

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, November 17, 2011, at 9:00 a.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

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

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp, P.A.
Steve Boyd (<i>by phone</i>)	Engineer: Woolpert
Greg Gologowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Gamy Luzano	Luke Brothers
Mike McMillan	Luke Brothers
Larry Medlin	Bio-Tech Consulting
Shad Tome	Harmony Development Company
Residents and members of the public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Evans called the meeting to order at 9:00 a.m.

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the October 27, 2011, Regular Meeting

Mr. Evans reviewed the minutes of the October 27, 2011, regular meeting and requested any additions, correction, or deletions.

Mr. Walls stated page 18, the second paragraph should read, "My issue is that it was not mentioned." Page 24, the seventh paragraph should read, "Mr. Walls stated I do not have a problem with this...can the school sign a waiver of liability for parents?"

On MOTION by Mr. LeMenager, seconded by Mr. Berube, with all in favor, unanimous approval was given to minutes of the October 27, 2011, regular meeting, as amended.
--

THIRD ORDER OF BUSINESS

Audience Comments

A Resident asked does the CDD perform the maintenance at the swimming pool?

Mr. Evans stated yes.

The Resident stated I saw someone out there measuring the surface for new tile, and I was wondering if it is just being looked at or when that work might happen.

Mr. Haskett stated I included a proposal in the Board's agenda package for your consideration at this meeting.

FOURTH ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping – Luke Brothers

i. Monthly Highlight Report

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 we are concerned with some of the mulching in some areas. The scope indicates it should be two to three inches and if the level is above that, we are supposed to reduce it down. One thing we are doing, to keep the appearance neat and uniform, is removing all the mulch and installing new mulch so that we do not have any discoloration. As we are doing that, we are recycling the mulch and keeping it down by the garden. Home owners can use it for their gardens or for other areas within the HOA, in keeping with the green theme.

Mr. LeMenager stated keep in mind that when the University of Florida was here a year ago to review the tree problem that we had, it was their conclusion that we over mulched. Use the mulch sparingly on trees.

Mr. McMillan stated that is one of the things we are doing, which is one of the main reasons we are removing the old mulch. I am sure that as we collect more, by the time we are finished, I will work with Mr. Haskett or Mr. Gologowski to inform the HOA and the home owners if they would like to use some of the recycled mulch. Something we are working on that will not cost any money is overseeding the soccer field with rye grass so that it is not brown during the winter.

Mr. Berube asked what happens in the spring when the rye grass goes dormant? Will the existing grass come back, or will it require another reseeding?

Mr. McMillan stated the existing grass will come back. This is done on a lot of golf courses in other areas around the country. We will cut back the water with the cut back of

the rye grass, and then we will fertilize and turn the water back on for the Bermuda grass to let it come back up.

Mr. LeMenager asked is it just for color or for usage?

Mr. McMillan stated it is mainly for aesthetics. It is fully functional and is something that is more for appearance.

Mr. LeMenager stated clearly I am in a unique position, probably having a house with the best view of the soccer fields. I have not noted a problem with the color in the past. My concern is that we do things that are at no cost to the District, but in the future, they become a maintenance issue for the District. I am not in favor of taking on unknown costs in the future, purely for aesthetic reasons on a soccer field that gets well used over the winter. What are the pros and cons of doing this?

Mr. McMillan stated a con would be, at the very least, you would have an overgrown soccer field; at the worst would be maybe 7% to 10% in select areas, not in one group, of a loss of some of the Bermuda. The growth the following year would definitely fill in and take care of that, but that would be the very worst. The pros include having a field that is green year round.

Ms. Kassel asked do you recall when we had rye grass planted on the side of our house and how lovely that looked and how everyone wanted to know what it was? That was rye grass. It dies out in the spring.

Mr. Berube stated I did some rye grass overseeding at another house in the winter, and it grows in the winter.

Mr. LeMenager stated I know what you are talking about now. It is super green. I understand now.

Mr. Haskett stated it will add more than aesthetics. Because that soccer field is used so much in the wintertime, the Bermuda turf goes dormant in the winter and gets worn down. So the rye gives more of a playing surface to take that abuse throughout the winter.

Mr. LeMenager stated as I remember, it grows pretty quickly.

Mr. Haskett stated yes, it does.

Mr. LeMenager stated that means instead of mowing every two weeks during the winter, you will be out on that special mower, mowing the turf weekly.

Mr. McMillan stated yes. We can actually cut rye grass with the rotary mowers instead of the reel mower, but we can send someone to mow that area weekly, and if need

be due to fertilizer, two times a week. On the subject of fertilizer, we have had some areas that are coming in green in some areas and not as green in other areas. We will be doing an additional fertilization within the next month. I would like to complete it within the next two weeks because I want to make sure it looks as good as possible, so we want to apply the fertilizer while the grass is thick and full and green, which are key components of any turf maintenance. We noticed these areas after I submitted the report for the agenda package.

Mr. Berube stated typically, fertilizer requires some watering in. I presume we have good communication with you, Mr. Golgowski, and Mr. Mike Walker? I know there have been some communication difficulties in the past, but you worked those out. If you apply fertilizer and we need water, we can get water on it?

Mr. McMillan stated yes. Last night when I left the property at 7:30, I had a phone conversation with Mr. Walker to make sure we are in agreement, and I think very highly of him.

Mr. Walls stated the area at the west entrance from Schoolhouse Road at the roundabout to the school, I have noticed a lot of weeds in the turf that have grown recently. I can see them better because of the color. Are you addressing that? It looks like they continue to get worse.

Mr. McMillan stated one thing that you are seeing throughout the property is weeds are jumping out more because they are turning brown. We have been spraying them consistently, and we are getting a lot of good kill in the areas we have sprayed. We have been inundated with weeds. One prime example is the triangle park off Beargrass had dollar weeds and different broadleaf weeds. We have been getting a very good kill on those. We are following the label instructions to retreat those areas. We are not doing a broadcast application; we are doing selective applications.

Mr. Walls stated I would appreciate you paying attention to that area.

Mr. Berube stated at the end of this month, we expect to be adding a third employee, so there will be a change in the irrigation. I believe the current technician does irrigation as well as pest management and fertilization.

Mr. McMillan stated that was the person before, but now we have a gentleman who just does pest control and I have been working with another gentleman for a month training him on fertilization. So we will have two separate people because of the needs in

October with fertilization, which we will need to do again. The select broadleaf control pest control technician has been pretty much full time, which is why we have someone else just doing irrigation for now.

Mr. Berube stated I was thinking about the manpower requirements, that it might work better to have someone deal strictly with weeds, but it sounds like you have it covered.

ii. Landscape Enhancement Proposals

Ms. Kassel stated on the second proposal for shrub installations, it refers to Beargrass Park, but I believe that should be Dahoon Holly Park on Bracken Fern.

Mr. Berube stated the pictures do not match the proposals.

Ms. Kassel stated I want that clarified what area it is for, whether it is for Beargrass Park or for Dahoon Holly, the one off Cat Brier and Bracken Fern.

Mr. LeMenager stated I am wondering why we need it.

Mr. Berube stated we do not need it. We are just showing the open area. He is not showing where he is going to install the plant material on brown mulch, so the picture does not really explain the proposal.

Mr. LeMenager stated I presume this is something Mr. Haskett has suggested. My concern is, we spend a lot of money sometimes just because we have the money, rather than being as prudent as possible and saving up for the proverbial rainy day. This Board made a decision to spend \$5,000 extra to install plants in the ponds. There is only so much that we should be spending on beautification. If we are talking about the little park on Dahoon Holly, I walk by that area frequently. It is a pretty, little park, and I am not sure why we need to spend any money to install more plants there. It is nice and green and well developed. Has anyone on Bracken Fern been asking for more plants on their street? It is not even in an area where we are trying to sell more houses. It is a pretty, little park on a nice developed street. Why do we want more plants there?

Mr. Haskett stated we are trying to be proactive before we receive complaints from home owners. The proposals are to replace plants that have struggled over time since 2003, when they were installed. It is known that the red-ruffle azaleas planted around the property do not perform well, so it was proposed to install something that will be appropriate for each site instead of just masses of brown mulch. I think it is required and needed to maintain the whole appearance of the entire community, not just specifically where we are selling houses.

Mr. LeMenager stated with respect to the park on Dahoon Holly, there is no place to even put any mulch because it is completely covered with green.

Ms. Kassel stated there are actually a number of areas that are just brown mulch.

Mr. LeMenager stated we might not be thinking about the same park.

Mr. Berube stated it is basically in front of Mr. Carl Fsadni's house.

Mr. LeMenager stated that is the park I am thinking of.

Mr. Berube stated to Mr. LeMenager's point about spending money just because we have it, that is easy to do, but I am not sure we are at that point. When the front entrances got really bad looking, several of us brought it up and said we needed some landscaping out here to spruce it up because it is the entrance into the community. We all agreed on that. For the interior parks, to us they may look fine, but perhaps not to the people driving through the community. Whether or not there are houses or property for sale in those areas, it does not really matter. When people drive through, I think we need "pop" everywhere. We are considering trimming the trees for the aesthetic look. We want people to keep their grass looking good all the time. I do not see this being a lot of money to have some nice color and a little bit of change.

Ms. Kassel stated I have lived here for seven years, and I have seen the slow degradation of these park areas, and I have noted it over time. I would like to see them refurbished to the quality that we are trying to do community wide. We have been setting aside money for a rainy day and we have been making sure that we are fiscally responsible.

Mr. Berube stated we have been doing a pretty good job at that.

