

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 30, 2016, at 6:00 p.m. at Harmony Golf Preserve Clubhouse, 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum 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
Tim Qualls	Attorney: Young, van Assenderp & Qualls, P.A.
Steve Boyd	Engineer: Boyd Civil Engineering
Justin Kramer	OUC, Renewal Energy Project Manager
Rick Mansfield	Davey Commercial Grounds
Billy Newell	Davey Commercial Grounds
John Rukkila	Davey Commercial Grounds
Amber Sambuca	Harmony Development Company
Sam Troy	OUC, Renewable Energy Manager
Gerhard van der Snel	Harmony District Staff
Residents and Members of the Public	

FIRST ORDER OF BUSINESS

Roll Call

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

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

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 31, 2016, Meeting

Mr. Berube reviewed the minutes and requested any additions, corrections, notations, or deletions.

On MOTION by Ms. Kassel, seconded by Mr. Farnsworth, with all in favor, unanimous approval was given to the minutes of May 26, 2016, meeting.

FOURTH ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping

i. Davey Tree Monthly Highlight Report

The monthly landscape maintenance report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Mansfield introduced Mr. Newell, the project manager for Harmony who will run the day-to-day operations.

Mr. Mansfield stated at last month's meeting, I mentioned that I was going to investigate what was happening at Davey and will go through everything we have in an attempt to reorganize and make it a long-term operation. Regardless of whether I am here or Mr. Newell or Mr. Garth Rinard or Mr. Rukkila, the property will run smoothly. That was my biggest task and has turned into a good challenge. In doing so, I noticed that the operation of this property needed some internal perspective because the numbers we were anticipating to get did not come close on our behalf. I have been here quite often, trying to find out exactly what is going on and reorganizing everything. We are rolling all our policies and procedures from across the country into this area now. I was here on Tuesday, and I wrote out procedures for staff at this site, which we will continue to do. I was working with the crews to make sure they know how to pull weeds correctly and get as many as they can. When you first take over, things go downhill for a little bit until you reorganize, and now we are at a point where the reorganization is over and are starting to come up. This week, I saw much improvement in the operations, and I am happy to see that and to know we are on the right path to get back to where we feel like you need to be. Without us babysitting anyone, we can make this work for you every day and every month.

Mr. LeMenager stated I live across from the soccer field, and it has been looking pretty poor. It was mowed today, but the middle of the field especially has not been looking very good. In fact, someone commented on Facebook about why the soccer field looks so terrible. Is this part of the problem getting back into it? Are we mowing it enough?

Mr. Mansfield stated it is soccer season, and we just had a fertilization technician here for three straight weeks taking care of some of that. You will start to see some of those things improve dramatically. We will be back taking care of some of the loose grass and other things that are in the field. We have to attack those weeds, and they are different

types of weeds. We are killing any weeds that are there, which can leave big, bare areas. We attack each type of weed individually and remove it, so over a three- to four-week period, we can get rid of all the weeds, versus having the field being bare. Some areas are also over used and are bare from the soccer matches and activities where we will have to install new sod.

Ms. Kassel stated some sod is meant for a fair amount of wear. We had plans for Blazing Star Park. We removed the firecracker plant and installed a lot of sod, but it is not looking so well.

Mr. Mansfield stated we addressed all the sod areas. We finished on Tuesday with the last round of treatments, so I will be here this weekend and will check everything again. I will update you through the period and let you know how it is progressing.

Ms. Kassel stated the other day, I was out talking with Travis about what you are doing around town and more specifically what you are doing with trees in Town Square. I was in the process of making a list of things to give to Mr. van der Snel for him to discuss with you and to bring to your attention.

Mr. Berube stated I have been hearing and seeing some issues. We sent some pictures earlier this week. I think one of the things we have had some difficulties on is the communication among the Board members. We sent you some pictures the other night. Mr. van der Snel has been a little more aggressive with his concerns toward some of the lack of detailing that has been happening. Mr. Mansfield and I have had conversations, as have Mr. Newell and I. We are very tolerant of the fact that a change has been made at Davey with personnel, and we went through the growing and the wet seasons. I hear what you are saying about being on property. We are tolerant of the need for reorganization, but it has to get better than what it has been for the last couple months. I am seeing baby steps toward getting there.

Mr. Mansfield stated we definitely have. I was here three weeks ago and would put it at 8 out of 10. Two weeks ago, it probably went up to 8.25 and to 8.5 this week. Mr. van der Snel and I came to the same conclusion that it is 8.5 out of 10, and we need to get it back to 9. Based on everything we have on our list of things to do, we should be maintaining it right at 9. That little bit of difference that you see is what you are getting. We need to correct it to get it back to a 9.

Mr. van der Snel stated that is right. It is mainly the smaller detail items, such as weeding and checking after a mow cycle is done. That really needs to change. It is more of an evaluation of work that needs to be done. I want to give kudos to Mr. Newell; he is working really hard to get the 8.5 to a 9. We work really well together to get it where it should be, but we are not there yet. I support that it needs to go to a 9 or better.

Mr. Berube stated it is interesting about the details. He and I were out looking for drainage grates today, and one person was mowing along Five Oaks. He had just mowed on the other side at the Five Oaks Rotary. He pointed out that three Publix bags had been run over by the mower and shredded. I just happened to look at the person doing the mowing, and he has a nice, shiny, new trash picker sitting on the side, yet I found bags 20 or 30 feet apart that had been shredded through the mower. It is not a big deal, but it is one of the details.

Mr. Mansfield stated unfortunately, at the level we have, we do not have perfect people. But at the same time, one thing on the agenda for Mr. Newell and me is that I have scheduled some interviews for him for this week because we need to make a few changes internally. We are addressing that.

Mr. Berube stated that is fine and we understand that. We have always had the ability to speak to the people at Davey and let you know our concerns, and we have always received a reaction. I am seeing a reaction, so we are okay with it, but we ask you to move quickly if you could.

Ms. Kassel stated I met with Mr. van der Snel a couple weeks ago regarding the fences. Mr. Newell was there also and we discussed some things. What we really discussed was the need to not just be paying attention to the things you are mowing and fertilizing but to attend to what is starting to go downhill when it first starts to go downhill so that it does not get to the point where it needs to be removed and replaced, which is very expensive. We also discussed that our contract is partly predicated that you are going to maintain our plant material or that you are at least going to be attending to it before it gets to that point. I spoke with Mr. Newell about this, and I presume he passed it on. It was really a conversation with Mr. van der Snel, at which Mr. Newell happened to be. Unfortunately, he got an earful from me, and I apologize for that.

Mr. Mansfield stated it is okay; we need to hear it. We should be bringing some things to your attention before they are too far gone. Certain things have a definite life

cycle, but we can also do some things better. I reviewed that with Mr. Newell and the whole crew when I was here. I already pinpointed a few items. I have been known to stick a \$100 bill in certain areas to see if they find it. I am starting with \$1 bills, and I have not heard that they found my \$1 bill. If they start finding them, I will get to \$100 quickly. We will see if they find it and get to those areas quickly. I am here more than Mr. Rukkila now and am trying to get things more organized. I will be here in the same way next week.

Ms. Kassel stated the trees in Town Square are suffering. I discussed this with Travis, and he said based on the treatment they are being given, they have a 50% chance of survival.

Mr. Rukkila stated I have been reading quite a lot, and they are on the top of the list as far as priority. We executed what we promised to do: vertical mulching and base drenching. The soil samples came back. Across the board, the pH ranged from 6.4 to 7.0, which is high to very high on the graph. I did some research, and laurels will actually thrive in that kind of soil, but they were lacking minors. We put the minors in our deep-root fertilization. From a fertilization standpoint, they are good. The underlying problem of why they are in that condition is still unknown.

Ms. Kassel stated Travis told me they had two types of canker.

Mr. Rukkila stated that was a thought. I spelled it out at the Board meeting. If you go back to 2013, we had two or three that died. It takes quite a bit of time for a culture to grow and actually be able to pinpoint what it is. That is where we are. With those trees, it was determined that they had bot canker. Because they are all in close proximity, the roots will graft and share the xylem and their diseases. I think that is what they have, but I do not have the results back. Something else I was reading was another potential disease that is fungal, which is armillaria root rot. Unfortunately, when they get to the stage where they are is when we notice something is wrong with the tree. It is far down the road. Internal diseases, particularly fungus, have no known cure. Travis was explaining that we are making an attempt in the community of landscapers to apply the best-known solutions in hopes of slowing it down if, in fact, that is what they have.

