

MINUTES OF WORKSHOP

HARMONY COMMUNITY DEVELOPMENT DISTRICT

The planning workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, October 29, 2015, at 5:00 p.m. at the Harmony Golf Preserve Clubhouse, 7251 Five Oaks Drive, Harmony, Florida.

Present from the Board were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
David Farnsworth	Assistant Secretary
Kerul Kassel	Assistant Secretary
Mark LeMenager	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Kent Foreman	Starwood Land Ventures
Amber Sambuca	Starwood Land Ventures
Gerhard van der Snel	District Staff
Residents and members of the public	

This is not a certified or verbatim transcript but rather represents the context and summary of the workshop.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Berube called the workshop to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Berube called the roll.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Presentation by the Developer for Future Plans

Mr. Foreman provided a power point slide presentation of future development plans.

Mr. Foreman stated Mr. Bob Glantz is not able to attend the workshop tonight; he is at a public hearing in Maryland. He regrets not being able to join you, but he asked me to bring you up to speed with what is going on in the east side of the community. The area we are talking about is east of the clubhouse, which we refer to as neighborhoods I, J, K, and L. We have renamed this The Lakes at Harmony for our active, adult community. We

are naming the four communities South Lake, East Lake, West Lake, and North Lake. This is at holes 11, 12, and 13. The first portion for fill and infrastructure construction is South Lake, which is neighborhood I. We will also be building a recreation center. These are active adult, age-restricted neighborhoods. Ultimately, there are approximately 400 single-family, detached units in those neighborhoods. Approximately 190 to 192 are in the first neighborhood. This community will have its own recreation center, its own home owners association, private roads, and common areas, many of which will be maintained specifically by the home owners association. As you come past the guard and entrance, past the golf maintenance entrance, past the second hole which is the green on 13, there will be the first monument on the right. We have taken an area and we want to identify this section of the community as The Lakes. The sign will give you a sense of arrival. It is HOA property.

Mr. LeMenager asked the HOA in these neighborhoods will actually own some property?

Mr. Foreman stated I will walk you through that information. The entrance into South Lake will have small signage, gates, and landscaping. All the landscaping in this neighborhood, just as it is throughout the community, will have the vast majority being native and Florida friendly. There are a few shrubs and annuals that are Florida friendly but not necessarily native. All the trees will be native. That is what we have always done, and we will continue to do that.

Mr. Berube asked where are the traffic circles? Mr. Foreman pointed them out on the presentation.

Mr. Foreman stated there will be entrances to East Lake and West Lake coming off either side of the road before you get to the roundabout. At the end of the roundabout will be an access to North Lake.

Mr. LeMenager stated I do not see a road for access to Cat Lake.

Mr. Foreman stated there will be. At this time, we are working through that design. We had to do some additional surveying to make sure exactly where all the wetlands and setbacks were relative to development plans. That access was always anticipated that it would come off the roundabout. We will be shifting the road so it will come right off the roundabout and down to the lake. All that area will get three feet of fill, so we have to do that in sequence. There is electrical, fencing, and a lot of things in the way. We are

working our way through that access. There is some green space shown where we will be doing another dog park, which will also be a trail head as we reconfigure some of the trails.

Ms. Kassel asked will the dog park be public?

Mr. Foreman stated I do not know if that decision has been made. I am hopeful that it is. My belief is that all the dog parks should be common and people can go to the one that is closest. We expect to have a lot of pets in the active adult community, and we need that so as not to overwhelm the other dog parks. I cannot give you much more detail. We have been concentrating more to the south and are now starting to look more north. That information should be coming soon. We have a rendering of the recreation center, which is designed by the Evans Group, the same architectural firm that designed this building, the Swim Club, and the welcome center. There are some elements that are common to try to tie in all the amenities together. It is approximately 6,000 square feet under roof with 3,000 air conditioned and 3,000 covered.

Mr. LeMenager asked for reference, how large is this building?

Mr. Foreman stated a little more than that.

Mr. LeMenager asked so similar in size to this building?