Ms. Kassel stated these are not large amounts of money to spend on refurbishing places where people look at and walk by every single day.

Mr. Walls stated this is exactly the kind of thing that I think we need to be doing. We need to be setting the example for the home owners. We want the community to look nice, and we are willing to do our part. Hopefully, they will follow suit.

Mr. Berube stated I think part of our job is to repair, maintain and improve. The part about improving is not really printed anywhere, I do not think, but I like that we are considering these proposals.

Mr. Qualls stated from a legal standpoint, I want to be clear that by accepting this proposal, we are implementing unscheduled maintenance provision in the landscape contractor's scope of services.

Mr. Evans stated there are three proposals for refurbishment of some park areas.

Mr. Qualls stated I see the proposals. By signing this proposal, are we entering into a formal contract in the mind of Luke Brothers?

Mr. McMillan stated I originally sent five proposals to Mr. Haskett, which he forwarded for the agenda packages, but only three were included in the agenda. The pictures were incorrect for the Dahoon Holly Park, but there are proposals for both Beargrass Park and Dahoon Holly Park, as well as other parks.

Mr. LeMenager stated I think the question Mr. Qualls is asking is where we have budgeted for these items. That gets back to my point about fiscal responsibility. It is November. We have no idea what the reality of our finances is going to be for the coming year. This is the second month of our fiscal year. To the extent that we have made an allowance for a couple thousand dollars for plant replacement, then I am in favor of it. But if it is a totally unbudgeted item, I think it is very early in the fiscal year for us to be discussing non-budgeted items.

Mr. Berube stated I would suggest that this work falls under Miscellaneous Services or Parks and Amenities. All of these are going into parks.

Mr. McMillan stated these proposals are not for every park. I broke it up into stages. My idea was to install some plants that are hardier and have some color but not over plant the areas, just try to get something that will grow in and look good from the time when it is installed to a year from now.

Mr. Haskett stated there is a budget line item under Landscaping for Miscellaneous Services in the amount of \$10,000.

Mr. LeMenager stated please make sure the bookkeeper makes sure which line item we are using for this expenditure so that we can keep track of them.

Mr. Qualls stated I am looking at three separate proposals. Each proposal has a place for a signature. I want to make sure we are all in agreement as to what that means if the District signs the proposal. When I look at the scope of services in the contract, there is room for furnishing the planting of additional trees, shrubs, groundcover or vines. But the

way you do that is through (1) a work authorization through the District manager or (2) a separate contract. This is not a contract.

Mr. Moyer stated this would be considered a work authorization.

Ms. Kassel asked can we first be clear on what park areas we are approving? There is a mistake with the information in the agenda.

Mr. Berube stated do not consider the pictures because they do not match up.

Mr. McMillan stated the five proposals that I submitted are as follows: (1) shrub installation at the Beargrass triangle park in the amount of \$1,014.50; (2) shrub installation at Dahoon Holly, south of the little square dog park in the amount of \$594.50; (3) shrub installation at Sedges Park in the amount of \$268.50; (4) shrub installation for the triangle park at Buttonbush Loop in the amount of \$555; and (5) shrub installation at Beargrass Park, for the north square park of the dog park off Cat Brier, in the amount of \$441.50.

Ms. Kassel stated one of the proposals that was not mentioned, that was included in the agenda package, is for the water feature park.

Mr. LeMenager asked does it make any difference if we approve it this month or wait until next month? That way we would be able to review all the proposals.

Mr. Haskett stated I think the problem was this was emailed to the person who sent them to you, and they did not scroll through the email attachments to include all five attachments.

Ms. Kassel stated I reviewed the two that were sent via email, but they were ones that were already included in the agenda package.

Mr. Walls stated I am in favor of approving the three proposals in the agenda package. If there are more, we can review them next month.

Mr. Haskett stated I am happy to include them all in the agenda package next month since it appears they are in a bit of chaos at the moment.

Mr. Walls stated the proposals I would approve is for Sedges Park for \$268.50, Beargrass Park for \$441.50, and the water feature for \$1,712.50.

<p>Mr. Walls made a MOTION to accept the proposals from Luke Brothers for Sedges Park for \$268.50, Beargrass Park for \$441.50, and the water feature for \$1,712.50. Mr. Berube seconded the motion.</p>
--

Mr. Qualls stated I want everyone to be clear that there is some language that says if a statement is not paid within 10 days, there will be interest at the rate of 1½% per month, and that the District will be responsible for any attorney's fees and court costs incurred by Luke Brothers in collecting these amounts.

Mr. Evans stated approval of these three proposals will be subject to the terms of the existing landscape contract, which shall set precedence over any other terms and conditions that are provided for herewith, within these proposals.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the three landscape proposals, subject to the terms of the existing landscape contract, as discussed.

Mr. LeMenager stated I want to make sure that we keep track of these expenses under Miscellaneous Services under the Landscape budget item. When we reach \$10,000, then we are aware of.

Mr. Berube stated I presume that the other three proposals will be on next month's agenda with the proper notations.

Mr. Haskett stated yes.

iii. Tree Trimming Proposal

Mr. McMillan stated we were hoping to complete this work by Thanksgiving, but now we would like to get a majority of it complete by Christmas. The holidays are approaching, and we want the property looking as good as possible for families coming to visit.

Mr. LeMenager asked is this for working on the crowns and the interior of the trees?

Mr. McMillan stated yes, it is also for elevation of the maples and sycamores since they usually do not need any interior cleaning except for broken branches, and it is for interior thinning of the oak trees to allow for light and air flow for grass and plants underneath.

Mr. LeMenager stated based on audience comments from last month, I suggest that the sycamores are a much larger concern than just a few broken branches. The concerns are that there are too many trees, that they totally block sunlight, that it is next to impossible to grow grass under them, and that they are perhaps the wrong trees to have planted on such small streets. Before we start talking about what we want to spend money on, specifically sycamore trees, we need to think about the overall tree policy. It is my

understanding that we can work on the crown anytime that the trees are dormant over winter, which gives us until March 2012. I think we plan to have a workshop specifically to discuss trees, hopefully in January 2012. I would like to not move forward on any plans, especially for the sycamores, given the concerns expressed about sycamores. To the extent you can break this up, we can consider a revised proposal, since I understand you want to have work for your crews during the winter. But to make the statement that sycamores do not need anything other than broken branches ignores concerns expressed by the community.

Mr. Berube asked does this cover every tree on the residential streets in your non-service areas? Are those the numbers of trees that are represented?

Mr. McMillan stated yes.

Mr. Berube stated I do not see anything about elevations. Will you elevate everything up to 10 feet like we do with trees in your service area?

Mr. McMillan stated yes.

Mr. Berube asked is crown cleaning going all the way to the top?

Mr. McMillan stated crown cleaning is when you go inside, there are crossing branches or dead branches, and it includes anything that is growing up and down. The issue that I would like to address with the sycamores is those trees really do not grow that way. They do not grow out; they really just grow up. They do not have the cross branching. A lot of the residents' concerns with sycamores are the roots growing into sidewalks as well as the street. As far as trimming, you will really not see anything other than severely changing the shape of the tree to allow sunlight, which you never want to do when you are trimming trees. You do not want to change the shape or the structure unless it is affecting street lights, stop signs and other liability issues where branches are hanging down and can hit people in the face or eyes.

Mr. Berube stated the root problem that we see with the sycamores, which is a growing issue all the time, there is really no fix for it.

Mr. McMillan stated to fix the root problem that affect sidewalks, you go in and do root barriers. What you are doing is affecting the tree and how it withstands wind. We go in and cut the root barrier so it does not affect sidewalks. The feeder roots are the ones that primarily hold the tree up during hurricane-type or storm-type winds. Now you are

affecting the tree and how it stands up, so you are looking at liability for trees falling on cars or houses. You are fixing one problem to circumvent another problem.

Mr. LeMenager stated we have discussed trees in general and the whole concept for traditional neighborhood development. We are not unique; probably every community in the country where the designers designed these traditional neighborhood developments came up with the same problems, which is the trees on the architects plan looked really good, but the reality is much different in terms of them destroying sidewalks and what they do. We have heard from a couple people with respect to the sycamores, and they seem to be the problem tree. I wonder if we can somehow have a formal canvass of the residents who live on streets with sycamores to get a much larger base of opinion as to the problems. The worst-case scenario is we remove them all and install something else. If that is the solution that we need, it is better to do it now than later.

Mr. Haskett stated the County required the street trees, and they specified which variety of trees could go into certain areas when we planned the subdivisions. However, if you remove a tree, for which you need a permit from Osceola County if it is over four inches in diameter, whatever that diameter of the tree is, you have to replace that size diameter with a single tree or a number of trees calculated up to what was removed. That can be very expensive. There are many other ways of dealing with a sycamore tree when it comes to sidewalks. For instance, we can install a sub-base of gravel with a landscape fabric that prevents the roots from coming up into that area, which prevents the sidewalk issues.

Mr. LeMenager stated I appreciate that, but you can also just go to the County Commission and say that the people who conceptually designed these neighborhoods, not in Florida but somewhere else, this does not actually work here. We have examples in Florida where it does not work. It does not work in Celebration. It does not work in Baldwin Park. It does not work in Harmony. We need a different solution. I am not saying it is no one's fault here. It is part of the whole concept of having put trees with huge root systems in such narrow spaces. That exists everywhere.

Mr. Walls stated I might be the minority, but there are two in front of my house, and I have not had any problems with them. I like them. They give me shade and I think they look good. It is probably cheaper to fix the sidewalk than it is to replace the sycamore with another tree.