Mr. Mansfield stated we need to recreate the cultures. Once we take the samples and shave the roots back, we have to get certain parts out of the roots to take a culture to send in. That is what is in process now. We are not just guessing but are waiting for the final

answer. I would rather present you with a PhD's document on what it is versus our best guess. Even though Mr. Rukkila is a certified arborist, I feel that the doctorates have the best knowledge.

Mr. Berube asked are two trees affected right now?

Ms. Kassel stated no, we have six.

Mr. Rukkila stated we have six in the same quadrant, which tells you they are sharing the same root system. Something is underlying that.

Ms. Kassel stated to replace those trees will cost \$5,000 per tree. That is why we are trying so hard to save them.

Mr. Berube stated you mentioned root rot and fungus.

Mr. Rukkila stated it is called bot canker, and it can be fatal to the tree. In some cases, it is a slow decline over years, which is also the case with root rot. It is also fungal and is nearly impossible to eradicate. It lives in the soil and looks for live tissue. It attaches itself to the roots and spreads through the root system. You can have one tree infected, and over the course of three years, neighboring trees will start to show the same thing.

Ms. Kassel stated in other words, we have six that are badly affected, but other trees are nearby that could also be affected not too long in the future.

Mr. Rukkila stated everything I have been reading says that the best medicine is to keep the trees healthy. They have a natural defense to fight off diseases. Over watering, compacted soil, and other conditions can affect their immune system, just like with a person, and leave them open to these different pathogens.

Mr. Mansfield stated that is what we are trying to do with fertilization and everything else we have been doing. We are taking every opportunity possible to help them survive and to keep the other ones healthy.

Mr. Rukkila stated some species are more susceptible to diseases, and laurels are the kind of tree that is susceptible to a host of things.

Ms. Kassel stated another tree on the south side of the square near the center has a smaller trunk and much smaller canopy. You might want to check out that tree.

Mr. Mansfield stated I mentioned that to Mr. Rukkila during my visit here, and we added that to the list. I am glad you noticed it, too.

Mr. Rukkila stated I was excited to become a certified arborist, but as soon as you do, everyone expects you to have answers as to why a tree is declining. It is tough. You have

to do a lot of research. Sometimes, it goes all the way back to the nursery that might be bringing in what is called a cull that has girdling roots in the pot. The tree is planted, and ten years later, you have a problem with that tree that is irreversible.

Mr. Berube stated every expert in every category for every job under the sun gets to the same point: someone has something that will stump you. Are we doing everything we can or everything recommended right now for these trees?

Mr. Mansfield stated yes, we are.

Mr. Berube asked they will not need additional treatments or trimming or anything?

Mr. Rukkila stated no. I suggest that in six months, we need to fertilize them again. That is the best thing we can do for them.

Mr. Newell stated we had already cut back branches and anything that looked like it could have disease on it.

Mr. Rukkila stated the only thing that would change is if the cultures come back. If they find it is something else, then we might have some other options. That is where we are for now.

Ms. Kassel stated I do not know if we want to discuss the agreement now or under the attorney's report.

Mr. Berube stated we can discuss it now while they are here.

Ms. Kassel stated Mr. Qualls and I were tasked with looking to see if we can piggyback the Ave Maria Stewardship Community District ("SCD") contract for landscaping, to avoid the RFP process. We have been in contact with Davey several times about that. We met with Mr. Mansfield the other day, and he alluded to what happened in that contract, which is that Davey is not even breaking even on that contract. Before they propose another contract, they need to look at all their numbers, processes, and procedures. They want to renew the contract or at least go through the process, but they are not ready to do that until they are sure they will not be losing money on the contract. That is where things stand. Unfortunately, the contract is expiring soon. I do not know if it is possible to do a month-to-month extension in the meantime.

Mr. Qualls stated I do not know if it is possible, but Mr. Mansfield did say that he would have a proposal to us next week.

Mr. Berube stated Ms. Kassel is right. The way this works, we are beyond the deadline for getting this done by October 1.

Mr. Mansfield stated I appreciate that. I did not know where we were, either, until I investigated everything. That is why I have been down here to make sure operations are running smoother.

Mr. Berube stated to be clear, you know that what was proposed was a four-year flat extension at our current numbers.

Mr. Mansfield stated that is why I am looking at all our stuff to make sure we can live with that before I give you a contract. Otherwise, it does not work for either of us, and that is not fair.

Mr. Berube stated we understand.

Mr. Mansfield stated I have ordered at least one \$70,000 mower to replace some smaller mowers to be able to do twice as much mowing with one mower. I have been through that process and am putting forth the cash, presuming that we are going to make the deal. If that helps people understand where I am coming from, I have already made that purchase. It will be here very shortly.

Mr. Berube stated it has to work for both of us; we understand. It has to be a good deal for everyone. We presumed until now that it was a fairly good deal for Davey, too.

Mr. Mansfield stated sometimes changes are made.

Mr. Berube stated we are not trying to squeeze you, but things here work very slowly. We are now in July, and the October 1 deadline is a red light that is flashing at all of us. Effectively, it needs to be done prior to that date.

Mr. Mansfield stated that is why I will have my final draft to our corporate office on Tuesday.

Mr. Berube stated I was at Ave Maria SCD the other day. It is a little town down near Immokalee, south of Sarasota. I drove through there, and it is pretty upscale. If Davey is maintaining that community, you are doing a better job there than you are here. It actually looked about the same. It is clearly an upscale community, and it looked very well done.

Mr. Mansfield stated the people who are managing that went through the same turmoil about 18 months ago. They had to go in and reevaluate everything. They lost money for 18 months, and they are now doing very well, too. It is a process. That is far away from Davey's corporate office, and unfortunately, it never got to be Davey-ized.

That is what we are doing: making it work just like the rest of the corporation in 45 States.

Mr. Berube stated we are up against that deadline, and we really need to get it squared away. If the cost will go up, then let us know.

Ms. Kassel stated we will have something by the next meeting.

FIFTH ORDER OF BUSINESS

Developer's Report

A. General Updates

Ms. Sambuca stated parcel O is still under development, and we are on schedule. It is called Waterside and is across from the barn. It will be complete around the fall and ready for builders around that time. The golf course renovation is still happening. Everything is on track for that, as well. The greens are looking really nice from what I saw and in talking with field staff. Everything has taken really well. They are scheduled to reopen about October 1. We will schedule a kickoff event for the residents when the weather is a little cooler to celebrate that. In relation to the golf course and clubhouse operations, we are redoing the parking lot at the end of July. It is in pretty bad shape. In addition to the parking lot, Jr. Davis will also be finishing a gravel parking lot at Cat Lake. That will provide better accessibility for visitors using the grounds and also for wedding traffic. We have a new addition in the clubhouse. We have the activities director, Ralph, who started with us a few weeks ago. He is managing the memberships for the community and will also be directing the activities at the Lakes at Harmony, which is the active adult community to the east, our newest development. Construction is occurring for the recreation center at the Lakes, and it is on schedule. It will probably be open on September 1. The tennis courts are erected and almost complete. The pool is almost fully built. It is coming along nicely. We will have a ribbon-cutting ceremony for that facility, and the community is invited. That facility is exclusive to those residents, but we invite everyone to see it. The first family closing in the Lakes will be at the end of July. They are moving pretty steadily in South Lake on the first parcel. We are excited to have those families move in very shortly in the next couple months. We are having a town hall meeting hosted by the developer next Thursday, July 7 at 6:00 p.m. We will be providing more detailed information about the community in general and some other things we have going on.

Ms. Kassel stated neighborhood O is coming along quickly. I had been under the impression that J, K, and L would be constructed before O. We heard a lot about the Lakes and J, K, and L, but we have not really heard about O other than the infrastructure was started. What is the status? You indicated you would be done by the fall. Are builders there already?

Ms. Sambuca stated we do not have a builder contracted for O just yet, although we have proposals from a few. Regarding J, K, and L, I am not sure of the timeline. I will meet with the team and report back to the Board. South Lake has 180+ lots, and it will take a bit of time to sell through those before they move to the other parcels. I can provide an update on O because that area is the market product versus the active adult, which is right next door. We were bringing that online first since within the next year or two, we will be complete in Cherry Hill and Hawthorne. We will essentially run out of lots as more families start moving in.

