

**MINUTES OF BUDGET WORKSHOP  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The budget workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, April 25, 2019, at 4:00 p.m. at the Harmony Golf Preserve Clubhouse, located at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Bill Bokunic (via phone)	Vice Chairman
David Farnsworth	Assistant Secretary
Mike Scarborough	Assistant Secretary

Also present were:

Kristen Suit	District Manager: <i>Inframark, IMS</i>
Alan Baldwin	Accounting Manager: <i>Inframark, IMS</i>
Tristan LaNasa	Counsel Staff: <i>Young Qualls, P.A.</i>
Gerhard van der Snel	Manager: <i>District Field Services</i>
Residents and Members of the Public	

*The following is a summary of the discussions and actions taken at the April 25, 2019 Harmony CDD workshop.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

*Supv* Berube called the workshop to order at 4:00 p.m.

**SECOND ORDER OF BUSINESS**

**Roll Call**

*Supv* Berube called the roll and stated let the record reflect we have four out of five Supervisors present, we have a quorum.

**THIRD ORDER OF BUSINESS**

**Discussion Items**

**A. Fiscal Year 2020 Budget**

- Discussion ensued on the Summary of Assessment Rates.
  - The reduction of 2.08% reflects the increase in the 2014 budget when streetlight buy downs began. The variances at 2.07% to 2.41% are associated with the true-ups.
  - The reductions are based on a promise made to residents that when the buy downs were finished the assessments would be reduced accordingly.
- Budget items were discussed as follows:
  - Add one field services person
  - Budgeted raises for the Field Services staff including the Field Services Manager
  - Budget includes monies for VC-10
  - Discussion followed on assessments and delinquencies.

- Budget revisions were made as follows:
  - ❖ *Administrative*
    - ProfServ – Mgmt Consulting Serv – increased from \$55,984.00 to \$65,985.00
    - ProfServ – Legal Services – increased from \$50,000.00 to \$75,000.00
    - Rental – Meeting Room – Mr. Fusilier is again charging for the meeting room at \$275 per meeting.
  - ❖ *Field Services*
    - ProfServ – Field Management – increased from \$230,000.00 to \$290,000.00
  - ❖ *Landscape Services*
    - Contracts – Mulch – increased from \$58,803.00 to \$61,000.00
    - Contracts – Landscape – increased from \$272,363.00 to \$278,000.00
    - Contracts – Shrubs/Grnd Cover Annual Svc – increased from \$152,676.00 to \$157,000.00
  - ❖ *Utilities*
    - Electricity – General – increased from \$26,400.00 to \$32,000.00
    - Electricity – Streetlighting – increased from \$84,000.00 to \$88,000.00
    - Utility – Water & Sewer – increased from \$130,000.00 to \$150,000.00
    - Lease – Street Light decreased from \$90,000.00 to zero due to the streetlight buydown being completed.
  - ❖ *Operations & Maintenance*
    - R&M – Pools – increased from \$20,000.00 to \$25,000.00
    - R&M – Sidewalks – increased from \$5,000.00 to \$15,000.00
    - R&M – Vehicles – increased from \$15,000.00 to \$20,000.00
    - R&M – User Supported Facility – a shed was requested and user fees discussed with it being noted there will be a public hearing in July 25<sup>th</sup> for the user fees.
    - R&M – Parks & Facilities – increased from \$35,000.00 to \$70,000.00
    - Misc. – Security Enhancements – increased from \$5,000.00 to \$7,500.00
    - Op Supplies – Fuel, Oil – increased from \$4,000.00 to \$5,000.00
    - Cap Outlay – Other – decreased from \$20,000.00 to \$5,000.00
    - Cap Outlay – Vehicles – decreased from \$25,000.00 to \$20,000.00

*Supv* Scarborough inquired as to the current status of the litigation with Davey?

Ms. Suit noted she thinks it is going to be addressed during the regular meeting.

*Supv* Farnsworth addressed a column missing from the assessment table.

Ms. Suit noted it will be included on the final version.

**FORTH ORDER OF BUSINESS**

**Supervisors' Comments**

Hearing none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by *Supv* Berube seconded by *Supv* Scarborough, with all in favor, the workshop was adjourned.

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Kristen Suit  
Secretary

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Steven Berube  
Chairman