Mr. LeMenager stated hence my point about asking residents.

Ms. Kassel stated I think this is a good topic for the tree workshop, rather than a discussion now.

Mr. Berube asked should we table consideration of this proposal until after that workshop? Or do we want to do something with the trees now?

Mr. Evans stated I agree with Ms. Kassel. Let us table this proposal until we have our workshop to discuss tree issues. I think the issue is much larger than just this. The other issue that we discussed briefly in other meetings is that all these trees are within the area of responsibility of the home owners who are supposed to be maintaining these trees. If we are considering taking funds that are generated from all the property owners to try to pay for and accept a responsibility that lies with a select group of home owners, is that the prudent thing for the District to do? That is something we need to discuss, because now we would be accepting that responsibility, not just for this one group but for the entire community as Harmony is built out. We would be assuming an enormous amount of financial obligation. The other thing is, we are spending money now that is collected from all the home owners for a select few. We can debate that issue in the workshop.

iv. Contract Revision

Mr. Luzano stated I would like to read a letter from Mr. Pete Lucadano, which you have probably already received. "Thank you for your continued trust in Luke Brothers Landscape Services as your landscape services provider for the grounds of the Harmony Community Development District. We value the relationships that we have built with each of you and we are very thankful for the intense time, effort, and leadership that Todd Haskett has dedicated in order to make our collective program a success. As you evaluate the District's need to procure landscape services past the existing contract termination date of September 30, 2012, it is understood that value buying and program consistency are key metrics that will factor into your selection of your next course of action. In consideration of these needs, Luke Brothers Landscape Services would like to propose a concept that may accommodate both functions, as well. Starting October 1, 2012, through December 31, 2012, we will continue the existing program at a 5% deduction in the cost of services. January 1, 2013, through December 31, 2013, we will continue the existing program at the 5% reduction in pricing that we provided in the last quarter of 2012. Thank you for your consideration of our suggested landscape maintenance program and

pricing through 2013. Please do not hesitate to let us know if you have any questions, comments or suggestions.”

Mr. LeMenager stated this is nice, but it does not start until a year from now. I would like to see if you would offer the discount now.

Mr. Berube stated I am thinking the same thing. We are 5% over budget right now.

Mr. Evans asked did we not already give some consideration for a price extension when we made adjustments to their contract?

Mr. Berube stated yes. We manipulated some numbers and timing and some other things.

Mr. Evans asked is this reflective of the changes in irrigation responsibilities?

Mr. Luzano stated yes, it would be 5% of the contract for what we are doing at that point. Since we are removing irrigation in December 2011, in October 2012, there will be a 5% discount.

Mr. Evans stated we already sent out a notice of our intent to modify the contract with the exclusion of the irrigation.

Mr. Qualls stated I brought a copy of the modified version that has also been sent to Mr. Lucadano.

Mr. Evans stated we have already set forth the revision to an existing contract, so we will have an amended and restated landscape service agreement, which eliminates the irrigation maintenance aspect.

Mr. Qualls stated that is correct.

Mr. Evans stated based on that amended and restated agreement, the proposed contract extension and price reduction would be relative to this agreement. It is my understanding that what is being proposed, as opposed to the CDD going out for another formal bid process, you would prefer to negotiate the extension of this contract based on the existing terms and conditions with a 5% reduction going forward.

Mr. Luzano stated that is correct.

Mr. Berube stated as I understand it, if the contract was \$500,000 the previous year and we removed irrigation for, say \$50,000, now the value of the contract is \$450,000. When we get to October 1, 2012, we will reduce the \$450,000 contract by 5%, and that will be the new contract.

Mr. Luzano stated that is what is understood.

Mr. LeMenager stated I do not think we have to decide on this now.

Mr. Berube stated no, we should not, either.

Mr. LeMenager stated I am totally in favor of entering into a good-faith negotiation with our current supplier to see if we can come up with a good agreement to go forward. We all recognize that bidding for these projects is an expensive, time-consuming process that doubtless will lead to legal bills. There is some advantage to this request. I am in favor of it. May I request an emailed copy of this letter? Then we can review it thoroughly with the contract and see if we are in agreement. I do not think you will find any opposition on my part to extend the contract on terms like this.

Mr. Evans stated in other words, this will be open for discussion at a later date. We want to address the amended and restated contract and execute it so that we have a platform on which to work.

B. Aquatic Plant Maintenance – Bio-Tech Consulting

Mr. Medlin stated the plant installation on the three back ponds was completed earlier this week. I looked at it this morning but could not review the entire planting area. After the meeting, I will review the entire planted area to make sure they are all in their holes and in the right places. We will be doing more maintenance next week in those planted areas and around the other planted areas. We are seeing a lot of torpedo grass, and this is a good time to get caught up on that weed, which has been where my focus has been lately.

Ms. Kassel asked is there a reason we did not receive a report this month?

Mr. Medlin stated for this meeting, but the time the material is due for the agenda, the only information would be for last month. I have not done any CDD pond treatments yet this month.

Mr. LeMenager stated this meeting is early, only three weeks after our last meeting.

Mr. Berube stated we have done some fairly extensive plantings over the last three years, with the last project being the biggest. One of my thrusts behind doing those plantings is to not necessarily put Bio-Tech out of business but to reduce some of the needs for maintenance on the ponds, specifically spraying chemicals. I have been reading these reports for a couple years, and most of the time, there is not a lot going on and only certain things are sprayed. What is the downside of reducing your monthly services to perhaps quarterly? The worst thing that will happen is we have more grown in various areas and perhaps the aesthetics will be worse. My thrust now is that I would like to have

quarterly service instead of monthly. We have spent money on plantings to reduce chemicals going into the ponds.

Mr. Medlin stated the open water areas are almost striking a balance. There is grass carp in the ponds and they eat some of the weeds. I spray some of the algae, and where grass carp are not doing their job in some ponds, I keep it back and maintained. It is really the planted areas, the thinner areas, and the buffers. Those unmowed buffers are probably the quickest area here that can get out of control. Some are good, and some are all bad, but there is nothing else there. Some buffers are all torpedo grass. To kill all that would leave nothing but dirt. We get all kinds of dog fennel and cogongrass. Without monthly service to stay on top of at least those areas, you probably would not be able to see the ponds. By the end of the year, they will be severely overgrown, and there will be areas of huge dead vegetation everywhere. A lot of those are exotics and you do not want them to displace everything that we have.

Mr. Berube stated I presume you know the difference between CDD-owned ponds and developer-owned ponds. They are two different areas, and the CDD only owns six of the ponds.

Mr. Medlin stated I did not know that specifically. I had heard it mentioned before.

Mr. Berube stated we manage all of them. What I am hearing is you would be concerned cutting back maintenance to a quarterly basis because some of these weeds may overgrow.

Mr. Medlin stated some are better than others and the better ones can probably handle it. You could piecemeal it out. I can make a list of ones that have constant problems. I spend quite a bit of my time in those buffers. Those unmowed buffers are a new thing for me; I have not seen that situation in other ponds that I manage.

Mr. Berube stated when you are out next week for your treatments, please make a note of each pond and how we need to manage these better in the areas you are talking about. Some of them we probably will not be able to change, but we are interested in plant management. Tell us where the problem areas are that we need to address. Then we will work out the CDD ponds and the developer ponds.

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

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 the sailboat should be returning the beginning of next week. We are making repairs that the Board approved with the removal of some of the line items for cleaning and the sail cover. The solar boat is back in the water, and I believe we have made the necessary adjustments to it. We had an issue with the small pontoon boat again with the motor not going up and down. Mr. Belieff thought it was just fishing line that caused that issue. Staff is moving along with gazebo #1, which is across from Dahoon Holly. They are doing some final touchup with the paint and are starting on the next one on Beargrass at Cat Brier Park. That should go faster now that they have a rhythm on how to proceed. Once those are complete, we will move to the Lakeshore Park bathrooms and do those improvements. The cost will probably be about \$3,000 to \$4,000 to make the necessary renovations to that facility, which will include commercial steel boards and some soffit that is having issues and needs to be repaired. We also wanted to put in a non-skid tile in the bathrooms instead of the concrete so that it will be easier to keep clean and will look nicer. I do not have any proposals for that work, but I would like to know if you want specific line item pricing to renovate the Lakeshore Park bathrooms or if you want to provide a not-to-exceed figure so that I can proceed with the work.

Mr. LeMenager asked what did we budget for this? Or what line item would we use for this expense?

Ms. Kassel stated Parks and Amenities has \$8,500 in that line item.

Mr. Berube stated I would be fine with everything except for the tile. I know the painted concrete is not easy to maintain, but I suspect that the tile with the grout lines would not be any easier.

Mr. LeMenager asked what did we have in mind for the \$8,500? These are the kinds of projects that would fit that line item. It sounds like this project will need about half that budgeted item.

Mr. Haskett stated we contemplated this work when we prepared the budget. I want to be sure the Board is comfortable in spending that amount. Let me know if you want to see proposals for the specific work items.

Ms. Kassel stated we could give him a ceiling.

Mr. LeMenager stated half of the budgeted amount is \$4,250. Could you accomplish it for that amount?

Mr. Haskett stated yes, I do not think it would cost over \$3,000.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to the refurbishment of the Lakeshore Park restroom, as discussed, in an amount not to exceed \$4,250, to be funded from the Parks and Amenities budget line item.

Mr. Berube stated when they get to painting the building, I have a Graco airless sprayer that you are welcome to use.

