

**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, May 28, 2020, at 4:30 p.m. via virtual teleconferencing using WebX.

Present and constituting a quorum were:

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

Also present were:

Kristen Suit	District Manager: Inframark
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 May 28, 2020 Harmony CDD Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS** **Call to Order**

Supv Berube called the workshop to order at 4:30 p.m.

**SECOND ORDER OF BUSINESS** **Roll Call**

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

**THIRD ORDER OF BUSINESS** **Discussion Items**

**A. Fiscal Year 2021 Budget**

**Revenues:**

The budget anticipates no increase in non-ad valorem assessments.

User Facility Revenue – reduced due to garden fees being reduced.

Discussion followed on assessment collections.

**Expenditures:**

**Administrative:**

Anticipated increase from management services, engineering and legal.

Insurance – General Liability - increase

**Field:**

ProfServ-Field Management – increased due to anticipated health care cost increase and merit raises

Remediation work for Old World Climbing Fern is a larger project than originally planned.

**Landscape Services:**

The first three lines are Servello. Adjustments have been made for added and removed services.

R&M - Irrigation - is getting older and more intensive to repair.

R&M - Trees and Trimming - increased to \$40,000

**Utilities:**

Increased based on trends

**Operations & Maintenance:**

R&M - Sidewalks - shows an increase due to the ongoing sidewalk project which will probably continue for a year or two.

R&M – Vehicles – fleet continues to grow and is aging

R&M - User Supported Facility – there will be costs for the signs, posts, chains, guides, etcetera. Occasionally there are repairs needed in the garden facilities.

Cap Outlay – Vehicles – anticipates the purchase of an electric utility cart to replace the 22-year-old Club Car used to service pools.

Reserve – Renewal & Replacement – included \$30,000

Reserve – Sidewalks & Alleyways - remains the same as 2020 at \$60,000

Discussion followed on alleyways with it being noted the Reserves are currently at \$153,208 and with the 2020 allocation of \$60,000 it is \$213,000.

**Other Financing Sources:**

**Operating Transfers-OUT and Contribution to (Use Of) Fund Balance**

These lines items are related to VC-1

Fund Balance was discussed.

Reserves were outlined.

Ms. Kassel suggested increasing the First Quarter Operating Capital to be prepared for the debt service shortfall if it should occur again.

Ms. Suit noted if they increased to three months of operating expenditures it would be \$401,442.

An unidentified speaker addressed the landscape services and inquired if they are seeing the savings from dropping some maintenance areas.

Supv Berube noted there have been a number of adjustments and addressed the total projected for fiscal year 2020. For the FY 2021 there is a 2% increase and an addition for the East Lakes berm.

The unidentified speaker addressed the \$19,500 increase in Total Landscape Services for FY 2021 versus the projected for FY 2020.

Supv Berube noted the additions to R&M - Irrigation, R&M – Trees & Trimming, and Miscellaneous Services and the increase for Servello.

**FOURTH ORDER OF BUSINESS                      Supervisors' Requests**

There being 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