Mr. Foreman stated it will be smaller than this in terms of air conditioned space, but it will have larger covered areas adjacent to the pool for shade and a big ramada room that is open. It will have more open areas because of the nature of the use. In the building is a flexible community room with a small catering kitchen, a small library and activity room, and probably some fitness aspects. We are still working on that with our interior designers and the programming. The builder for this portion of the community is CalAtlantic Group, which is the recent merger of two major builders: Ryland Homes and Standard Pacific. They merged 60 or 90 days ago and are still putting their two major national builder companies together. We have program agreements with CalAtlantic, and we are going to be building the recreation center and all the amenities and will be delivering lots to them to build.

Mr. Berube asked does this front along Five Oaks Drive, or is it set back in?

Mr. Foreman indicated the vehicular access for South Lake and the pedestrian access.

Mr. Foreman stated it is set off the road if you go back on that side. Just before you get to the lift station, you will see a triangulation of land, which is where the building is

set back. The pool will be about 2,500 square feet with a 7,000-square-foot deck. It is a zero-entry pool. It has areas for water aerobics and lap swimming with lots of seating. It is an active adult-type pool. We also have what we are referring to as a sunset gazebo back in the corner, which is an area where people can have gatherings and look out over the golf course at sunset. We were going to phase this in, but we are going to go ahead and put in two tennis courts for the residents. We have a regular parking lot and legal golf cart parking, as well, assuming these residents will have electric vehicles, just as other residents in the community have, to get around the neighborhood. This entire site is being built and maintained by The Lakes HOA. These amenities will be built and paid for by these 400 residents. I want you to see what we are doing to give you the big picture. We recognize that it is not appropriate for the CDD to main the gates, entry features, signage, and any of that aspect of these neighborhoods. We separated the tract out and will put those directly into the HOA to be maintained by the HOA. There is a pond behind the green, and there is a big open area as you come up to see the model homes. That open area will be maintained by the HOA. Currently, the District already maintains the area where the street trees are between the sidewalk and the curb. We will not disturb that area, and it will continue to be maintained by the District. We are working with Mr. van der Snel. We had to move a few trees for the entry road and a few minor things like that. There is a tract along where we are putting in a berm to shield the back of homes. We are planting magnolias and slash pines in an attempt to create a nice, forested buffer from the main road and privacy for the residents but also a visual block for people as you are driving, jogging, or biking through the community. That area is a CDD tract and is contiguous with the tract on the other side of the sidewalk. This is an effort to show you what areas will go to the CDD. There will be a break between two lots where we are bringing the sidewalk out for people to walk directly to the recreation center, which is across the street. The only areas that will be the CDD's are the stormwater ponds and the perimeters around them. We have provided access through easements to make sure there is full access into this area. We have four ponds, two of which front the golf course. Around those ponds, we are doing pretty much what has been done throughout the community, which is nothing but planting trees. We are planting cypress on the edges of the water, red maples on the lower edges of the bank because they need wet feet, and oaks and magnolias spread out. I have landscape drawings if you want to look at them. It

will be nothing extensive or high maintenance. We feel that since this area has been a pasture for years, we should do a little forestry.

Mr. Berube stated it is interesting you are going to plant the ponds because we have a proposal in our meeting agenda package from a marine biologist. One of her recommendations is to plant trees every 30 feet along the edges of the pond. Every 30 feet is a little heavy, but we will discuss that.

Mr. LeMenager asked how close to the edge will you plant them?

Mr. Berube stated in the buffer.

Mr. LeMenager asked where it slants down?

Mr. Berube stated yes.

Mr. Foreman stated what I would typically do is find out from the engineer where the top of the mean high water level is, where we expect the water level to sit. The cypress trees will typically be within five to ten feet above that. Maples will be probably be 10 to 15 feet above that because they do not like quite as much moisture. The magnolias will be on the higher, or flatter in some cases, area at the top. As you spread those around the pond, you get some different heights and textures, and it begins to create cross views. It will all be planted with Bahia. We will irrigate it only because we want to make sure it gets started and will survive. Then that can probably be pulled back or turned off over time, depending what the CDD decides to do. I pulled out some of the construction documents, and I have a full set of plans. They describe the area that is the HOA tract, entry features, gates, and other amenities. The roads will be private. We put the gates in, and we are not sure how much the gates will be used. They are more for perception for the active adult than for anything else. It will be up to the HOA long term. Most of the communities we checked that we are marketing against leave them open during the day and close them in the evening. There are no pedestrian gates. There are a couple arches you can walk under. There is a free flow for pedestrians but it is a perceived security for this type of buyer. The landscaping is more intense at the entrance, as it is in the rest of the community and neighborhoods. The main feature will be backed up by some 75-gallon live oaks, that are rare to find, and pine trees. We added some magnolias. We will have a few sabal palms, which are native palms, just for variety at the entry gates. All that area is HOA maintained. The area between the back of the lots and the roadway is where