Mr. Haskett stated I have one, as well.

ii. Debit Card Usage

Mr. Haskett reviewed the debit card usage report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Berube stated there was a note that one purchase was to change the tires on the mule. I thought it was a lot of money for mule tires.

iii. Cell Phone Usage

Mr. Haskett stated Mr. Walls and I have had some conversations in the past about the minutes being used within the shared minutes. As a result of Mr. Druckenmiller being on staff, as well as Mr. Belieff, communicating back and forth with cell phones, we thought it would be much cheaper in the long run to do some of that via email. I did not have an opportunity to provide this information in the agenda package, but I can share it with you verbally. To get free iPhones on the AT&T contract that we currently have, the three iPhones would be free under that current contract. The three iPhones would have 700 shared minutes. That is specifically for calls to a land line. Mobile-to-mobile calls are all inclusive, so when I call them on their cell phones, there is no extra charge. Currently we pay \$131.97. Upgrading to having three phones and data capabilities would be \$234.

Mr. LeMenager asked is \$131 just for voice capabilities?

Mr. Haskett stated no, currently Mr. Belieff has data since he receives emails. What is difficult is when Mr. Belieff is off and Mr. Druckenmiller is covering for him. Ms. Rosemary Tschinkel in the District office typically emails boat reservation forms, which generates a phone call since Mr. Druckenmiller does not have email abilities. This would solve that issue and it would reduce the minute usage. We are over our minutes by 104 minutes on the bill coming out next month, so we need to respond by changing the plan.

Mr. Berube stated paying \$131 plus taxes and fees is about \$150 per month.

Mr. Walls stated I am fine with this.

Mr. Berube stated it seems we need these capabilities.

Ms. Kassel asked are we paying more than the \$100 difference between the two plans for these extra minutes?

Mr. Haskett stated yes. I have not yet seen the bill, but each extra minute is billed.

Mr. Walls stated they were also eating into the rollover minutes, so the overage would normally be higher if we did not have those rollover minutes.

Mr. Haskett stated when we first started, there were about 1,400 rollover minutes.

Mr. LeMenager stated that is good management to use up our rollover minutes. Now that is gone, so we should think about a different plan.

Mr. Berube stated we budgeted for this last year for communications. I am fine with it, with the caveat that our staff knows these are business phones. We have a cap of 700 minutes.

Mr. Haskett stated that is correct. I have that conversation with them every month. this new plan will help alleviate that because there are too many land line calls, so they should not go over the 700 minutes.

On MOTION by Mr. Walls, seconded by Mr. Berube, with all in favor, unanimous approval was given to the new cell phone plan with AT&T for three iPhones, as discussed.

Mr. Berube stated will this remove the need for the extra phone since the third phone will be going to our third employee.

Mr. Haskett stated that is correct.

Mr. Berube stated we will not have an extra phone for boats anymore.

Mr. Haskett stated that is correct, unless the Board thinks otherwise. I do not think it is necessary.

Mr. Berube stated no, everyone has a cell phone.

Mr. LeMenager asked should we change the boat usage rules to say users need to bring a cell phone?

Ms. Kassel stated that will require a workshop.

Mr. Berube stated I would like Mr. Haskett to be sure we are not paying any taxes on this new phone bill that we are exempt from.

Mr. Haskett stated yes, I have already had that discussion with them.

iv. Pool Renovation Proposals

Mr. Haskett stated these proposals were emailed to the Board prior to the meeting.

Mr. Qualls stated the proposals were submitted to the Harmony Development Company. If the Harmony Development Company is contemplating paying for and doing the work, then I do not see a problem. If the District is contemplating paying for and doing the work, then I advise that the proposals should be sent to the District.

Mr. Berube stated one proposal was sent to the Harmony Swim Club.

Mr. LeMenager stated two of these date back to April 2011. The pdfs did not match up very well.

Mr. Haskett stated they are almost identical One from Spies has a price on the first page for \$3,450 and the second proposal has the price on the second page of \$34,950.

Mr. Berube stated the proposal from Classic Renovations is all on one page.

Mr. Haskett stated what Spies has proposed on two separate proposal sheets is the same work from Classic Renovations, for the Swim Club main pool as well as the kiddie/wading pool. The work includes resurfacing the pool as well as replacing the tile around the pool.

Mr. Evans asked is the scope identical from the two proposers?

Mr. Haskett stated yes.

Mr. Evans stated the verbiage is different.

Mr. Haskett stated that is correct. The Spies proposal includes more of the how-to and their methods, whereas Classic Renovations simply says what they are going to do.

Mr. Berube stated I see two major differences. Classic Renovations says they are going to redo the racing lanes and targets, but Spies does not. Classic Renovations includes new floor heads to allow water to discharge in an upward position.

Mr. Haskett stated you are correct; that is the only thing that is optional, which Spies does not include, which is the discharge of the return.

Mr. Berube asked do they not discharge up now? They cannot discharge down.

Mr. Haskett stated they discharge flat, which is why we get the yellow rings around the returns. An upward discharge would alleviate that issue.

Mr. Berube asked how did Spies address that?

Mr. Haskett stated they did not. It was mentioned after-the-fact with Classic Renovations. I can go back to Spies for pricing for that, but Classic Renovations is already a lower price than Spies.

Mr. LeMenager stated we are looking at \$38,400 with Spies and \$30,700 with Classic Renovations for essentially the same job.

Mr. Haskett stated that is correct.

Ms. Kassel stated we would actually be getting more from Classic Renovations.

Mr. Evans stated there are two proposals from Spies: one for \$3,450 and a second one for \$34,395. Is it these two combined that compares equally to the proposal from Classic Renovations?

Mr. Haskett stated yes, except for the drainage returns that Classic Renovations proposed.

Mr. Evans stated the proposal from Classic Renovations exceeds the combined proposal from Spies in scope.

Mr. Haskett stated that is correct.

Mr. Berube stated Mr. Haskett has been dealing with Spies off and on for years, more than the rest of us, as a supplier. To a certain degree, they do some work on the pumps, filters, chemical feeders and so forth. Not considering the dollars, what are your feelings about these two companies?

Mr. Haskett stated the biggest factor that we can consider with regard to quality is Classic Renovations was subcontracted by Spies to do the job. More than likely, either way, Classic Renovations will be doing the work.

Mr. Walls stated when we received these proposals, I researched Classic Renovations. They have been around for a long time and it looked like they had some good ratings from the Better Business Bureau. Accepting the proposal from Spies means they would keep the marked-up difference.

Mr. LeMenager stated to the point Mr. Qualls made, the proposals were submitted to the wrong entity. We need to have that fixed so that they are to the Harmony CDD.

Mr. Evans stated that is easy enough to do.

Mr. Haskett stated it is. The main thing is to try to get this scheduled since there is some lead time required. Winter is the best time to accomplish this project.

Mr. LeMenager stated we have been discussing this dollar amount for a while, and \$30,000 is about what we have been budgeting for two years.

Mr. Moyer stated we budgeted \$28,000 this year.

Mr. Berube stated \$1,040 for those 12 little plastic outlets seems like a lot of money, unless I am missing something.

Mr. Haskett stated it is the work involved. You have to break apart the pool shell around it and regROUT it.

Mr. Berube stated they will already be doing that when they put on the marseite on the pool surface. That is the little catch they are not telling you.

Mr. Haskett stated I think it is appropriate for the work involved.

Mr. Berube stated the same thing applies here what Mr. Qualls mentioned with the notes at the bottom of the proposal. I do not like the fine print.

Mr. Qualls stated I do not like it, either. These contractors say this is just a proposal, but in reality, to me it looks like a contract. I would request any final contracts or proposals be subject to legal approval.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to accept the proposal from Classic Renovations for refurbishing the Swim Club pool, as discussed, in the amount of \$30,715, subject to a revised proposal being submitted to the Harmony CDD, subject to final review and approval by legal counsel, and authorizing the District Manager to execute the proposal on behalf of the District.

A Resident asked how long will it take to complete this work?

Mr. LeMenager stated two weeks.

The Resident stated I am very worried that I will miss my water aerobics.

Mr. Berube stated the other pool will still be available.

Mr. Haskett stated the color combination at the current pool is less than desirable. It is very retro. I would like to utilize the same color combinations of cobalt blue that we have at the Ashley Park pool, which will keep it consistent.

Mr. Berube stated if it is Diamond Brite, it is likely to be white with blue specks in it.

Mr. Haskett stated that is correct.

Mr. Evans stated while we are on the subject of contracts, I would like Mr. Qualls to prepare an addendum page that says we can attach an addendum that includes the terms and conditions set forth in the attached proposal in order for us to pay the invoice.

Mr. Berube stated my concern was the 50% down payment.

Mr. Qualls stated I also noticed that, as well as that we will advise the Health Department. I am not an expert in this area, but there are some serious torte repercussions if things are not done exactly right if something should happen. We will amend that language.

Mr. Evans stated Mr. Qualls is authorized to make any necessary changes in order for Mr. Haskett to proceed with this project. I would like to have that addendum template that we can attach to these proposals in the future to simplify things.

Mr. Qualls stated it is almost like a counter offer.

Mr. Evans stated that is correct.

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 as expected, we have not received any non-ad valorem assessment revenues since that appears on the real estate tax bills, and property owners do not pay their tax bills until November. We will be receiving a good portion of that money between now and the middle of December. We have used some of our operating reserves in the amount of \$55,000, although it came from Unassigned Fund Balance rather than the operating reserves. In the aggregate, the numbers are the same, regardless of where it came from.

Mr. LeMenager stated this is exactly the reason we set aside money for the first quarter's operating expenses.