Ms. Kassel stated you still have A-2 and M.

Ms. Sambuca stated that is correct.

Ms. Kassel stated we noticed that you did the infrastructure for I, you started on J, and you even started on K, but then everything stopped.

Ms. Sambuca stated we cleared the land because it was adjacent. I can check with the team, but we moved the dirt because it was adjacent and easier for the timeline.

Ms. Kassel stated it may have been more cost effective since the contractors were right there.

Ms. Sambuca stated possibly.

Mr. Boyd stated that is the reason. Neighborhood I had excess volume, so it made sense to clear J and part of K and place some of that earth in those neighborhoods instead of exporting it somewhere else.

Ms. Kassel asked what will happen with all the dirt in M?

Mr. Boyd stated that dirt will be used within the remaining town center parcels. Some of it may be moved to the Central North community, which is the next pod to the east. Some of it might be moved to A-2. Not all of it will be used here; some will be moved to other places.

Ms. Kassel stated perhaps some can be used across from the school in the empty parcel.

B. Discussion of Plat O-1

Mr. Berube stated the Board members requested to see this before we gave approval to sign it.

Mr. LeMenager stated I have discussed this with Mr. Moyer. I did not see the two pocket parks on it, which I understood are not shown on plats.

Mr. Boyd stated the tracts are there. All that shows up on the plat is the tract itself. The facilities will be shown on the plans for infrastructure.

Mr. LeMenager stated the only question I asked Mr. Moyer was, for the other neighborhoods that have pocket parks, if they were on the plat.

Mr. Boyd stated yes. The tract is always going to be on the plat.

Mr. LeMenager stated it is just a tract; it does not actually say what is going there.

Mr. Boyd stated that is correct.

Ms. Kassel stated one thing I discussed with Mr. Moyer was, initially all we received was something very general, so I asked what the CDD needs to maintain: landscaping, street lighting, and so forth. One thing I did not look at for those two parks in Waterside was if the plans addressed any kind of landscaping.

Mr. LeMenager stated probably not.

Ms. Sambuca stated I will need to pull up the proposed plan that I submitted.

Mr. LeMenager stated we would like to see the plans of those two parks if you have them.

Ms. Kassel stated the information that was sent to us included a landscaping plan. Was it sent to everyone?

Mr. Moyer stated yes.

Ms. Sambuca stated that information was definitely included.

Mr. Boyd stated it would not be on the plat.

Ms. Kassel stated right, and we were emailed a landscaping plan. It was not part of the agenda package.

Mr. Moyer stated it was sent separately.

Ms. Kassel stated what I failed to look at in the landscaping plan was to see what landscaping the developer was providing in those parks.

Ms. Sambuca stated I do not remember offhand, so I will have to pull up the plan.

Ms. Kassel stated it is one thing to have the space, and it is another to have them provide it in some condition where the CDD does not have to invest in a lot of landscape.

Mr. Berube stated we have never had to finish any of the areas that we take over.

Ms. Kassel stated that is why I am asking the question.

Mr. Berube asked is it safe to presume that if you are going to put in a park for that type of area, it will be finished landscape?

Ms. Sambuca stated yes, it is safe to presume that. I do not know the extent of the landscaping without pulling the plans that we proposed to the Board last time. We are still continuing on that path and just reviewed four proposals for equipment, and we are excited about that for both sections.

Mr. Walls stated it does show some landscaping in that park area.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to authorize the Chairman to accept and sign the plat for neighborhood O-1, as discussed.
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SIXTH ORDER OF BUSINESS

Staff Reports

A. Engineer

i. Reserve Allocation Study

Mr. Boyd stated I apologize that I did not get this complete, but I will make sure it is done and emailed well in advance of the next meeting.

ii. Sidewalks Along the Gas Easement

Mr. Boyd stated we submitted this to the County for review. They immediately responded back that they required it to be a five-foot-wide sidewalk. I informed Mr. Berube about that. We are pushing back on it. We are not there yet, but I think we will be successful. They have changed their standard that requires all private and public sidewalks to be five-foot wide sidewalks, which does not make sense to me. However, neighborhood F shows four-foot sidewalks.

Mr. Berube stated as do H-1 and H-2.

Mr. Boyd stated that is correct. I think we will be successful, and we are working through that process.

Mr. Berube stated I went out this morning and measured sidewalks. I think part of the problem is that we are calling it a sidewalk. We need to change it to walk path or dog path or something other than sidewalk. That area has no houses, which is the basis for their comment. All our other sidewalks are four feet wide. We are going to connect to a four-foot-wide sidewalk at the east end and at the west end with this new sidewalk. It makes no sense for them to require a five-foot sidewalk.

Mr. Boyd stated it is essentially a four-foot-wide concrete band.

Mr. Walls stated if all our other surrounding sidewalks are four feet, then these should be grandfathered in.

Ms. Kassel stated yes, including our walk around Lakeshore Park.

Mr. Berube stated surprisingly, that sidewalk is five feet.

Ms. Kassel stated the one at Cat Brier Park is much wider, and some places are about eight feet.

Mr. Berube stated yes, but residential sidewalks within the neighborhoods are all four feet. I measured them this morning. I think Mr. Boyd will win the battle, but one gentleman in the building department has taken a firm stand on this.

Mr. Boyd stated he is the director of development review. He is normally very reasonable, so I am surprised by the response I received from him.

Mr. Berube stated he gave us a very abrupt no.

Mr. Boyd stated we will work with him, and I think we will be successful in getting that done.

Mr. Berube stated it is a good thing we did not leave them at three feet, which was the original idea. Once we receive approval, then the next step is for Mr. Boyd to finish design plans and submit them to the County for approval.

Mr. Boyd stated we finished the design. This was an initial review comment.

Ms. Kassel stated I would like an electronic copy of the design.

Mr. Boyd stated yes, we have a plan that shows landscaping, but landscaping is not a requirement. The plan that we sent to the County does not have landscaping on it because I do not want them to start reviewing landscaping. It is a CDD tract, and they do not need to review it for landscaping.

Ms. Kassel stated I would like a copy of the landscaping plan and what was sent to the County.

Mr. Berube stated things like this are why people get so aggravated with their governments. We are trying to put in a sidewalk, and this has been going on for nine months.

Ms. Kassel stated I think it was November or December when we finally approved it, so about six months.

Mr. Berube stated and we are not finished yet.

Ms. Kassel stated part of that was due to miscommunication among parties.

Mr. Berube stated the County will drag this along for probably another six months.

iii. Maps

Mr. Boyd stated I brought two copies of the maps we have been discussing, including a street name map, a landscape maintenance map, and a drainage map. I have two full-size copies that I can leave with you. The street name map includes the neighborhood names. I will forward digital copies of these. I did not have a chance to email those before I came to the meeting, but I will send those in the morning.

iv. Drainage on Clay Brick Road

Mr. Boyd stated I took the opportunity to personally witness the drainage at Clay Brick Road after the storm we just had, and I took photographs. Clearly, the pipe is clogged. It is not a problem with the pond. There is an issue with those ponds; they are higher than normal. I found the reason for that, but it is not the reason Clay Brick Road is flooding. That is clearly a clogged pipe because the water is standing still, and it is several feet above the level of the pond. All the other inlets, some of which are lower, are dry, so it is clearly a localized clogging problem. I have been going back and forth with the County for several weeks, trying to convince them of that fact, but they have been pushing back, insisting the problem is farther downstream. I have the proof now that is not the case. I will be in touch with the engineering department in the morning and will push for them to get a crew out here to back out that line.

Mr. Berube stated we have a resident who works for that division and has been very helpful. If you cannot get it done through the people you are working with, let me know.

Mr. Boyd stated I will. The pictures prove it. I now have pictures of the whole neighborhood showing that area flooded but everything else dry.

Ms. Kassel asked what is the reason for the ponds being higher? Is there an outflow issue?

Mr. Boyd stated yes. The ponds that collect water from A-1 and also H-2 cross the road through a 30-inch pipe that goes to the wetland on the north side, which has been basically overtaken by the wetland. When it was installed, it was on the edge of the wetland buffer. But because of the nature of that wetland, the one at the end of neighborhood B around that alley, that edge is pushed out because it is getting water from the outflow. I had to get Mr. Rick Brown to get the survey to find them because I was walking all over them, and they were completely buried. He dug them out enough so they

are visible, but they are still obstructed. Right now, the water level in those ponds is probably 18 inches higher than normal because that outlet is still not flowing.

