

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, March 26, 2020, at 6:00 p.m. via virtual teleconferencing using WebX.

Present and constituting a quorum **via phone** were:

Steve Berube	Chairman
Bill Bokunic	Vice Chairman
Kerul Kassel	Assistant Secretary
David Farnsworth	Assistant Secretary
Mike Scarborough	Assistant Secretary

Also present **via phone** were:

Kristen Suit	District Manager: Inframark
Tim Qualls	District Attorney: Young Qualls, P.A.
Tristan LaNasa	Young Qualls, P.A.
Gerhard van der Snel	Field Services Manager
Residents and Members of the Public	

The following is a summary of the discussions and actions taken at the March 26, 2020 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

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

Supv Berube requested all keep their lines on mute and on votes he will call Supervisor's by name. Audience comments will be limited to the Audience Comments section. If anyone would like to ask a question, please email them to the District Manager at Kristen.Suit@Inframark.com.

Mr. Qualls set forth legal parameters for the meeting and the two Governor Executive Orders. It was noted the meeting was noticed as well as possible in the timeframe given the coronavirus and that all actions be ratified at the next face-to-face meeting.

Supv Berube called the roll and stated the record will reflect we have a quorum.

SECOND ORDER OF BUSINESS **Developer's Report**

A. Discussion of VC-1 Parcel Usage

There being nothing to report, the next item of business followed.

THIRD ORDER OF BUSINESS **Audience Comments**

Hearing none, the next item of business followed.

FOURTH ORDER OF BUSINESS **Approval of the Minutes**

A. February 27, 2020 – Regular Monthly Meeting Minutes

On MOTION by Supv Kassel seconded by Supv Farnsworth, with all in favor, the February 27, 2020 regular meeting minutes were approved as amended.

FIFTH ORDER OF BUSINESS **Subcontractors' Reports**

A. Servello
i. Grounds Maintenance Status (*Work Chart*)

Mr. van der Snel reported it is going well. Due to the drought Servello is working with them to notify on dry spots. The mulch needs to be 3-inches, not 2-inches with the exception of specific areas.

Supv Berube noted the median areas along 192 have weeds.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Engineer
i. Updated Reserve Study

Supv Kassel noted the numbers are from 2013 and requested an updated report.

Concerns with response times from Mr. Boyd were discussed with Ms. Suit being requested to draft a letter to Mr. Boyd with regard to the Board's concerns.

B. District Attorney
i. COVID-19 Memorandum

Mr. Qualls addressed the COVID-19 memorandum noting with the new Executive Order and the resolution of the Osceola Board of County Commissioners they will be updating the memorandum.

ii. Consideration of Interlocal Agreement – Buck Lake / Harmony West

There being no update, the next item of business followed.

ii. Update on PoolWorks Matter

The PoolWorks matter was discussed.

Supv Berube noted there is more delamination.

Supv Berube reported with regard to the Interlocal Agreement, he spoke with Mr. Jerman and he indicated there are no issues and he would provide an approval on the draft copy.

Supv Berube noting pool capacity is limited to 50%, chairs and tables at the pool have been moved so they are six feet apart, more intensive cleaning of all surfaces there as well as playground areas, boats and anywhere in District facilities where people touch surfaces. Pool hours remain the same with signs posted noting the limited capacity and not to move the pool furniture. He addressed the resolution of the Osceola Board of County Commissioners with regard to pool closings noting it states businesses.

Discussion followed on maintaining the status quo for District recreational facilities.

On MOTION by Supv Berube seconded by Supv Bokunic, with Supv Berube, Supv Bokunic, Supv Farnsworth, and Supv Scarborough voting aye and Supv Kassel voting nay, to conform to the directives of State and Local Government and if none are specific to Harmony CDD recreational infrastructure, limited capacity to 10 or less, distance of six feet between public, and extra cleaning was approved.

C. Field Manager

Mr. van der Snel addressed the decision to maintain the status quo on recreational facilities noting the certified pool operators cannot be held liable for any event being affected by this. He addressed food, alcoholic beverages and smoking at the pools and further noted if anything happens in the pools, they can lose their license. He addressed social distancing by District staff with regard to pool and ID checks.

Discussion continued on monitoring the pools for alcoholic beverages and smoking.

- i. Facilities Maintenance (Parks, Pools, Docks, Boats, etc.)**
- ii. Facility Use Records (Inclusive – Boats & Other)**
- iii. Resident Submittals (Facebook & Direct)**
- iv. Pond Maintenance (Chart & Map)**
- v. Wetlands Report (Chart & Map)**

Mr. van der Snel addressed TOHO shutting off irrigation water because they cannot fill the tanks fast enough due to TOHO having a pump down.

Discussion ensued on the Old Climbing Fern eradication with it being noted this will be an ongoing process.

Ms. Suit addressed District staff noting if any feel they are in a position that is unsafe or unhealthy for them that they need to let her know.

SEVENTH ORDER OF BUSINESS

District Manager's Report

Supv Berube addressed non-ad valorem assessments collection noting they are at 59%.

It was reported the delinquency date has been extended to April 15th, tax certificate sales are to be held within 60 days of delinquency.

Discussion ensued on upcoming May Debt Service payments.

A. Financial Statements for February 29, 2020

B. Approval of: #239 Invoices, Check Register and Debit Purchases

Supv Kassel addressed the TOHO invoice for 0 Harmony Square Drive West noting the previous month it was \$100 and it is now \$1,230.

Mr. van der Snel noted there was a mainline break.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, Invoice Approval #239, Check Register and Debit Purchases was approved.

C. Facilities Usage Applications

Supv Berube reported all applications were cancelled earlier this week.

No new applications will be accepted until further notice.

D. Discussion of 2020 General Election

i. Qualifying Information

Supv Berube noted the qualifying information has been published as part of the agenda package. The current information is also posted on the website.

ii. Consideration of Resolution 2020-2 – General Election

On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, Resolution 2020-2 confirming the District's use of the Osceola County Supervisor of Elections to continue conducting the District's election of Supervisors in conjunction with the General Election was adopted.

EIGHTH ORDER OF BUSINESS

Old Business

A. Discussion of Survey Monkey Questionnaire

Discussion followed on the questionnaire with Supv Scarborough reading the questions into the record.

This item tabled to the April agenda.

NINTH ORDER OF BUSINESS

New Business

A. Update on Use of Clubhouse for FY 2021 CDD Meetings

It was reported the cost to rent the room is \$450 payable one week in advance of meetings and reserving the right to move the meeting to another room.

The consensus of the Board is nay on accepting Mr. Fusilier's offer to return meetings to the Clubhouse. Supv Kassel suggested they reach out to Mr. Fusilier again.

B. Discussion of Estates Landscaping

Supv Bokunic addressed the lack of attention to the Estates entrance landscaping.

Mr. van der Snel reported Servello is drafting a quote to spruce up the entrances.

C. Discussion of US192 Median Maintenance

Supv Berube addressed the areas between the west and east entrances along US192. Discussion followed on the FDOT agreement for the District to maintain.

This item to be placed on the April agenda.

D. Discussion of Debt Assessments Collected (Potential Shortfall)
Previously addressed.

TENTH ORDER OF BUSINESS

Topical Subject Discussions

There being none, the next item of business followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Supv Kassel inquired as to why street signs needing replacement were not.

Mr. van der Snel noted they have been replaced. There are two more to be replaced.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Supv Berube seconded by Supv Bokunic,
with all in favor, the meeting was adjourned.

Kristen Suit
Secretary

Steven Berube
Chairman