Ms. Kassel stated I think it was two months ago when I asked a question about the deposits that showed up on the balance sheet and how we discussed removing that. Mr. Moyer indicated that it was for utility deposits, but notes in the financials say that it is for key deposits.

Mr. Moyer stated I will have the accountant check into that.

Mr. Berube stated it is \$1,300.

B. Invoice Approval #139 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 last month I asked about the BrightHouse bills, but this month we have one BrightHouse bill and nothing else. Did anything change?

Mr. Haskett stated not that I am aware of that you asked me to implement. You asked about the megabytes and issues of that nature, but I have not received an answer on that issue yet.

Mr. LeMenager stated it was a short month, so it could simply be timing.

Mr. Haskett stated that could be.

Mr. Berube stated last month you reported that the developer was kind enough to run the line from the Enrichment Center down to the dock. At some point, the developer may not want to use the Enrichment Center and pay that bill anymore. I presume there will then be that \$125 bill coming to the CDD for that line, as well. That is why it is important to me with these internet lines at \$125 each, when we have three of them, it will be \$375 each month. While I agree with the key card readers and all it entails, I was not interested in paying \$4,000 a year. That amount needs to be reduced.

Mr. LeMenager asked can we do wi-fi? Why do we need hard lines?

Mr. Berube stated I would settle for reducing the size of the line and saving some money right now.

Mr. Moyer stated it may very well be that this line is dedicated only for our use, which means we will pay a premium for it.

Mr. Berube stated there is a very specific capacity indicated, and it is huge. They do not use that much in that entire office. That is why I question the size capacity.

Mr. Haskett stated I will research that.

Mr. Berube stated the Robert's Pool Service invoice this month said that we needed four new chemical feeders all in the same month. It is also interesting that the chemical feeders on the kiddie pool required two, and yet the big regular pools at both the Swim Club and Ashley Park needed only one. How can a little pool the size of a bathtub need two chemical feeders, while a 90,000-gallon pool need only one?

Mr. Haskett stated in the agenda package, there is also information about the Health Department's inspection, several for \$50 each. In conjunction with that, the State recently changed their laws about the use of chemical feeders. If you are injecting chlorine, which we do in the pools at the Swim Club and Ashley Park, then you need a pH counter-balance injector, which is typically acid. When the State came in and performed their

inspection they pointed out those were required and that we needed to get those implemented immediately. We were using tablets in the kiddie pool, but now we need the chemical chlorine and pH balancing feeders because we are no longer allowed to use tablets.

Mr. Berube stated in reality, we did not replace any; we had to add new feeders to meet new State regulations.

Mr. Haskett stated that is correct. Rather than having the pool shut down, we implemented it immediately. It is also noted on the health inspection reports that we received a clean bill of health with regard to chemicals and everything. The only things that were lacking were the safety rings and the chemical feeders. Kids like to play golf with the safety rings and use them as toys, so it is a common item that we have to replace.

On MOTION by Mr. LeMenager, seconded by Ms. Kassel, 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. LeMenager stated given that my wife, Ms. Pam LeMenager, is the most popular name on this list, she did review it. She commented that while it is nice that all the items are noted as complete, she does not necessarily agree that it is.

Mr. Evans asked is there something specific?

Mr. LeMenager stated Luke Brothers did touch on the spraying for the weeds, but to an extent when we are complaining about weeds and they are sprayed, we need to wait for them to die. It is not like they are pulled out. I think that is her primary concern, that it is nice that they are sprayed but they stay there and look ugly until they die and someone physically removes them.

Mr. Haskett stated regarding her comment about the crepe myrtles, Mr. McMillan and I did go out last week to review them that she mentioned in the park along Beargrass in relation to the oak tree that is there. We agree that the crepe myrtles need to be pruned down about four feet, past where they have been pruned in prior years. We also have some cross branching that needs to be corrected. Regarding the oak tree, when the

arborist's proposal is accepted, that tree will have crown thinning and other trimming so eventually the oak tree will be much taller than the crepe myrtles.

Mr. LeMenager stated right now, it is hidden.

Mr. Berube stated four months ago, Mr. Haskett showed us a nice picture for the west entrance where you were going to add some crepe myrtles in front of the fence with some other plant material. We had a conversation about hiding the fence and the architecture. I do not think any of that happened.

Mr. Haskett stated it was tabled to obtain different pricing and suitable plant material. Unfortunately it fell off my list, but I will add it again.

Mr. Berube stated I thought we approved it.

Mr. Haskett stated I do not believe so.

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.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Science Project

Mr. Qualls stated I provided a report by email regarding this project and the hold-harmless agreement. It has been taken care of, and those agreements will go to the District manager. Mr. Golgowski is involved in this project, as well.

ii. Modified Agreement with Luke Brothers

Mr. Qualls stated I modified this agreement, so now the contract actually states, it is to be clear, that this will be a reduction of \$2,375 per month for ten months. I also forwarded this to Mr. Lucadano. The scope of services has been modified as well so that any irrigation repairs will be performed by the District. Luke Brothers requested that if one of their crew members breaks a sprinkler head, they want the ability to make that repair. So I included in the scope of services that they will repair it at no cost to the District, but they will report the break and the repair to District personnel so that work can be double checked.

Mr. Berube asked have you finalized that language yet?

Mr. Qualls stated no.

Mr. Berube stated it needs to be repaired within a certain period of time, otherwise they may let it go for two months.

Mr. Qualls asked what should the timeframe be? I indicated it should be immediately so that we do not have geysers going unrepaired.

Mr. Berube stated it should be within 48 hours or less.

Mr. Qualls stated I will add that condition.

Mr. Berube stated I seem to recall there is a 48-hour response time for something, but I do not remember specifically what it is. Is that timeframe reasonable?

Mr. Evans stated if they broke it, they may know when they broke it, but they may not know until the irrigation gets turned on.

Mr. Berube stated irrigation may be running for two or three days before anyone notices or reports it. That is why I think there needs to be a timeframe on how long before it gets repaired.

Mr. Walls stated that is something our irrigation technician can also do, if he notices it and reports it to them.

Mr. Haskett stated I would like to see the process be that if they know they broke it, they fix it, which is fine, but if we are doing our inspections and one is broken, if it is determined that the landscape company broke it but did not repair it, then they will receive it on a report.

Mr. LeMenager stated if one of their crew members breaks one and realizes it, he should call his supervisor and get it fixed right away. Otherwise, why give them 48 hours? We will have a person on staff who can go and fix it right away. They have the ability to fix it immediately if they notice it.

Ms. Kassel stated they have the ability, but we are trying to give them the inclination.

Mr. Evans stated we are trying to give them the opportunity to correct any damage once they have knowledge of it. They either have knowledge of it when it occurs or when it becomes known to them. Those are the two elements. Once it is known to them, either when it occurs or when they were informed, then they have no more than 48 hours to make the repair.

Mr. LeMenager stated we will have someone on staff. Why would we wait?

Mr. Evans stated if it is an emergency, then we will make the repair. If it is minor, then we should give them the opportunity to repair it.

Mr. Berube stated it should be specific. Based on the letter we received from Mr. Lucadano today, I think he wants to retain our business.

Mr. LeMenager stated I agree.

Mr. Berube stated I do not think he will argue very much on what we decide to do with sprinkler heads.

Mr. Qualls stated to be clear, if they cause the damage and they see it when it happens, they fix it immediately and report it to the District so the repair can be checked. If a break is discovered and determined to be caused by them, it is reported to them and if it is not repaired immediately, they then have 48 hours to make the repair.

Mr. LeMenager stated I do not really like the second part. The bottom line is, if we discover the break, then I have a feeling who caused the break will become a contentious issue. We will be meeting with them and telling them we had four breaks and we think they did two of them. They will say that they did not cause them.

Mr. Berube stated to their point, it has always been accepted that if it is ground level or higher, they caused the damage. I think the same standard will apply. If there is a pipe broken underground, they probably did not do anything to it. At ground level and higher, you have to consider that a piece of equipment hit it.

Mr. Haskett stated it is quite obvious when a mower goes over an irrigation head.

Mr. Qualls stated I think I have clear direction. It does say that any damage on the property due to washouts created by irrigation breaks that went undetected for a period of time due to the negligence of the contractor, shall be repaired by the contractor at no charge to the District. With what I originally stated after your discussion a little bit ago, including the 48-hour timeframe, is that acceptable to the Board?

Mr. Berube stated yes.

Mr. Evans stated yes.

B. Engineer

Mr. Tome stated I received an email that I forwarded to Ms. Burgess and several others that Mr. Boyd is available by phone. He is trying to call into the meeting now. He was under the impression that this meeting was at 6:00 p.m. today, when he was prepared to attend. He does have a couple items for the Board if you are inclined to call him.

Mr. Evans asked are they pressing matters?

Mr. Berube stated one had to do with the water meter change out and another was something about a storm drain repair.

Mr. Tome stated he had three items: the alley repair in Cypress, the landscape maintenance exhibit with respect to the trees, as well as the discussion item for the water meters.

Mr. LeMenager stated Mr. Boyd rarely has anything to discuss with us, so if he has something, then I think we try to reach him.

Mr. Berube stated I talked with him yesterday and he indicated he would be at today's meeting.