Mr. Berube stated Mr. van der Snel and I were over there today. Either our staff or a contractor, if our staff cannot handle it, will clear all that out. We know exactly where it is, and we will get it opened up. We received quite an education in drainage today on all those ponds.

Mr. Boyd stated the map shows how the ponds are connected and where the outfalls are, so that will help in the future.

B. Attorney

i. OUC Street Light Buyout

Mr. Qualls stated I talked with Mr. Dan Seabrook on Monday or Tuesday of this week. He said the people who were crunching the numbers for a final buyout were out of the office, but he was working on it. I sent him again the amended leases, so they have all that. As soon as they have the numbers, they insert them. He said the last payment for the District for those two street light buyouts will be July 2016. He should have everything to us soon. If I have not heard from him by tomorrow, I will send a friendly reminder. I hope to report to you next month that the buyout has been accomplished.

Mr. Berube stated we have already done all our necessary approvals, so we are at the point where the check can be approved, and we can get it done.

Mr. Qualls stated yes.

C. Field Manager

i. Facilities Maintenance (*Parks, Pools, Boats, etc.*)

The monthly facilities maintenance report is contained in the agenda package and is available for public review in the District Office during normal business hours.

ii. Facilities Usage (*Boats and Others*)

The monthly facilities usage report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Walls stated I have seen positive comments from residents on how the boat operations have been going. I wanted to make sure Mr. van der Snel knew and would pass that along to the staff.

Mr. van der Snel stated yes.

Ms. Kassel stated the report was pages and pages long this month.

Mr. van der Snel stated the boats are being used, which is very positive. The sun tracker has been used a lot.

Ms. Kassel stated also the kayaks.

Mr. van der Snel stated we really make it a point to keep those operations going, especially with the boat reservations. We are flexible if people call, and we make it happen. The boats are really popular.

Mr. Berube stated this another area that takes up a lot of staff's time. It is not hard work, but they have to be there. They have to drop what they are doing, go handle the reservation, get people into the boat, and then come back afterward. It is nice that people compliment staff. I never hear anything negative about anyone working in field services. When people say they are happy, that is better than them saying they are not happy.

iii. Facebook Activities

The monthly Facebook activities report is contained in the agenda package and is available for public review in the District Office during normal business hours.

iv. Pond Report

The monthly pond report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Ms. Kassel stated it is obvious the ponds have been evaluated in terms of what is growing in them, and three or four ponds had a pesticide or herbicide used in them. The report did not indicate what was being done on the other ponds. Only three ponds were treated with anything?

Mr. van der Snel stated yes, as of when that report was produced. We just got our chemical supplier set up, and we immediately started treating the ponds. That was two or three weeks ago. I just had to wait for the chemicals. This was a better deal because they did not charge me for shipping costs. It is really a significant difference, so it was worth the wait.

Ms. Kassel stated it would be helpful to have a line or two at the bottom of the report to indicate what the plan is for those ponds that have not been treated, or what else might be going on with the ponds. Mr. van der Snel discussed something with Ms. Jennifer Dwyer. I do not remember what it was, and I did not see that reflected in the report. It tells us mostly what is growing in the ponds. In a few cases, it tells us that a pond has been treated, but it does not give us a broad picture of what is going on with the ponds.

Mr. van der Snel stated I will provide that for the next report.

Mr. LeMenager stated I was driving to the Estates. The pond between Drake and the Estates on the south side of the road was totally green except for a small part in the middle where the fountain was blowing it away.

Mr. van der Snel stated Mr. Berube gave me a link to the hippo, which is a skimmer that has a hippo head. You put it in the pond, and it automatically skims off all the duckweed. That is what is on the pond, and duckweed is a very invasive weed. We are having a really hard time getting rid of it. That specific pond is being fed by another pond that is on the golf course, which also has duckweed. We treated that pond, and we are evaluating what to do if we invest in the hippo. It costs about \$2,400; however, it is pretty much the best way to get rid of the duckweed.

Mr. LeMenager asked will it affect the pond on the north side?

Mr. van der Snel stated yes.

Mr. Berube stated they all have duckweed.

Mr. van der Snel stated that pond is by Oak Glen.

Mr. LeMenager stated I presume those two ponds are connected.

Mr. Berube stated yes.

Mr. van der Snel stated yes, on the golf course and on the right side of the pond. It is not connected to the left side of the pond; that side has its own outfall.

Mr. LeMenager stated so it will not go under the road and get into that other pond.

Mr. van der Snel stated no.

Mr. Boyd stated birds carry it around, too.

Mr. van der Snel stated it is birds and alligators.

Mr. Berube stated any wildlife that goes from pond to pond picks up those green spores and drops them in the next pond. Then you have this growth. You can treat it with chemicals, and it works, but you are chemicalizing the ponds, and it is expensive to treat them that way. The hippo is a floating vacuum cleaner with filter bags. The good news is that stuff from the filter bags is very fertilizer friendly. They use it on gardens, so maybe we can treat them that way. The hippo draws it in, just like the skimmer on your pool. It fills up the filter bags, and when it stops, you pull out the filter bag and put on a new one. It keeps skimming the pond continuously.

Mr. LeMenager asked you can use that for fertilizer?

Mr. Berube stated yes, because duckweed survives on phosphorus and nitrogen. All the nutrients that are in the water are what make it grow vociferously. In some places, you can use what is skimmed as fertilizer. We can throw it in the dumpster, but we will find out if Marilyn would like it for the community garden. The reason we have not presented the hippo for purchase yet is because we were going to show it to Ms. Dwyer when she came in this week and ask what she thought about this, but we did not have her come in this week.

Mr. van der Snel stated she was very positive about the idea. Just a comment that it is called duckweed because ducks transport it from pond to pond.

Mr. Berube stated it is almost impossible to get rid of once you have it. The bigger problem is that we were treating our ponds, but the golf course was not treating theirs, and it was transferring into our ponds. Now we are maintaining the golf course ponds, so we will be able to eliminate it. Putting expensive chemicals in the water is not going to get it done.

v. Chapco Fence Proposal

Mr. van der Snel stated I have tried to get in contact with Chapco four times and left three messages. I spoke to a woman yesterday and requested a detailed quote. She said I would definitely have it today, but I did not receive it.

Ms. Kassel stated make a note to email me, and I will provide the name of another contractor I have worked with in the past. I am not sure they are still around, but they may be. They were very good. Perhaps you can get something from them.

Mr. van der Snel stated that will help because this is not progressing with Chapco.

Ms. Kassel stated no, it is not, and that is bad news.

Mr. Berube stated Chapco is either responsive or they are not. They are like that, and I do not understand it.

vi. Maxicom

Mr. van der Snel stated we have had some Maxicom issues. I am trying to get a hold of Mr. Aaron Smith from Insight Irrigation. It appears he is off the grid and is not responding to any of our attempts to contact him. Mr. Kent Foreman has the same problem. Today, I had someone else from Rain Bird who is an engineer to come in and make an assessment. We are moving ahead with that. It took us three weeks to get someone, which is very frustrating. I have no idea what that will do with the Lakes

because Mr. Smith has been contacted to bring the Lakes online with Maxicom. That is pending.

Mr. Berube stated we will get our piece of Maxicom fixed soon. The irrigation in the Lakes ties into our Maxicom system, but that is on the developer to get that done.

Mr. LeMenager stated we have learned that what we have is Maxicom light. When you say they are going to put Maxicom in the new areas, does that mean it will be Maxicom light or the real system where everything is included?

Mr. van der Snel stated it will tie into our system. Another control unit will be placed by Insight Irrigation that will tie into our system.

Mr. LeMenager stated I am not sure you understood my question about being Maxicom light, and this might be before your time here.

Mr. Berube stated what we are missing from Maxicom are flow meters and moisture sensors. When Mr. Smith designed F, H-1, and H-2, we asked him to put those in. I do not know if he did.

Mr. van der Snel stated I do not think so.

Mr. Berube stated I do not think so, either, because I am believing the developer is taking the less-expensive route. The big money is in the initial installation, but then you add money for the flow meters and the moisture sensors. All that has to come back on wires.

