among the District, the trustee bank and other parties. That documents needs to specifically provide for the use of those funds for that type of a project, and it does not, based on our review.

Mr. Walls asked what does it include?

Mr. Qualls stated I can provide it to you.

Mr. Berube stated if we cannot use capital funds, then how do we fund this?

Mr. Walls stated I am fine doing this project if we can use capital dollars. I am not in favor of it using operating money.

Mr. LeMenager stated I am in agreement with that.

Ms. Kassel stated earlier this evening, we discussed that we may desire to install flow meters on the irrigation system, which is a large expense. I do not know if that can be funded with capital dollars, either.

Mr. Berube stated we can probably use capital funds for part of that project, but probably not for the rest of the project.

Mr. Evans stated I agree; we might be able to install flow meters for irrigation on the east side with capital dollars. What is the magnitude of the cost to install flow meters?

Mr. Haskett stated the way Mr. Walker was talking, it sounded like he wanted them on each zone.

Mr. Golgowski stated wherever there is a valve off the mainline is where we can install a flow meter.

Mr. Berube stated when we applied for the grant, the cost was \$60,000.

Ms. Kassel stated that was also for a limited number of flow meters; it was not going to cover everything.

Mr. Haskett stated that was for water meters. Just one controller has 32 zones on it, which is 32 flow meters.

Mr. LeMenager stated I love this idea.

Ms. Kassel stated so do I.

Mr. LeMenager stated it is fabulous, but in terms of an investment, I think the flow meters are a better investment. Let us see what those will really cost us. If we consider this sidewalk extension in six months, it will not make much difference. I wish we had known about these plans before. They look great.

Ms. Kassel stated as Mr. LeMenager says, in six or nine months or a year, if we have the funding available for the sidewalk extension, we can consider it then. But I think it is premature considering what we are looking at with the possibility of flow meters.

Mr. LeMenager stated I think we definitely want to do flow meters. The education I received tonight made that very clear. This proposal is something that would be nice to do but not essential.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Berube stated in the past few months, we gathered some information with the access cards, and Mr. Haskett found out that there is a large number of people living here who are not conforming to our printed CDD rules because they do not have leases. Mr. Haskett was kind enough to accommodate them on a floating basis of maintaining their access cards as long as they maintain proof of their residency. That is not really the point. The home owner's association (HOA) is going to start enforcing their rules pertaining to leases. The District has the information of who has a lease and who does not. I think the HOA would like to garner that information from the CDD as to who does not have a lease. It is public record.

Mr. LeMenager asked are these public records?

Mr. Qualls asked are these private lease agreements?

Mr. Berube stated these are lease agreements that people had to show District staff in order to get an access card for our facilities.

Mr. Qualls asked does the District keep those lease agreements? Do we simply review them? I would not think the District is the custodian of private lease agreements. I can research that further, but I am inclined to say they would not be a public record.

Mr. Moyer stated I am not even sure we kept copies of the leases; we just reviewed them. But I do think that based on what Mr. Berube is saying, there is a record that we kept as part of the process that identified people who had leases and people who did not.

Mr. Qualls stated that information would be public record.

Mr. Moyer stated I agree.

Mr. Qualls stated the concept of public records is pretty easy: everything is a public record unless it is specifically exempt, and there are only a very small handful of things that are exempt.

Mr. LeMenager asked is there anything in our rules and regulations that talks about how someone takes possession of a property?

Mr. Qualls stated not to my knowledge.

Mr. LeMenager stated as far as the District is concerned, we do not care if you have a lease or not.

Mr. Walls stated we care if they want to obtain access cards.

Mr. LeMenager stated I agree; that is correct. We defined it that way for access cards.

Mr. Walls stated if the District has that data, the HOA, if it was so inclined, could request that information.

Mr. Berube stated we have a couple rules that are being broken. One is a minimum seven-month lease and no more than two leases a year that the HOA is trying to enforce.

Mr. LeMenager stated I appreciate that, but those are HOA rules; they are not CDD rules. I am not saying they are wrong, but that is not necessarily a route that this body should pursue.

Mr. Moyer stated I do not think anyone is suggesting that the District do anything, other than if we receive a request from the HOA to produce a record that we have on file. If we have the record, I do not think we have any choice but to provide it.

Mr. Qualls stated that is correct, unless there is something in that lease agreement that might need to be redacted, such as a social security number. In that case, you redact that information and provide the lease agreement.

Mr. Berube asked can we divulge the information that we have already gathered on a public records request to anyone?

Mr. Qualls stated not only can you, but you must.

SEVENTH ORDER OF BUSINESS Audience Comments

Ms. Pam LeMenager asked once the flow meters are installed, if Toho Water Authority pushes too much water, will those be able to regulate what actually is in a break?

Mr. Berube stated no.

Mr. Golgowski stated we can tell how much water is flowing through there.

Ms. LeMenager asked can you tell the rate in the event that Toho Water Authority does force too much water and it breaks our lines?

Mr. Berube stated no, I do not believe so.

Mr. LeMenager stated you would probably make a better case to tell Toho Water Authority and provide them with the water bill.

Mr. Walls stated I think it will simply indicate that there is a problem.

Mr. Berube stated the flow meter will be on the sprinkler side of the valve. I do not think you will see any excess pressure because the flow meter will monitor from the valve to the sprinkler head. I doubt we will be able to monitor Toho Water Authority. They are in a much better position than they have been in the past. They installed new controllers and have been very reliable. I have not seen a minute of downtime with the irrigation system.

Mr. Haskett stated they are also monitored by satellite as well.

Ms. LeMenager stated I still see some mornings where the heads are still submerged and other mornings where they are not. After the water shuts off, the heads are all submerged so it does not appear they have been hit by a mower.

Mr. LeMenager stated she is referring to the little park behind our home.

A Resident stated I suggest you consider flow meters at Ashley Park. We have irrigation issues there. Since Luke Brothers is also our landscaping company, it behooves us to get involved in what is going on.

Mr. Berube asked does Maxicom monitor that area?

Mr. Golgowski stated no, but there may be other solutions.

The resident stated we have three controllers there: two in Ashley Park and one at the townhomes. We need some management of that resource. It makes sense for us to partner with the rest of the community.

EIGHTH ORDER OF BUSINESS

Adjournment

The next meeting will be Thursday, September 22, 2011, at 9:00 a.m.

The meeting adjourned at 8:25 p.m.

Gary L. Moyer, Secretary

Robert D. Evans, Chairman