the berm is, which will have magnolia trees faced out and the actual clustering of slash pines. That is just to create a visual break.

Mr. LeMenager stated that will be the CDD's to maintain.

Mr. Foreman stated yes. I previously described a sidewalk going between two lots, which is to get people to the pedestrian path the quickest way. For example, if they were going up to the dog park, this would be the faster way out where they could walk across to the recreation center.

Ms. Kassel asked will there be any fences? Or will it just be gates at the entrance?

Mr. Foreman stated just the gates at the entrance. We are trying to handle it with berms and landscaping as much as possible. We have a handout that we will distribute at the end of the workshop. I did a reduced set of the entire construction documents so you can see all the landscaping. The rendering of one of the ponds will give you an idea of the tree plan. It is not overly extensive, but we think that over time, they will mature and break things up. We are not trying to create a lot of maintenance, but we are trying to create the shade and cross views that these kinds of trees will provide. The trees will be field placed based on where the final water level is. In terms of timeframes, we are under construction now. We are trying to deliver the first set of lots and will probably release a few early on so they can start construction of the models. Our goal is to have them start those by the first of the year. We are making good progress with that. On the recreation center, we are waiting for final permits. Jr. Davis is our site contractor and will be doing the site work for that. They will be breaking dirt and putting it there, as well. That site has to be filled; all these pastures have to be filled two to three feet. All your homes were built on three feet of fill, too, since the entire community was below flood plain. The recreation center site work will probably begin late this year in terms of fill. We hope to start construction of the pool and the recreation building itself January or February. We are just now getting the architectural plans and the permit. Commercial building permits are tough to get these days, and they normally take anywhere from 60 to 90 days. It depends on how well we did our construction documents as to whether or not we start in January or February. It will be the first quarter of 2016. We are helping with the marketing of these units. CalAtlantic will be using the back room of the welcome center and will be introducing that product in the next 30 to 45 days. We are very excited. We have a pretty good waiting list from word on the street. People who live in the

community now are interested in living in the age-restricted area. It will be a good balance in combination with all the other residents in Harmony.

Ms. Sambuca stated we are also hiring an activities director to plan events for the active adult community. They will be at the recreation center as well as this clubhouse. They will man two facilities and help those folks, as well as people who have memberships here for the new gym. They will be hired as of December 1 to help assist signing up memberships. They will have a big role.

Mr. Walls asked what is the timeline for the gym here?

Ms. Sambuca stated we probably have another month. Equipment is on its way and the flooring is being wrapped up. Cable for the televisions and electricity for the equipment are being done now. Within a month, we should be ready to open.

Mr. Foreman stated there is a lot of pressure on us to get this completed.

Ms. Sambuca stated we will have various membership packages for the gym, social, and fitness activities, which will be available to all the residents to choose from.

Ms. Kassel stated all residents, not just in the active adult community.

Ms. Sambuca stated that is correct.

Mr. Foreman stated we are building four pickleball courts just on the other side of the Swim Club. We are building some bocci courts, two to start with to see if there is interest. Those will be tied into the membership programs, as well. We have done some landscape enhancements in front of the building, and we are also going out in the back and other areas. We are trying to get things cleaned up and keep moving forward as we go.

Ms. Kassel stated a lot of people walk, bike, or run down the sidewalks on either side of Five Oaks Drive. During construction, I notice some areas on the east side of Five Oaks Drive will not be accessible. Will that also be the case on the west side of Five Oaks Drive?

Mr. Foreman stated only on a neighborhood-by-neighborhood basis. I talked with Jr. Davis about that, and they are hopeful they will wrap up here. I asked them to clean up that berm and try to get off the roadway as soon as they can and internalize it.