Mr. Boyd stated I apologize for not being at the meeting this morning. I planned on attending, and the agenda package indicated it was at 6:00 p.m., so I changed the meeting time on my calendar.

i. Alley Repair

Mr. Boyd stated the alley repair in the Cypress neighborhood was completed successfully as I believe everyone is aware. I received an invoice from Mr. Randy Palmer for that work yesterday and forwarded it to Mr. Moyer's office. That total was \$4,041.27. We will need to check with a vacuum truck service. One thing Mr. Palmer was not able to accomplish in his scope of services was to vacuum out the pipe for the sediment that is in there. It is not completely clogged, but I think there is enough in there that I think we want to clean it out.

Mr. Berube asked is it a sewer pipe that needs to be cleaned out?

Mr. Boyd stated it is the storm water pipe that collects the runoff from the alleys into the backs of the lots.

Mr. Berube asked do we own it and not Toho Water Authority?

Mr. Boyd stated that is correct; it is a CDD facility.

Mr. Berube stated that is fine.

Mr. Boyd stated it is something that needs to be taken care of before we get an abnormal rainfall in the future so that it does not back up.

Mr. LeMenager asked is that the one behind my neighbor's house?

Mr. Boyd stated it is the one east of your house where the alley was opened up the week of October 31.

Ms. Kassel stated it is by Ms. Patrice Denike's house.

Mr. LeMenager stated we do have drainage problems there, which I have reported to Mr. Boyd in the past.

Mr. Boyd stated it could be due to the fact that soil has washed into that pipe.

Mr. LeMenager stated sometimes it gets to within six inches of my next-door-neighbor's garage door.

Mr. Boyd stated the pipe that drains to the alley behind your house drains into the same one where this happens. It sounds like we want to get a vacuum truck out there. I can locate a company to call unless there is a company that Mr. Moyer is familiar with.

Mr. Moyer stated we do not have a company that we use, but we can find one. If Mr. Boyd knows of a company to contact, that is fine.

Mr. Berube stated Toho Water Authority cleans sewer pipes quite often, and they are fairly cooperative. They might be willing to come out and handle that for us, but we can find out.

Mr. Boyd stated I would be surprised if they are cleaning out stormwater pipes.

Mr. Berube stated I am sure they would need to be paid in order to do it. I can ask them.

ii. Water Meter Change Out

Mr. Boyd stated Mr. Berube contacted me about potentially downsizing some of the reclaimed water meters.

Mr. Berube stated over the past several months, we discussed downsizing the water meters. Last month, we had some final numbers, and Mr. Moyer recommended that we ask Mr. Boyd to review this information to make sure we would not have trouble with any fire codes or anything of that nature. I think largely Mr. Boyd and I are in agreement that the potable water meters at the Swim Club and various other facilities can be downsized. The concern in downsizing some of the reclaimed meters is there are a lot of variables in how much water flow we need to have. There are some things we just do not know. We have Maxicom so we know how long it runs and what zones it runs at the same time, but we have 18 meters with 453 zones. If we downsize the meters and later run into a capacity issue on some of them, it should be a matter of reprogramming Maxicom to run different zones at different times. The worst-case scenario is if we downsize a meter and run out of flow, in which case, we would have to go back to the larger meter. I think Mr. Boyd agrees with most of that in principle, but I will not speak for him. We have spoken about this issue several times, and there is a lot of background information that we have been sorting through.

Mr. Boyd stated regarding the potable meters, there were six locations that Mr. Berube identified and passed along some flow information to me. Based on what he has

provided, I do not have any concerns with the resizing he proposes. That downsizing should be fine since the uses for those locations use less water than a single-family house would use. Four of them are one-inch meters now, and they could be easily reduced to three-quarter-inch meters. The Ashley pool and cabana has a two-inch meter, and that could be reduced to a one-inch meter. The only real impact for the pool would be if it ever needed to be drained and refilled, the fill time will be about eight hours with a one-inch meter as opposed to a few hours with a two-inch meter. I do not have a concern with that. Regarding the reclaimed meters, there were several that Mr. Berube identified that could potentially be downsized. I do not doubt that some of them could be downsized. The concern I have is that the flow usage is recorded in gallons per day. Without knowing the run times for these valves, I do not know the actual flow rate going through those meters. While I agree that there are probably some that are oversized, I do not have sufficient information from an engineering standpoint to be able to say which meters can be downsized to what size. Mr. Berube has done quite a bit of research on this, and I tend to agree with some of his conclusions. For example, there are some one-inch meters that have a flow of 1,560 gallons per day. A three-quarter-inch meter would still function at 4,110 gallons per hour. If you are seeing the valves on for an hour, then that three-quarter-inch meter will be fine. Those are the types of questions we would be looking at. I cannot really make any recommendations about the reclaimed meter resizing other than to say it might be worth looking into.

Mr. Evans stated Mr. Berube provided a very comprehensive financial analysis based on a series of different meter reductions. Have you revisited that based on the discussions you had with Mr. Boyd?

Mr. Berube stated the financials remain the same because it is the same group of targeted meters that should be reduced. I delved further into how many gallons per day, over a period of time, these meters are flowing. The financial impact remains the same. If we change all the target meters, it will cost \$12,200, which will actually be less for another reason. The payback is saving \$1,230 each month, or 10 months if we change out all the targeted meters.

Mr. LeMenager stated define targeted meters.

Mr. Berube stated 12 out of the 18 reclaimed meters would be reduced.

Mr. LeMenager asked what about potable meters?

Mr. Berube stated potable meters are separate and we would change all the potable meters. The potable meter payback is not as great because Toho Water Authority just reduced the meter fees. They raised our water usage fees, but the payback time in the aggregate is less than a year. The payback on the potable meters only is about 27 months.

Mr. LeMenager stated so it is still worth doing on the potable meters. What I am hearing from Mr. Boyd is there is no question that we can resize the potable meters, but there is some question on what is really the maximum flow that is going through the reclaimed meters.

Mr. Berube stated there are a few questionable reclaimed meters where the current usage and the potential flow restrictions are close. There are a number of reclaimed meters where those numbers are not even close and we could just downsize them. There are some three-inch meters now, and some two-inch meters are using more than the three-inch meters. So we know we can change some three-inch meters to two-inch meters. If we just want to change the ones that are no question for reclaimed meters, the numbers remain pretty much the same. Then we would not get into any questions of if we have enough flow. We could eliminate about half of them that are questionable.

Mr. Boyd stated I agree. If you have some three-inch meters that are not flowing any more than the two-inch meters, then it would seem those three-inch meters can be downsized. The variable would be if the valve times are significantly less on the three-inch meters than the two-inch meters. You would have to make adjustment to the system if you saw some adverse effects.

Mr. LeMenager asked how do we check that?

Mr. Berube stated the Maxicom system.

Mr. Boyd stated that is correct; the Maxicom system should provide you with that information.

Mr. Berube stated you turn on the system to make sure you have enough flow through the sprinkler heads. The reason there is a capacity issue is because we have only 18 meters but we have 453 zones that all run individually. If you have 30 zones all running at the same time on one meter, there could potentially not be enough water getting through that meter to fill all the zones. So you change the time for some of the zones.

Mr. LeMenager stated we have obviously talked about the Maxicom system and the significant costs of having to retrofit the flow meters. It sounds to me like there is a

potential for some serious savings in terms of the information that we would get from these flow meters in terms of reducing our meter size. If we are talking about saving \$1,200 each month, we would get a payback for the cost to change out those meters, and then going forward, it makes the economics of the Maxicom system a lot different.

Mr. Berube stated installing flow meters will cost about \$60,000.

Mr. LeMenager stated but it would be a five-year payback if we are saving that much per month by reducing the meter sizes.

Mr. Berube stated the flow meters would allow us to make the judgment that we are trying to make today.

Mr. LeMenager stated that is correct. Right now, we are trying to make a wild guess.

Mr. Berube stated yes. But is it worth spending \$60,000 to potentially save \$1,200 each month? Maybe, if we could do it. I only have concerns on a couple meters where it is marginal. I am certain we can make this change, certainly on all the potable meters we can.

Mr. LeMenager asked is there a downside if we downsize a reclaimed meter and it ends up being too small? Can that actually damage our system?

Mr. Boyd stated without having the benefit of having all the information from the Maxicom system might be able to provide, the downside is a meter serving a fairly large area would need the valve run time to be increased substantially as a result to get the same amount of water out, which means you are altering the schedule off which the entire system works potentially. I am not saying that cannot be done, but I am looking at the downsides. Once you start changing your run times on some of the larger valves, it potentially changes the on and off times for other points in the system.

Mr. Golgowski stated each Maxicom controller will have perhaps 24+ zones on it, and the system runs three at a time. I presume it is doing that as a flow management strategy. Presently, when it is dry and the irrigation has to run a lot, we can start at 8:00 p.m. and it might finish watering at 8:00 a.m. We have a legal window for watering between 4:00 p.m. through 10:00 a.m. the next morning, so we can stretch that out some. We start later in the evening so people will not get wet when they are out walking in the streets. We certainly have much more flexibility in the smaller zones, but probably not in the larger ones.

Mr. Berube stated none of this is permanent. If we figure out that a downgrade is a mistake, then we remove the new meter and put the bigger one right back in. There are no permanent changes except that it is piped in.

Mr. LeMenager asked what will Toho Water Authority charge us to swap out a meter?

Mr. Berube stated each one is different. The bigger the meter, the more expensive it costs, and the most expensive ones are \$2,200. But there is also a meter fee figured into that, as well, and we will have some meters coming out and we will not have to purchase as many meters as they anticipate. The three-inch and four-inch meters are a couple thousand dollars each, and the smaller potable meters are about \$300 to change them. Our maximum cost if we change them all out is \$12,200.

Mr. Evans stated you can take a one-inch meter that is coming out and move it to where a two-inch meter is being downsized.