Mr. LeMenager stated the person from Maxicom who was here a few years ago basically said that without those elements, there is not much point to Maxicom. It saves us a little money, but that is pretty much it.

Ms. Kassel stated we can monitor from Maxicom, and we can understand where water is going and where it is not going. It does have value in that regard, but we do not have the full complement of Maxicom services or capabilities.

Mr. Berube stated what has been going on for the last three weeks is, Mr. van der Snel has been running it manually. Maxicom becomes a fancy manual timer. When it is running automatically, Maxicom is a fancy automatic timer in effect. It also tells him when a zone does not run, and that has some value. You are right that it is short in all of its capabilities, and it would very expensive to bring all those capabilities online.

Mr. LeMenager stated we determined that retrofitting it would not be a good idea.

Mr. Berube stated that is correct. In effect, I think what the developer is giving us is a mirror of our system.

Mr. van der Snel stated we do save a significant amount of water with Maxicom. As Ms. Kassel said, we have to monitor it.

Mr. LeMenager stated I remember when we first put it in, our water bill went down significantly.

Mr. Berube stated the big savings would be if we had moisture sensors. A year ago or so, a company came in here and offered to put them in. We gave them the approval, and they disappeared. I do not know what happened. We could still investigate that. If someone wants to spend some money on Maxicom, the element saving money would be moisture sensors. But it will be a substantial investment to cover this whole place.

Mr. Boyd stated they require a lot of maintenance, too.

Mr. Berube stated yes, they get run over by lawn mowers and so forth. We are probably fine doing what we are doing. Even running them manually, the place is staying green.

vii. Playground Equipment

Mr. LeMenager asked has Mr. Boyd or Mr. van der Snel done anything about playground equipment in H-1 and H-2, in terms of where we might put stuff? We have \$17,000 left.

Mr. Berube stated I do not think Mr. Boyd has done anything yet, but we will probably bring him into this. Mr. van der Snel and I looked today. In the back of H-2 off Five Oaks, a mailbox is set up toward the rear. We have a small pocket park there with three trees. It is triangular in shape, and it is probably 75 feet by 75 feet by 100 feet.

Mr. LeMenager stated that is not bad.

Mr. Berube stated that is exactly right. You could put two pieces of playground equipment in that area.

Mr. LeMenager stated H-1 already has one swing set.

Mr. Berube stated yes. In H-2, we could fit two pieces of equipment, and we might have to move the trees around a little bit depending where we put the equipment. If you want to do that, we can certainly discuss it further. The good news is that no house is there now. If equipment went in, it would be next to 10 empty lots in a row, so no one will purchase a house and then say the CDD installed play equipment right after they

bought their house. If we install the equipment now, by the time the house is built, people cannot say they did not see it. That is the only logical location in H-2.

Ms. Kassel asked are we sure they do not have any contracts for those lots? Just because no house is built does not mean someone has not bought the lot.

Mr. LeMenager stated they are owned by Richmond American, and they do not have any contracts on those lots.

Mr. Berube stated it is pretty much raw land. H-1 really has one logical place for equipment, which is behind the sign at the entrance. I think we have already decided is not a good idea. The only other place that is logical for land that we own is where the swing set is now. It runs parallel to the road. If we lifted that, it is minimal concrete, so we could lift it and turn it 90 degrees to run perpendicular to the road. We could move it to the far edge of the mulch that is there now. We have more area there, probably a similar amount of area as what we have in H-2, to put one or two pieces of equipment there along with the swing set. That area has adequate room. We would have to do some drawings, take some pictures, and get a proposal. But if everyone is in agreement that is what we want to do, we have the space, and we can get this done.

Mr. LeMenager stated I am quite pleased to hear about H-2 especially because that neighborhood is really cut off from everyone else by busy roads. I think it is very important to have some sort of play area for kids without having to cross the road. We know constituents from those neighborhoods will come here and ask why everyone else has parks but they do not.

Mr. Berube stated if everyone is happy with that, we will get some conceptals and figure out what the rough numbers are going to be.

Ms. Kassel stated I would like to request that any equipment we get needs to be commercial grade.

Mr. Berube stated yes.

Mr. Walls asked are we going to try to make it fit in that budget, too?

Mr. Berube stated yes.

Ms. Kassel stated we have to fit it in the budget, but it needs to be commercial grade.

Mr. Berube stated yes, it will be the same type of equipment that we have now.

Mr. van der Snel stated we got it from Game Time. They are certified.

Mr. LeMenager stated that would be good. We can solve H-1 and H-2. I think it demonstrates that we listen when people come and talk to us.

Mr. Berube stated it will not be a huge expansive area, but the right type of equipment will fit. We will have to measure it. After a quick look, it has more room than we think. The big thing about H-1 is moving the swing set sideways, which will open it up. We will need to talk with the residents who currently live there because they may not be happy, but we will figure it out. We will proceed to get some conceptals and figure out what we need to do.

SEVENTH ORDER OF BUSINESS **District Manager's Report**

A. Financial Statements for May 31, 2016

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

Mr. Moyer stated we are 98% collected on our non-ad valorem assessments through May 31. What is not collected will go through the tax certificate process. Since we are at 98%, I have no reason to believe that we will not be 100% after we go through that process. On the expenditure side, as we discussed in our workshop, the budget is in pretty good shape through May 31. We are under budget by a total of \$139,000.

Mr. Berube stated given the normal ebb and flow through the end of the year and taking \$65,000 for the roads and alleys, we are probably \$60,000 ahead of budget at this point.

Mr. Moyer stated in terms of this, \$65,000 is shown as a variance and is already in that line item.

Mr. Berube stated the bottom line is that we are well under expenditures and right where we need to be for collections.

B. Invoice Approval #194, Check Register, and Debit Invoices

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

<p>On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to invoice approval #194, check register, and debit invoices, as presented.</p>
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C. Acceptance of Arbitrage Rebate Report

Mr. Moyer stated included in the agenda package is the arbitrage rebate report for the Series 2015 bonds. As indicated in that report, we do not have any arbitrage rebate liability because we are not earning more than the bond rate, which I think everyone would expect.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to accept the arbitrage rebate report.

D. Questions and Comments on the Proposed Budget for Fiscal Year 2017

This item having been discussed in the workshop earlier, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Consideration of Facility Usage Applications

A. Use Application from A Place for Grace Ministries for a 5K Fund Raiser
(September 3, 2016)

Mr. Berube stated Ms. Kris van der Snel is applying for this use. I do not see any reason to deny this. It is for a 5K although the application indicates it will be at Town Square. This is a run around Harmony.

Ms. van der Snel stated we set up in Town Square. The run is through the townhouses, comes back, goes to Cat Lake, and then back. We start setup at 5:00 a.m., and we are out of here by 9:30 a.m.

Ms. Kassel asked there is no usage in Town Square?

Ms. van der Snel stated we run around it. We will use the area in front under the pergola to set up a couple vendors: Chick-fil-a, Advocare, and one or two others. Running Zone sets up in the street.

Mr. LeMenager stated that area is not ours; it belongs to the golf course. I am not sure you need to ask our permission for this.

Ms. van der Snel stated we have asked each year for three years.

Mr. Berube stated we have always approved it.

Mr. LeMenager stated she should not have to pay anything.

Mr. Walls stated there is no fee if they are not using our property.

Mr. Berube stated it is a non-profit group.

Ms. van der Snel stated that is correct.

Mr. LeMenager stated it does not matter. My point is that we appreciate her applying, but if they are not going to use any CDD facilities, then I do not see how we can charge them any money.

Ms. van der Snel stated we do encroach a little on Town Square itself because we have the finish line there, and someone sets up a table on that side. We do not take over the whole square, but I just want to get us on the calendar and make everyone aware of it.

Mr. LeMenager stated fair enough. I was just trying to save you the fee.

Ms. Kassel made a motion to approve the facility usage application from A Place for Grace Ministries for a 5K fund raiser on September 3, 2016.
Mr. Walls seconded the motion.

Mr. Farnsworth asked is the approval with or without a fee?

Mr. Berube stated without the fee.

Ms. Kassel stated I thought it was with the fee.

Mr. LeMenager stated it is with a fee. The rules are the rules.