Ms. Kassel stated I mean for the recreation center. Construction is on the east side. Will we have disruption on the west side, too?

Mr. Foreman stated I am hoping the timing is such that we will have disruption at one time. That is the goal. I cannot promise you that, but that is the goal we are working

toward. We all realize it is a disruption, and we apologize for that. It is the nature of the animal.

Ms. Kassel stated you mentioned new recreation center will have a small fitness center. I am confused since there is also going to be a fitness center here. Will their HOA fees be paying for that, and they will have to buy a membership here?

Mr. Foreman stated yes. All the residents of The Lakes will be paying mandatory membership dues for the club, so they will have access to that. We are in final discussions of how to furnish this recreation center, so I cannot give you any definitive answer. The thought is that we will have a section of that recreation center specifically for aerobics, so it will have bicycles, elliptical runners, and those sorts of things, plus an area for yoga and stretching, and a few other things that we think is probably better targeted to those particular home owners and more convenient to those home owners. Some active adults would probably like to use a weight machine if there are some, but as we understand the marketing, the vast majority of them are more aerobic oriented. For a convenience factor, we will probably have some of that at the recreation center.

Mr. LeMenager stated keep in mind, you are only talking about 600 people; 400 houses for ages 55 and over is 600 people if you figure 1.5 per house.

Mr. Foreman stated it will take us a while to fill those up. It will not happen overnight.

Ms. Kassel asked what is the estimated timeline for when all the site work will be complete for all four of the neighborhoods?

Mr. Foreman stated I do not know if I can answer that. I can tell you on South Lake, we anticipate the end of the first quarter or second quarter of 2016 to have construction of South Lake complete. We are trying to dovetail the recreation center. You do not need to have a recreation center open for the first resident, but we certainly need it before we have our 50th resident. That is all we are really geared to building now. We are going ahead and filling some of the other neighborhoods. You will see fill going on East Lake now because no matter what is built there, it will need to have fill. While we are digging the ponds, that provides the fill. We are putting that on sites now. We will not start East Lake until there is demand. We have almost 50% of the 400 units in that first neighborhood. It really depends on how successful we are and how CalAtlantic is to market that product. I would like to think we can do 100 a year, but it is hard to tell.

Ms. Kassel stated it is probably a five-year project.

Mr. Foreman stated four to five years is my best guess. It could be longer.

Mr. LeMenager stated keep in mind that there is really nothing age restricted in this corner of greater Orlando. Jones is putting one on Narcoossee where there was always a giant hole. There was really nothing age restricted over here. I could see a fair bit of demand.

Mr. Foreman stated we hope so. Everyone will be paying CDD assessments, as well, and we think they will be a good addition to the community. I think you will have a lot of volunteers and a lot of people to support the commercial activities. Typically, they are great additions to a big community.

Ms. Kassel asked what is the cost for the site work and installation of the pool? I am trying to get an idea of what something like that costs.

Mr. Foreman stated the recreation center is probably a couple million dollars.

Ms. Kassel stated I am just talking about the pool.

Mr. Foreman stated \$350,000. We are considering doing a geothermal heating system, but that has not been decided for certain. It will be similar to what is at the Swim Club. It is the most environmentally sensitive way to heat any of these pools. It is a lot of money up front, but you get it back later. That could increase the price to \$400,000. We are just now finalizing our bids and selecting a contractor. The reason I do not have specific numbers is because we bid it to one general contractor to do all of that. You have different numbers in different categories.

Mr. LeMenager stated it looks like we are picking up a lot less than in a regular neighborhood.

Mr. Berube stated it is primarily the ponds and trees, and we have that pretty well under control. I presume the sidewalks are going to the County, just like neighborhoods F and H-2.

Mr. Foreman stated no, the roads and sidewalks, including rights-of-way, will be private, so they will be maintained by the HOA. That is the only way the County would allow us to do the gates, which is unusual from a marketing standpoint.

Ms. Kassel asked what is the pejorative term for a house with a garage straight up front that is not a snout house?

Mr. Foreman stated front loaded garage.

Ms. Kassel asked what percentage of the houses in The Lakes will be that kind of house?

Mr. Foreman stated they will all be front loading.