Mr. LeMenager stated we can reuse some of them.

Mr. Berube stated that is correct. The two-inch meters that are coming out can go where the three-inch meters are being downsized.

Mr. LeMenager asked who owns the meters?

Mr. Berube stated we own the meters, although we still have to pay for them. We already have a set of meters here, and their proposal included the cost of the meters plus labor, which is \$30 per hour. If we swap some meters, then our total cost will be reduced even more.

Mr. LeMenager asked will Toho Water Authority have any problems if we tell them where we want certain meters?

Mr. Berube stated it should not be a problem unless one is damaged.

Mr. LeMenager stated you have addressed all the concerns that I had.

Mr. Evans asked does the Board want to vote and move forward on this issue?

Mr. LeMenager stated I feel comfortable moving forward now. That was my concern last month. Mr. Berube did a stellar job, and I wanted to make sure Mr. Boyd checked the engineering aspects, which it sounds like he has. It sounds like there is very little downside, and I am in favor of moving forward. This has a payback within this budget year. Is this something Mr. Berube can proceed with implementing since he is a Supervisor?

Mr. Berube stated I was planning to transfer the implementation of this to Mr. Haskett.

Mr. Qualls stated it is not a Sunshine Law violation to proceed with this.

Mr. Berube stated I will handle the contacts with Toho Water Authority, but the physicality of this work, including landscaping and those details, Mr. Haskett will be involved with.

Mr. LeMenager stated I want to be sure we do not run afoul of anything.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to authorize staff to proceed with the meter downsizing, in coordination with Mr. Boyd, for both potable and reclaimed meters, based on the presentations that have been previously made, as discussed.
--

C. Developer

i. Century Link Telephone Service

Mr. Golgowski stated by making the changes in the monthly service plan, we will be saving about \$25 each month, based on an overall bill of \$150.

Mr. Berube stated you are recommending keeping the unlisted number.

Mr. Golgowski stated I reviewed this after it was submitted for the agenda package, and we are dropping that coverage.

Mr. Berube asked what difference does it make if someone calls that number?

Mr. Golgowski stated it ties up the line, but it may not make any difference. We are listing it under Severn Trent, so you would have to look hard to find it.

Mr. LeMenager stated register it on the National Do Not Call list.

Mr. Berube stated I was hoping that Severn Trent would have handled this issue, but you proceeded with it, and this is great. I appreciate your efforts. It was a very good report, and we got done what needed to happen.

ii. Maxicom Computer

Mr. Golgowski stated the computer that controls the irrigation system went down last week. The mother board failed on it, and it was original equipment. Fortunately, we had a spare one that we were able to put into service, so we did not have to purchase any hardware. Mr. Mike Walker and Mr. Aaron Smith were able to restore things. They are still working on it, but it has been almost completely restored remotely. I have not

received an invoice yet, but I suspect it will be nominal, and they may well provide this to us gratis.

Mr. Berube asked was this a desktop computer that runs the system?

Mr. Golgowski stated yes. At some point, that will need to go because it is eight years old.

Mr. Berube asked can this system operate on a laptop?

Mr. Golgowski stated yes.

Mr. Berube asked does the computer need to be on all the time?

Mr. Golgowski stated yes.

Mr. Berube stated perhaps you can provide the specifications of what we need to consider. It will probably be a basic laptop.

Mr. Golgowski stated it would not require much hardware. It is currently running with a Windows XP operating system. If we can find a laptop with Windows XP, that would be great; otherwise, we would need to upgrade the software, which may cost \$800 to do.

Mr. Berube stated I just bought a couple used ones for my home, and I put Windows XP on it for \$200. They are all refurbished and they are clean when they arrive. If the desktop goes down, at some point we will need a laptop anyway, which might be \$300 or \$400.

iii. Maintenance Technician

Mr. Haskett stated the interviews for our third employee have been proceeding as planned. I had three on Tuesday and four set for this afternoon. This was as a result of an advertisement that the Development Company placed in the Gazette to generate some interest. We received 14 résumés submitted so far, and there are a couple prospective people in that group. We will hopefully have the position filled soon. Mr. Tome mentioned to me that we may want to consider day labor as a supplement until that position gets filled. We have 13 days left in the month in which to get someone hired. Severn Trent still has to go through their interview process once we select the person we would like to hire, so we are looking at mid December. I would rather not fall back on Luke Brothers with this issue. Cleaning restrooms and picking up trash could be a day laborer position if the Board is amenable to going that route until we officially have the position filled.

Mr. Berube asked does Mr. Belieff have enough extra time during the day to assist in that effort?

Mr. Haskett stated he can supplement some of it, but we are far enough behind as it is with all the duties that need to get done. I want to at least have that option to fall back on.

Mr. LeMenager stated I think we can authorize Mr. Haskett to bring in a day laborer, based upon the employee not being employed by December 1, 2011. Perhaps we should tell Severn Trent that they are not the only CDD management company in the world.

Mr. Berube stated I understand Mr. Haskett is continuing with the interview process. Have you seen any likely candidate that enthuses you yet?

Mr. Haskett stated no, not yet.

Mr. Tome stated next week is Thanksgiving, and it takes time to perform a background check and go through the hiring process and paperwork. We may find someone who has to provide a two-week notice. I think the point Mr. Haskett is making is that he would like the flexibility, should Mr. Belieff and Mr. Druckenmiller not be able to keep up. The Development Company has occasionally hired day laborers recently, and the quality of the people is not bad. We have been able to find people who are self-managed and are able to get the job done. We would like to have that flexibility so that things are not falling down or not getting done and then we start receiving phone calls from people complaining because the restrooms are dirty.

Mr. LeMenager stated if you have some good day laborers who are not bad, perhaps we could hire one of them.

Mr. Berube stated maybe run them through the hiring process by having different day laborers come in. Then you can have a day to review them and their work.

Mr. Tome stated some of them do not want to be hired. If you make minimal amounts of money, then you can stay on certain programs and still collect unemployment.

iv. Lakeshore Park Pavilion

Mr. Haskett stated Mr. Belieff brought something to my attention at Lakeshore Park, where people are parking in the grass around the pavilion on the weekends who have not reserved the pavilion, but they are residents. Sometimes they get belligerent with him when he says something to them about not parking on the grass, but he has nothing to point to that says they should not park on the grass. I would like to request approval to install some Do Not Park on the Grass signs around the parking area so that they do not park in that area. They are causing damage to the turf.

Mr. LeMenager asked why not install a fence around the gravel area where people park?

A Resident stated sometimes you need to drive your vehicle closer to the pavilion to drop off things for a party.

Mr. LeMenager stated there can be a gate.

Mr. Walls asked does Luke Brothers need to have access to that area as well?

Mr. Haskett stated yes, and I think they can access it fine. As long as we have a sign to point to, that will help Mr. Belieff a great deal.

Mr. Evans stated it is probably the same people doing it all the time.

Ms. Kassel stated we can put one at the end of the parking area where everyone can see it, No Parking Beyond This Point.

Mr. LeMenager stated we can install a gate that can be accessed with our access cards, and anyone who wants access can open the gate.

Mr. Berube stated it will need another BrightHouse line to that area.

v. Maxicom System

Mr. Berube stated I understand that the rain sensor for Maxicom went down again, and I see another bill for repairs. Every year, we see more and more invoices for the Maxicom system. It is expensive, and it will only continue to get worse. We need to keep in mind that we are saving water with this irrigation system, but it is an expensive way to save water.

vi. OUC Bills

Mr. Berube stated we discussed the additional taxes on OUC bills a couple months ago, and it seems like that issue died. Unless someone pushes it, nothing will get done. We still have 26 OUC bills where we pay no taxes, but there are two where we pay taxes. Everyone agrees it is wrong, but it just does not get fixed.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Walls asked has anyone had any problems with the card access system? I have not heard anything, which I think is good. How is it working so far?

Mr. Haskett stated it is working out quite well. I have not had any complaints that cards are not working, just complaints from residents who were not aware that the system was in place. We have tried to react as quickly as possible, usually within one week from the time we receive their information to Ms. Tschinkel. She provides the pictures to me

and I print the cards for pickup at the Sales Gallery. I am only aware of one card that did not function properly, and that was Mr. Druckenmiller's card, but it got a little mutilated.

Mr. Walls stated we talked a couple months ago about getting quotes for pool service.

Mr. Haskett stated I can get that information for you, but I will not be at next month's meeting. I am happy to say my grandmother turns 97 on that day, so I will be celebrating it with her. I can provide proposals for you unless you want to go through an RFP for pool service and get the engineer and attorney involved in the process. Winter would be a good time to get those proposals.

Mr. Berube stated to expand on what Mr. Walls mentioned, we are going to have three employees working for us and these people will depend on those jobs for their livelihood. I think we are at the point potentially of hiring a manager—a fourth employee—to manage the staff. This is nothing against Mr. Haskett, but he might leave the Development Company at some point, which leaves us with no guidance for our employees. Certainly someone can pick up the slack, but if someone comes in to replace Mr. Haskett, they will have enough to do for the Development Company, not to add the burden of CDD employees. Mr. LeMenager has mentioned this issue in the past, and I think it is time to hire a manager. I think we need an RFP for it, and to make it happen, we will need to bring services in-house to make the additional budget neutral, which we have done with all our employees. We need to bring in certain services in-house. Some things that come to mind are tree elevations, mulching, swimming pool operators, and perhaps other things. If we are going to do an RFP for pool service, I would also like to see an RFP for landscaping, although I think I know where we will be with pricing for that. To figure out a budget for all this, we need to know what the numbers are.