Ms. Kassel stated if we charge one a fee, then we have to charge them all a fee. If it is not HROA related, then we charge a fee. Is Ms. van der Snel aware that we now charge a fee?

Ms. van der Snel asked how much is it?

Ms. Kassel stated \$250 for Town Square. Is that okay?

Ms. van der Snel stated I cannot say no because we want to use it.

Ms. Kassel stated you may want to withdraw your application if it is not okay, or not use Town Square.

Ms. van der Snel stated we need that area.

Ms. Kassel stated the reason we charge a fee is because inevitably, manpower is needed for looking after the assets after the fact, as well as wear and tear on the assets.

Mr. Berube stated if we do not charge a fee, we find that we receive a flood of usage applications, which has happened in the past.

On VOICE VOTE, with all in favor, unanimous approval was given to the facility usage application from A Place for Grace Ministries for a 5K fund raiser on September 3, 2016, with a fee of \$250, as discussed.

B. Consideration of Facility Usage Application from Harmony Youth Football for Football Season Jamboree

Mr. Berube stated I believe we have approved this in the past, as well.

Mr. Walls stated I am curious as to what part of Buck Lake Park they are talking about.

Mr. Berube stated they typically bring a trailer and put it in the parking lot area. They surround that with some tents and hand out uniforms. They did this last year.

Mr. Walls asked residents can still get in and out?

Mr. LeMenager stated yes, it is not a problem.

Ms. Kassel stated it is hard to read his writing, but the other thing I noticed on the second page is reference to a chiropractor who will also be there.

Mr. Berube stated I noticed that, too. It reads, “just us and a chiropractor” under vendors/merchandise.

Ms. Kassel asked we are charging them \$250, also?

Mr. LeMenager stated yes.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to the facility usage application from Harmony Youth Football for football season jamboree, with a fee of \$250, as discussed.

C. Consideration of Facility Usage Application from the Harmony Social Committee for Volleyball on Tuesdays and Thursdays

D. Consideration of Facility Usage Application from the Harmony Social Committee for Chalk, Bubbles, Music, and Volleyball (July 27, 2016)

E. Consideration of Facility Usage Application from the Harmony Social Committee for Chalk, Bubbles, Crafts, and Movie Night (July 16, 2016)

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the facility usage applications from the Harmony Social Committee for (1) volleyball on Tuesdays and Thursdays; (2) chalk, bubbles, music, and volleyball on July 27, 2016; and (3) chalk, bubbles, crafts, and movie night on July 16, 2016, all three with no fee, as discussed.

F. Consideration of Facility Usage Application from Ms. Amber Sorrough for Use of Lakeshore Park for Sand Volleyball Pit, Splash Pad, Shuffleboard, and Basketball (July 4, 2016)

Mr. Moyer reviewed the application from Ms. Sorrough for July 4, 2016, from 5:00 p.m. to 9:00 p.m. for 20 to 40 people.

Mr. van der Snel stated Ms. Rosemary Tschinkel and I told her that she has to be out before dark, so 8:30 p.m. is when she needs to be out of the park since the parks close then.

Ms. Kassel stated she is a resident, so there is no fee.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the facility usage application from Ms. Sorrough for a family event including sand volleyball, splash pad, shuffleboard, and basketball on July 4, 2016, at Lakeshore Park from 5:00 p.m. to 8:30 p.m.

G. Consideration of Facility Usage Application from Ms. Amber Sorrough for a Family Event at the Ashley Park Pool (July 5, 2016)

Mr. Moyer reviewed the application from Ms. Sorrough for July 5, 2016, from 10:00 a.m. to 1:00 p.m. for 20 to 40 people.

Mr. Berube asked is that a normal type of request?

Mr. Moyer stated yes.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the facility usage application from Ms. Sorrough for a family event on July 5, 2016, at the Ashley Park pool from 10:00 a.m. to 1:00 p.m.

NINTH ORDER OF BUSINESS

Topical Subject Discussion

A. Discussion of Solar Sculpture

Mr. Kramer stated OUC is looking to expand exposure to solar technologies throughout our customer base. We have been acquiring and locating these solar sculptures in various forms, shapes, and sizes. Some are at the convention center and the Citrus Bowl. We are talking with Lake Nona. A lot of it is just for education and exposure to customers to get them used to seeing solar pieces. You see solar panels on the roofs of houses, and it is usually a hidden, out-of-the-way concept that most people do not get to enjoy or see. This is being brought in to normalize solar technology into day-to-day life. We are looking to possibly bring one to Harmony because of Harmony's history with sustainability and environmentally friendly considerations. You are one of

our customers, and we want to bring one to Harmony. We want to see what your thought process was. The CDD controls and maintains the common spaces in Harmony, so it seemed like you were the logical body to pursue this with. We propose a lifted structure, which is the picture we sent. It also comes in green. We would cover the installation and maintenance on that structure and the cost of the unit itself. We would basically cover all the costs. It is a great asset and would still be our asset. The aesthetics, exposure, and location are some of the benefits to the community in that regard.

Mr. Farnsworth stated no, it is not. It looks hideous.

Mr. Berube asked what are the benefits to the community?

Mr. Kramer stated education and outreach.

Ms. Kassel asked do you have other designs?

Mr. Kramer stated yes. We did a purchase initially, and this was one of the ones that was initially purchased. As we went through locating them, this was one of the ones that is left, and it is one of the reasons we are bringing it to you as one of those offerings that we want to locate.

Mr. Berube stated to be clear, this is a solar electricity generator.

Ms. Kassel asked how many kilowatts?

Mr. Kramer stated three kilowatts.

Mr. Berube asked your proposal is only for one unit?

Mr. Kramer stated yes.

Mr. LeMenager stated we might want more.

Mr. Berube asked who gets the electricity? I realize three kilowatts is not much.

Mr. Kramer stated it goes back to the grid. No specific entity gets it; OUC gets it.

Ms. Kassel stated we will not get any financial benefit from it, and we do not have any financial obligation.

Mr. Kramer stated that is correct.

Mr. LeMenager stated I showed it to my wife, and she thought it was really cool. She suggested putting it at Lakeshore Park. We would love to look at it.

Mr. Kramer stated that was our thought process. Lakeshore Park was the primary point. It is near the splash pad, and it will provide some shading for the singular bench that does not get shade from the trees.

Mr. Berube asked how big is the panel? It appears to be 10 feet by 10 feet.

Mr. Kramer stated yes, that is the panel itself, and there are two panels.

Mr. Berube asked will those panels rotate to follow the sun?

Mr. Kramer stated no, they are stationary.

Mr. Berube stated the rotation is for you to set them up to maximize the use of the sun, but once it is there, it is fixed.

Mr. Kramer stated yes. The company that sells these will do an evaluation of the site and pick out the most attractive orientation. The angles can be varied, the poles can be varied as far as their separations, and they take into account what is going in around the site. They come to us with a proposal for the orientation and aesthetical piece of that. We have contracts with installers to place it and make the connection. All of that will be covered, and everything will be put back to the original specs. It will operate and sit there and be a power source.

Mr. Walls asked what is the life span?

Mr. Kramer stated 20 years, but we are not looking for a 20-year agreement.

Mr. Troy stated we are looking at five years with automatic one-year renewals, unless we mutually agree to end the contract.

Mr. Berube stated I am split on this. We are a green community. We push all the greenery and solar electric. We have had demonstrations here before. However, OUC is a vendor here, and OUC does not give us anything for free. As a matter of fact, OUC charges us fairly stout amounts of money for everything we do.

Mr. LeMenager stated they are going to give us this beautiful statue for free.

Mr. Farnsworth stated I totally disagree that it is beautiful. Appearance wise, that is not normally put in an open space where you can see it. From an engineering standpoint, that is something you would hide out of sight. This is a promotional billboard.

Mr. Troy stated one of the things we are trying to do, as Mr. Kramer mentioned, is to promote solar education. It aligns with some of our programs that we will roll out in the near future. In early 2017, we will roll out a residential solar aggregation program pilot. We are targeting about 500 kilowatts of aggregate demand from residential customers. We are looking to sell turnkey systems for residential rooftops. What we are trying to do is bulk purchase solar modules so that we can achieve economies of scale. With the aggregate demand, we will be able to benchmark hopefully close to \$2 per watt. That is a significant cost reduction. I think these solar sculptures are sending the message of our

promotion of solar. We are trying to increase customer adoption. I think it benefits the community. We have net metering and a production incentive that we can provide. Speaking to you, I think you can attest to the benefits that you are receiving from your own installation. This is more of an outreach and education to customers and to people who might not know anything about solar.