Ms. Kassel stated I am curious because Harmony was originally sold as a traditional neighborhood development. I realize that things change, but that was a big selling point originally. Now there are a lot of front-load, non-alleyway houses much farther away from the sidewalk. It is a very different feeling. You are saying The Lakes will be like what we see going into neighborhood F and some of what is in neighborhood H-1?

Mr. Foreman stated it will be similar. The homes will generally be smaller. They will predominantly be a single story. The two-story houses will have the master bedroom on the lower level in an active adult, age-restricted product. What you end up with on the second floor are secondary bedrooms for guests and activities. The vast majority of the living space is on one floor. We are working with the builder to finalize some plans, and we are trying to keep a neo-traditional architectural style to them. We are trying to deemphasize the garages. We are trying to tie them in as best as we can to create the traditional home these buyers want. They all visualize sitting on their back porch, looking out at the water or golf course or the wetlands. The only way to accomplish that was by front-loading garages. We have developed a street tree plan that requires builders to install live oaks 30 to 40 feet, just like throughout the rest of the community. The CDD will not have to maintain them because they will be part of the HOA. The yards for entire community are maintained by the HOA, not individually. It will have common maintenance throughout, which we think in the long term keeps up the quality level of these neighborhoods.

Mr. Berube asked does that include painting and roofs?

Mr. Foreman stated I do not know the answer to that since I am in the landscaping realm.

Mr. Berube stated that is typical in many of these communities.

Ms. Kassel asked what is the price point on these houses?

Ms. Sambuca stated they have not released them fully yet, but we are looking at \$170,000 to \$260,000, that type of range.

Mr. Moyer asked is there a website or a link for this presentation? I am sure the Supervisors will receive questions about what happened at the workshop. Are there some materials we can make available?

Mr. Foreman stated Ms. Sambuca can send the presentation to you.

Ms. Kassel stated then we can post it on the Harmony CDD's website.

Mr. Moyer stated yes.

Mr. Foreman stated we do not really have a marketing website for this particular product. That is going with the builders and will be available shortly.

Ms. Sambuca stated it will also be on the HarmonyFL website once we get some finalized plans. Because of the merger, CalAtlantic is still establishing a logo and things like that. When we receive that information, we will distribute it.

Mr. LeMenager stated you can find a lot of this under Ryland Homes right now.

Mr. Foreman stated yes, but it is not a lot of information.

Ms. Kassel asked are you going to be doing anything with neighborhood O to make it a little more presentable for The Lakes? Right now it is pretty harsh looking. I am just curious. You may not be.

Mr. Foreman stated we are still trying to figure out what happens with neighborhood O. Honestly, we are trying to read the sales pace of neighborhoods F and H-2. We are waiting to see how the sales pace goes for those neighborhoods, what builders need, and what the demand is. We did not have a lot of product out for very long. Now, we have a product to offer and builders have homes to sell. We will learn from that, and we know more than we did six months ago. That will be the determining factor to what happens later on.

Ms. Kassel stated I was just curious about the current state of neighborhood O.

Mr. Foreman stated we have plans, and the engineering plans have been completed. We are just sitting on them.

Ms. Kassel stated if I understand it correctly, for now and the foreseeable future, neighborhood O will look pretty much the way it does now.

Ms. Sambuca stated yes, it will look that way for a few more months.

Mr. Foreman stated step one was to clean up that area, but that is a good point. We will go back and see if we need to address that. Now I understand what you are asking.

Ms. Kassel stated it makes no difference to me since it is developer property, but you are trying to sell The Lakes. People will pass by that neighborhood and wonder how long it will look that way.

Mr. LeMenager asked is the mess along U.S. Hwy 192 because of the utilities?

Ms. Sambuca stated that was OUC.

Mr. Berube stated you will hear about that in the regular meeting. There was a meeting yesterday about that.

Mr. Foreman stated we appreciate the time for tonight's workshop. We hope you found the information helpful.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Thursday, October 29, 2015, at 6:00 p.m.

On MOTION by Ms. Kassel, seconded by Mr. Walls, with all in favor, the meeting was adjourned at 5:40 p.m.

Gary L. Moyer, Secretary

Steve Berube, Chairman