Mr. LeMenager stated I did not hear that we are doing an RFP for pool service.

Mr. Haskett stated I offered it as a suggestion.

Mr. LeMenager stated I do not support spending a lot of money with the attorney just to ask a couple of local pool companies how much they will charge us to clean the pools.

Mr. Berube stated it can be a quote or an RFP.

Mr. LeMenager stated an RFP is a little different than just asking for proposals.

Mr. Berube stated Mr. Haskett can solicit for proposal. Also, we are 10 months away from the expiration of the contract with Luke Brothers. It will take us about that long to sort through that process. If we are going to keep the same landscaper and accept his 5%

reduction to extend his contract, I am fine with that. I do not know if that is the right thing to do. Do we want to prepare an RFP? My only purpose in asking is because I would like to show you my next proposal for a fourth District employee.

Mr. Evans asked are you proposing that we hire an individual that replaces Mr. Haskett's involvement with how he interacts with the current staff?

Mr. Berube stated this new person would supplement Mr. Haskett's services and would be a direct supervisor. My anticipation is he would be a working manager.

Mr. Evans asked is there a capacity need at that level at this time?

Mr. LeMenager stated I do not think there is.

Mr. Evans asked would the District entertain reimbursing the developer for Mr. Haskett's time?

Mr. Berube stated this is why we have five members on the Board. I am thinking we should expand what we are doing and make it budget neutral by adding another employee. It will be more than hiring a fourth employee. He will need office space and a vehicle and other things. We have done this before. My intent is not to pick on Mr. Haskett.

Mr. Evans stated I am not sure how it would be budget neutral. Right now, the District has the benefit of Mr. Haskett's time for free. The District has not been reimbursing the developer for his time, which is probably at least half, or more, of his time spent providing proposals and dealing with the contractors. He spends an enormous amount of time, dedicated to the CDD.

Mr. Berube stated I have no argument with those comments.

Mr. Evans stated to be fair and to better understand this, are you proposing that we continue that? At some point in time, we may have to find a replacement if something were unfortunately to happen to Mr. Haskett. Then we can start budgeting for that capacity, but within that capacity, we are reimbursing the developer for the time that he spends on CDD business.

Mr. Berube stated however we decide to do it is fine. The way I get it to being budget neutral is, right now, we pay Luke Brothers \$24,000 annually for mulch. Not all of that is labor, but the majority of that component is labor. The amount of mulch we use is less than half, and if we brought mulching in-house with our staff, there is still a cost for mulch, but most of that amount would be for labor. Elevating trees up to ten feet, many

people can handle that. We are paying Luke Brothers \$18,000 annually for that task now. The big addition there would be some equipment to trim the trees, a wood chipper and a truck to haul it away.

Mr. Evans stated I understand all that. But there is a balance to micro-managing and simply managing. We just need to find a happy medium between the two. I understand sometimes you take your car in for a tune-up and you decide you want to change the plugs and the filters before it ever gets there and then you negotiate with the mechanic on what that amount is, but there is a balance for the unity of service and responsibility. This is definitely something we can discuss at a later time.

Mr. Qualls stated I understand what you mean when you refer to them as “District employees,” but these employees are all employed by the District Manager, and it is the District Manager whose job is to manage the works of the District, pursuant to Chapter 190, Florida Statutes.

Mr. Moyer stated Severn Trent does have a field management department.

Mr. Evans stated we need to explore that option.

Mr. Moyer stated if you want a field manager, I can provide you with a very good field manager who manages Celebration and four or five other Districts in Osceola County.

Mr. Berube stated we are on a roll of hiring our own staff to be more self-sufficient.

Mr. LeMenager stated we are discussing where we go in the future. My concern is that you are doing this piecemeal. To the extent that we want to talk about a different way to manage the day-to-day operations, perhaps we can ask Mr. Moyer to invite a field manager to talk to us about the kinds of things that can be done. That would be a topic for a workshop. It is certainly something to be discussed. We all recognize that a number of years into the future, the developer will not be here anymore and we need to run things ourselves. I am not sure we are at that point yet. It sounds like Mr. Moyer already has a solution for a field manager who operates in multiple communities and he can just add us to his list.

Mr. Evans stated we can include this item during our tree workshop.

Mr. LeMenager stated that is a good idea.

Mr. Berube asked did we schedule that workshop for January?

Mr. Evans stated we are thinking about January.

Mr. LeMenager stated I think we should discuss it then. We have specifically tabled a proposal based on the fact that we want to discuss trees and the sycamores and so forth. If we want to expand that workshop to include a discussion with respect to the future organization, we can have two topics at the workshop.

Mr. Evans stated hearing the consensus of the Board, we will hold our next workshop on Thursday, January 26, 2012, immediately following the regular meeting which will begin at 9:00 a.m.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Evans stated we have had more audience members arrive after the audience comment portion earlier in the meeting, and I would like to give them an opportunity to make any comments.

A Resident asked is there anyone monitoring the pool cleaning service?

Mr. Haskett stated yes.

The Resident stated a while back, my nephew was there and he was standing in the pool and he went under. He came up and said the floor on the bottom was very dirty. When I asked around about this, they said the pool was cleaned on Friday, and this happened the next day, Saturday. It should not have been dirty.

Mr. Evans stated I cannot speak to this because I do not know what happened between the time that the pool was cleaned and the time he was in the pool.

The Resident stated when I mentioned it to someone, they said sometimes there are heavy winds and rain, but that had not happened just the day before we were at the pool. There was no reason why he should come out of the water and say the pool was dirty.

Mr. Evans stated I do not know what the case may have been.

Mr. Haskett stated if this had been put into the complaint log, we would have addressed it at that time.

Ms. Kassel stated if there is any issue, you should call the District Management office and report it. That is how management learns about it but we also learn about it because we see the communication log. If there are any patterns, we can deal with it.

The Resident stated I did not really follow up with anyone on this.

Mr. LeMenager stated you need to get it on the list and then we will review it.

Mr. Moyer stated the phone number to our office is 407-566-1935.

A Resident stated I know cars parking on the street is an ongoing issue, but on Bracken Fern at the corner of Button Bush, there seems to be a problem with so many cars parking there. The sanitation truck is having difficulties moving around in that area.

Ms. Kassel stated that is a County issue because they are County roads. Unfortunately, there is nothing the CDD can do about it. If you think there is some kind of violation, you can contact the County.

The Resident stated this problem has been going on for eight years. I come from New York, and at some point overnight, like 11:00 p.m., all cars must be off the street.

Ms. Kassel stated that is an issue for the County to address. If you want to get those County Ordinances changed, you need to do that through the County. It is nothing that the CDD has control over. Our powers in the CDD are quite limited, and the roads are owned by the County. We cannot change County Ordinances; we do not have that power.

The Resident stated ever since I moved here, there is the CDD, the HOA, and the County, and I am stuck in the middle. Anytime I discuss anything with any of those groups, it does not go anywhere and I am caught in the middle of these three groups.

Ms. Kassel asked what has the County said when you approached them on this issue?

The Resident stated the same thing they said about the leaves on the roadway that is now causing a problem with drainage in Cypress and it will happen eventually in Birchwood.

A Resident stated the first problem with the cars parked on the street is there are kids playing on the street. When the cars are parked on both sides of the road, the kids do not see cars coming. The second problem is, I sat on my porch the other day at 6:00 and watched the sanitation trucks go to Button Bush Loop in order to come back to Bracken Fern, and cars are parked on both sides of the street. When I called the District, they told me it was a Harmony problem, so we get frustrated because we get the run around. We have called about cars that are parked the wrong way on a street, or else they are parked on a side street that is really narrow and there is no room for another car to drive by the car parked at the end of the sidewalk. It is an ongoing battle.

Ms. Kassel stated if a car is parked in a non-parking location or parked the wrong way, that is a violation that you report to the sheriff who can issue a ticket. People have gotten tickets for left wheels on the curb. Definitely call the sheriff for those issues.

Mr. Berube stated they have gotten tickets for parking within 30 feet of a corner.

Ms. Kassel stated we would love to have people parking on the street very minimally, but unfortunately, it is not within the CDD's ability to do anything about. You said you called the District and they said it was a Harmony issue; did you mean the County?

The Resident stated yes; the County says it is a Harmony issue.

Mr. LeMenager stated next time, get their name.

Mr. Berube stated they do not want to get involved. That becomes the problem.

A Resident stated do not call them on the phone; put it in writing.

Mr. LeMenager stated then you can get a written response.

Mr. Berube stated go to www.myosceola.org and there is a complaint page that will put your request in writing. I have used it and I know they respond. Try that because they will keep a trail of requests, and they do respond.

A Resident stated there is a hideous hammock on Button Bush that is sitting between a pole and a tree. To whom do I address this? It has been sitting there for days.

Mr. LeMenager asked is it on CDD property?

Mr. Berube stated yes, it is in the easement.

Ms. Kassel stated I do not think the resident knows that is not his property and that the hammock needs to be removed.

Mr. Berube stated I saw it a couple weeks ago, and I did not think it was going to last that long. It is strung up between a light pole and a tree.

Mr. LeMenager asked can Mr. Druckenmiller take it down and throw it away?

Mr. Haskett stated I will address it.

NINTH ORDER OF BUSINESS

Adjournment

The next meeting will be Thursday, December 22, 2011, at 6:00 p.m.

The meeting adjourned at 11:10 a.m.

Gary L. Moyer, Secretary

Robert D. Evans, Chairman