Mr. Walls stated this is a pretty big structure. I would need to see some plans before I could say yes or no to anything.

Mr. Kramer stated the convention center has two of them installed, as well as at the Citrus Bowl.

Ms. Kassel stated that is what the picture shows.

Mr. Walls stated I mean plans showing specific to where we are going to place it here and the orientation of it.

Mr. Troy stated all of that has to be developed. This is more of finding out your interest.

Mr. Walls stated I want to make sure that is circulated within the community. This is going to be one of those things where you love it or you hate it.

Ms. Kassel stated it is very visible. To be honest, I love the concept of it. This particular application is not attractive. I would like for it to be attractive. Aesthetically, I agree with Mr. Farnsworth; it is not an attractive sculpture.

Mr. Berube stated I agree that half of this room might think this is great, but the other half might say it is an abomination and do not bring it here. My first concern is, the aesthetics of this community are critical to everyone. We do not have much of anything like this.

Mr. LeMenager stated yes, we do.

Mr. Kramer stated you have the art structure across the street that is similar. You have the golfer, the butterfly, and others. Those are all essentially modernesque-type sculptures.

Ms. Kassel stated I am not against having it in Harmony as it is, but I do not know that I want it some place like by the splash pad because it will dominate that space. If we did not already have a sculpture in the Five Oaks/Schoolhouse turnabout, I might suggest it for that location. It is not very attractive, but it is really a statement for people who come in to see that we are a green community and we support renewable energy. Maybe

we can find some other place for it where it is going to be less obtrusive but still quite visible, although I am not sure where that would be.

Mr. Farnsworth asked what about the area we have rejected a couple times for a play area by the entrance?

Ms. Kassel stated in H-1.

Mr. LeMenager stated yes.

Mr. Berube stated you have only one of these structures now, and you do not want to invest in anymore.

Mr. Troy stated there are considerations to invest in more in the future. I do not know how many. That is a decision that is made far above our pay grade.

Mr. Berube stated you heard us discussing earlier putting in some play areas in two new neighborhoods. One of these fliers says that people can bask in the shade provided by the panels.

Mr. Troy stated yes.

Ms. Kassel stated if you put it next to a playground, kids are going to climb on it.

Mr. Berube stated they will climb on it anyway no matter where we put it.

Mr. Troy stated we understand that. Getting eyes on this is our goal for education and outreach. We would have to evaluate those locations for interconnection considerations and exposure considerations. We are happy to do that.

Mr. Farnsworth stated you would get more exposure where we are talking than you would almost any other place.

Ms. Kassel stated the unfortunate thing about being in H-1 is that it is immediately next to houses. It is also next to future townhouses that will be developed. I am guessing we would want some place that will not affect home owners quite as directly. I am guessing that is Mr. Farnsworth's objection.

Mr. Farnsworth stated yes.

Ms. Kassel stated I am happy to drive around Harmony to look at potential locations. My impression is that we are not against this, but we want it to be where it will be a real asset to everyone rather than have half the community against it versus for it. If we can find a place where we might overcome a lot of that, then we will probably give approval.

Mr. LeMenager stated I was going to suggest the little park behind my house, but I do not think it will get the exposure they want.

Mr. Troy stated we have to consider the cost of these structures. They are not cheap, and it is not producing a lot of power. The way we monetize these investments is to make them visible.

Mr. LeMenager stated we understand.

Ms. Kassel stated you mentioned Town Square, but it was not clear from your picture what quadrant you were talking about. Is it the southeast side?

Mr. Kramer stated the southwest side.

Ms. Kassel stated that is right across from retail shops.

Mr. Kramer stated yes, and the east side currently has modern art within it. We would not want to clash that area with two different types of art. The northwest quadrant had the amphitheater area, so the southwest quadrant was the consideration because it had the least amount of shading. Town Square has a lot of trees, which prohibits certain locations.

Mr. Walls stated the immediate issue I see there is when they have events at Town Square. That is where kids play because it is the only open space.

Ms. Kassel asked is open space available on the northeast quadrant, as well?

Mr. Kramer stated that area has more developed trees, so shading was going to be more of a consideration there.

Mr. Berube asked is OUC willing to monetize the CDD for providing land for this?

Mr. Kramer stated no. We want to bring these types of things to our communities. We are not necessarily hurting for locations, though. I do not want to be contentious with it, but in the same vein, we want to bring these for exposure to the community. We thought it would fit into the goals of Harmony. There are a lot of assets to having these kinds of things around, and that is what we found at the convention center and other locations. To pay to place it would be a difficult thing to sell to our board.

Mr. Berube stated I can imagine at three kilowatts, it has no value. I had no idea how many you were thinking about placing, nor how much they put out. I can see with this, there is no money in three kilowatts. I understand that, but you are getting a lot of questions because we have learned to ask questions before we make any change.

Mr. Kramer stated we have no problem with questions. We are just trying to be very frank with the answers. We saw an opportunity at the splash pad. Saint Cloud is putting one at the lakefront park next to their splash pad. One of the reasons we did that was for

the shading of the splash pad, so there will be a dual purpose. You mentioned the shading consideration. As a user of that splash pad, that one bench is a nightmare when it comes to being in the sun.

Mr. Berube stated some shade trees are there, but it will take them 20 years.

Mr. Kramer stated yes, which is one of the reasons we were looking at that location.

Mr. Berube asked have we said no to the splash pad as a potential location?

Mr. LeMenager stated I do not think we have to agree on that. The question seems to be if we want to have this in Harmony, and then we decide where it will be. That is the answer they are looking for: if we want this asset in Harmony. My vote is absolutely yes. I was very excited when I got this email and thought we are actually getting back to what Harmony was supposed to be about from day one.

Mr. Berube stated history has shown that contractors come in and tell us they are going to tear up an area, put something in, and then fix it back to the way it was, but that never happens.

Mr. LeMenager stated but Mr. Kramer lives here.

Mr. Kramer stated I can assure you that will never happen. We did it for Florida Hospital and for the convention center, and they are very particular.

Mr. Berube stated the splash pad area would not require that it take up a lot of sod and other plant material. I like having shade at the splash pad, and I like the minimal invasiveness to existing landscaping. As far as the way it looks to people around there, it is a little bit away from houses.

Ms. Kassel stated no, it is directly across the street from the house on the corner.

Mr. Troy stated in this location, the transformer is relatively close, so it is not a long distance.

Mr. Kramer stated that means we get more of the solar back to the grid, which is also a benefit.

Ms. Kassel stated as I mentioned before, it seems to me that the Board members are not against the concept if we can find some places that may be more acceptable to all the residents of Harmony and not just the Board members. Some residents are at this meeting and can see what it looks like. It is not just us Board members we have to think about. We have to think about everyone in Harmony, particularly the people near where this is going to be whose happy enjoyment of Harmony and the view are going to be a factor.

Mr. Moyer asked would it make any sense to take this item to the town hall meeting?

Mr. LeMenager stated yes, if the developer will put it together.

Mr. Walls stated I was thinking of having a rendering of the proposed location so people can see it. I cannot picture it yet.

Mr. Berube stated sometimes what it looks like in one picture, when you change the surroundings, it looks vastly different in another picture.

Mr. Walls stated yes, and that would be a great idea if we can get it that quickly because the town hall meeting is next Thursday.

Mr. Berube stated they have looked at the splash pad location, so they have mostly figured the angle they want.

Mr. Troy stated the thing about the splash pad is, we are going to the south of the splash pad, so not very much is underneath that splash pad area. The structure is decently high and does go over small vegetation. The beauty of that is it casts a nice shadow which is what we are shooting for. The reason we suggested the splash pad is because being from Harmony, we looked around at what gets used at Harmony. That area is by far one of the high traffic areas of Harmony, save for the entrances. But the entrances are more of a drive by versus being around it. From an exposure standpoint and some of the reasons mentioned about that location are the reasons we were looking to put it in that location. Kids will see it. That exposure is what is really important to us.

Mr. van der Snel stated the splash pad has chlorinated water. It shoots pretty high. When the wind is coming in the direction of the sculpture, chlorinated water might get on the photocells.

Mr. Troy stated the photocells will be pointed away from the splash pad. There will be some of that, but it will be fairly minimal. Chlorine generally evaporates rather rapidly. I do not foresee that being a huge issue. It was not one of the considerations we were looking at, but with the height, distance, angle, and orientation of the panels, I think we will be fairly good with that. I appreciate you bringing that up.

Mr. Berube stated this is an educational expedition partially for OUC to provide.

Mr. Troy stated yes.

Mr. Berube asked does it have some sort of sign around it?

Mr. Troy stated a sign will be beneath it that explains what it is. That is currently in the process of being developed at this point. It would have to be something that is agreed upon by the Board.

Mr. Berube stated as a resident, you have seen those black, angle-iron kiosks.

Mr. Troy stated we could mirror that if you would like.

Mr. Berube stated I think it would be a good fit, seeing how we use that design all over the place.

Mr. Troy stated we can work on that. We have an entire marketing department that can help us with that. We can work on the verbiage, as well. It is something you have to approve at the end of the day and be happy with. Our goal is to keep you as happy as possible. We have had some pretty tough customers in the past, and we have made it work. We have a fairly good level of confidence that we can do that here.

Mr. Berube stated Mr. Walls wants to see a rendering of this in that location.

Mr. Walls stated yes.

Ms. Kassel stated or somewhere a transformer is nearby that could work and achieve OUC's goals, as well.

Mr. Troy stated the manufacturer of these sculptures is pretty good at preparing renderings. We can take pictures and ask them for a rendering.

Mr. Walls stated we can put the picture out there and see if 95% of the residents say it is great or if 95% of the residents say it is not great.

Mr. Berube stated I would settle for 51% of the residents being happy.

Mr. Walls stated I want to get a feel for it. As has been said, it is a big structure.

Mr. Berube stated Ms. Kassel will meet with Mr. Troy and Mr. Kramer and come up with some ideas. We have to start somewhere. If you get a rendering of this unit at the splash pad, we can look at it and wherever else you think will work. Then we can make a decision and move from there. I like the shading and the educational signs. With the visuals from the houses, we cannot make everyone happy.

Mr. Kramer asked if we agree to a location at the next meeting, would that be the end result of what you are looking for?

Mr. Berube stated I think so.

Mr. Kramer stated some contractual language will need to be reviewed at some point. What is the process for getting that into the agenda?

Mr. Berube stated send it to the attorney.

Ms. Kassel stated or you can send it to Mr. Moyer.

Mr. Berube stated and he can send it to Mr. Qualls. Everything that is sent to us is public record, so it should go to Mr. Moyer's office.

Ms. Kassel stated I do not know if this meeting will end tonight in time to discuss when to drive around and look.

Mr. Kramer stated I can make time tomorrow.

Ms. Kassel stated the meeting is almost over. I do not mean to drive around tonight, but I need to look at my calendar for my availability.

Mr. Kramer stated we can stay for the balance of the meeting.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Berube stated representatives are here from Granddaddy's. They asked for permission to deliver food to the Swim Club area. I do not see any particular problem with that. I was supposed to ask about this last month.

Ms. Tara Soucie stated I am Granddaddy's daughter. We were thinking of being able to offer service to the residents who are enjoying the pool this time of year. Our thoughts were that three times a day, we would send a server or someone to get orders from people at the pool if they are interested. We would have a menu available for them. We can take their order, bring it to the restaurant, and then deliver their orders. It would be three set times per day so everyone would know when we will be coming to take orders, if people are interested.

Mr. Walls asked do you mean soliciting people at the pool?

Ms. Soucie stated no, we will do some advertising maybe through Facebook and other media.

Mr. Berube stated Champions Grill does that. They send a server through there on the weekends, and it is clear what she is doing. She is not bothering people. She just walks through with a pad in her hand, and people know. Champions Grill has a menu inside the glass. If you want to print a menu, I think we can find some room in the glass.

Mr. van der Snel stated they would have to share space.

Mr. Berube stated the menu from Champions Grill is old and is not the right one. If they can print a small menu, it can go in the glass. I do not think that anyone will have a problem with this.

Ms. Kassel stated we approved Champions Grill, so I do not see that we can withhold approval for Granddaddy's.

Mr. van der Snel stated nothing can be served in glass, and alcohol is not permitted.

Ms. Soucie stated of course.

Mr. Berube stated hearing no objections, we will approve their request. If you provide a menu to Mr. van der Snel, he will put it in the glass.

Mr. Farnsworth stated back to the trees, I am showing a picture of a magnolia in a person's yard that is bent over because of the trees along the boulevard imposing on it. In fact, I have watched that neighbor's magnolia get beat up when the wind blows. It is destroying the tree.

Ms. Kassel asked what are you proposing?

Mr. Farnsworth stated I want to know when the resident's side of those trees are going to be trimmed back. They are becoming so intrusive.

Ms. Kassel stated that is up to the HROA.

Mr. Berube stated he is talking about the street trees, and we just did those.

Ms. Kassel stated so you are talking about the resident's side of the CDD tree.

Mr. Farnsworth stated yes.

Mr. LeMenager stated they have been trimmed on the boulevards.

Mr. Farnsworth stated that area has not been done.

Mr. LeMenager stated then they have not gotten there yet.

Mr. Farnsworth stated this is at my neighbor's house, right beside me.

Mr. Berube stated the resident who owns that tree can trim it.

Mr. Farnsworth stated you can trim it so that it looks like a bush or a tree.

Mr. LeMenager stated I look at that, and to me, the answer is very simple. The original gardener who designed that house's plan did not know where to put that tree. It is not where you plant a magnolia.

Mr. Farnsworth stated it was not a bad place when the tree was planted.

Ms. Kassel stated when you are a landscape designer, you are supposed to know that.

Mr. Berube stated this is a common issue throughout Harmony with magnolias planted on the front corners of houses. Many people do not like them. Right across the street from Ms. Kassel's house are a bunch of magnolias that people donated because

they knew that was going to happen. I am not minimizing what you are saying, but the reality is that the person who owns the magnolia should trim it.

Mr. Farnsworth stated realize that intrusion is far enough that it is literally up against the top of the house.

Mr. Berube stated yes, I know, and we had Davey trim the trees back when they did them.

Mr. Farnsworth stated they have not trimmed in here.

Mr. LeMenager stated if they have not done that one, then we need to talk with Davey and get them to fix it.

Ms. Kassel stated contact Mr. van der Snel about it.

Mr. Farnsworth stated the street side of the trees has been trimmed, but not the resident's side.

Mr. Berube stated we just put \$20,000 in our annual tree trimming budget. Those trees on the boulevards will be done this year.

Mr. LeMenager stated the person from Davey doing the trees this year was an artist.

Mr. Berube stated yes, he was.

Mr. LeMenager stated he was fabulous. My wife watched for when he came to our house. He was very cooperative. If people have a specific issue with their house, just talk to Davey. Give them your address and tell them the tree is touching your house. They are very good at taking care of you.

Mr. Farnsworth stated the entire area has trees touching roofs.

Mr. LeMenager asked did they do that this year?

Mr. Berube stated all the street trees got trimmed on a gratis basis, the main trees, because Mr. Rukkila was having his staff do them. We paid for the interior streets, and they did the exterior streets.

Mr. Farnsworth stated I am not talking about canopies or clearing around street lights and things like that. On the resident's side of the house, the trees have not been trimmed.

Mr. Berube stated this is the year for doing the trees on the main boulevards. I will make a note to talk with Davey in October or November to make this part of the contract of doing the house side of the street.

A Resident stated related to what they are doing for poolside service where they want to come in, you said Champions Grill goes in there. Do they need an access card to get in? I did not know if you needed to approve giving them an access card.

Mr. Farnsworth asked are they residents?

Mr. Berube asked do you have an access card?

Ms. Soucie stated no, we do not.

Mr. Berube asked can we give out vendor cards, like we do for Davey? We issue vendor cards on a temporary basis.

Mr. van der Snel stated yes.

Mr. Walls stated the retail owners pay CDD assessments, too.

ELEVENTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Thursday, July 28, 2016, at 6:00 p.m.

On MOTION by Mr. Berube, seconded by Mr. Farnsworth, with all in favor, the meeting was adjourned at 8:40 p.m.

Gary L. Moyer, Secretary

Steve Berube, Chairman