

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, July 30, 2020, at 6:00 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
Tim Qualls	District Attorney: Young Qualls, P.A.
Tristan LaNasa	Young Qualls, P.A.
Gerhard van der Snel	Field Services Manager
Scottie Feliciano	Servello
Pete Betancourt	Servello
Residents and Members of the Public	

The following is a summary of the discussions and actions taken at the July 30, 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 offered sincere condolences to Supervisor Kassel for the loss of her husband earlier this month.

A moment of silence was held in remembrance of Mr. Leeman.

Supv Berube Governor's Executive orders noting it has been extended to September 1.

Roll was called and stated the record will reflect we have a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Teresa Kramer noted she had provided some questions and concerns and believes

Ms. Suit got them out to everyone. She addressed Central Bark noting several options have been discussed and the Board has not yet settled on any one in particular. She commented on Supv Berube's new proposal noting she thinks gaining large parcels to get one dog park is not in Harmony's best interest. For the playground equipment being proposed noting some playground companies

can rehab the play structures, she further noted the playground is on the easement for the gas pipeline. She noted she supports info for CDD Agenda on website and encouraged them to continue doing so.

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

A. June 25, 2020 - Regular Monthly Meeting Minutes

Ms. Suit noted she received Supervisor Kassel's edits and Mr. Qualls request to include the memo. The minutes have been updated.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the June 25, 2020 regular meeting minutes, as amended, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing for Adoption of the Fiscal Year 2021 Budget**

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor the public hearing was opened.

A. Fiscal Year 2021 Budget

Supv Kassel addressed the Debt Service Fund noting it is appreciatively less.

Supv Berube noted there was a significant prepayment involved in that.

Ms. Suit noted on page 39 they will see a Special Assessment Prepayments there is \$643,312 in total.

Supv Kassel inquired why the prepayment was made.

Ms. Suit noted some residents paid off their debt service.

Discussion continued on debt service payments and amortization schedules.

Ms. Suit noted there are no increases in assessments.

B. Consideration of Resolution 2020-03 – Adopting the Fiscal Year 2021 Budget

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Supv Berube MOVED to adopt Resolution 2020-03 a resolution of the Harmony Community Development District relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021 and Referencing the Maintenance and Benefit Special Assessments to be Imposed and Levied by the District for said fiscal year.

The numbers for the blanks are:

TOTAL GENERAL FUND	\$ 1,694,168
DEBT SERVICE FUND	\$ 2,085,713
Total All Funds	\$ 3,779,881

Assessments:

GENERAL FUND	\$ 1,876,212
DEBT SERVICE	\$ 2,153,764
Total Assessments	\$ 4,029,976

Supv Kassel seconded the motion, and with all in favor, Resolution 2020-03 was adopted.

C. Consideration of Resolution 2020-04 – Levying the Assessments for Fiscal Year 2021

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, Resolution 2020-04 Approving, Assessing, Imposing, Levying and Confirming Special Assessments on and Peculiar to Property Specially Benefited by the District's Infrastructure Project Operations, Management and Debt Payment; Making Certain Findings and Determinations; Assessing, Imposing and Levying Non-Ad Valorem Special Assessments on and Peculiar to Property Specially Benefited by Infrastructure Management to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 190 and 197, Florida Statutes; Providing for Public Hearing by the Board to hear all objections to the budget proposed; Providing for Severability, Conflicts, and an Effective Date, was adopted.

On MOTION by Supv Berube seconded by Supv Scarborough, with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS

Subcontractors' Reports

A. Servello

i. Grounds Maintenance Status (*Work Chart*)

Mr. Feliciano reported they have three employees out, two have tested negative and one that tested positive. This has put them behind, but they will be back out next week.

Mr. Betancourt reported they are catching up on the weed spraying so they should see them dying off.

Supv Berube inquired if the pine needle mulching was completed.

Mr. Betancourt noted it has been finished.

Supv Berube addressed the central median at the west entrance noting it is less than vibrant and requested they took a look at the median to see if there is anything they can do to spruce it up.

Mr. Betancourt noted he will look at it tomorrow.

Mr. van der Snel addressed communication noting he had to find out for himself the tree trimmer was not there anymore for three weeks. The tree trimming process is very disorderly.

Mr. Feliciano noted he had them start in The Estates because almost every tree was hanging over the road. He had them to start training the new Oak trees. When they return, they will be going down East Five Oaks and Cat Brier to level the trees.

Supv Berube noted there is a large broken Oak and there have been resident requests regarding trees that are dead or need work. Has all this been put together and a quote received?

Mr. van der Snel noted he asked for two trees to be removed in Cordgrass on a resident request. They have been cut down, the trunk at Blazing Star and Sundrop has been removed and he has requested a quote for a new tree. He would like to do a ride around to see what they can do as a batch.

Mr. van der Snel addressed the trees at Cordgrass and Dark Sky noting they die off simply because they do not make it; they are on the residents' irrigation system. If

they do not irrigate the tree it will die or if they put nails in it for a birdhouse, he has also seen pebble stones all around the tree which will suffocate the roots; there should be a tree. It is out of their hands what the resident's do with the trees as it is really not specified on who maintains them.

Discussion continued on the trees with it being requested they put a list together for failing residential trees and they will work on communication with the owners.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Discussion and Consideration of Updated Maps

Supv Berube noted Mr. Boyd provided an update as he is unable to be on the call. Previously there was discussion about getting Pond 48 on the maps. The map updates are not yet done, there are a few touch-ups still to be done. The other item is the PD change regarding the commercial vehicle parking area. The data and documents requested by the County was provided to them ten days ago, and no response back has been received at this time. Also, there was conversation regarding the playground equipment Ms. Kramer brought up and it is not on top of the pipeline; it is close. Mr. Boyd will see if he can locate the agreement from 2001 when the playground equipment was placed there. Where the plantings were installed six or seven years ago is directly on the pipeline. Since the question has been raised Mr. Boyd is going to go back to Florida Gas Transmissions for verification that the CDD is able to remove and replace the current playground equipment.

B. District Attorney

i. Update on PoolWorks Matter

Mr. Qualls reported there is nothing to update.

ii. Discussion and Consideration of Agreement for Use of Central Bark

Mr. Qualls noted he is not aware of any movement on the agreement for the use of Central Bark. They did receive a contract finalized and if there are any questions on the memo sent out, let them know.

Mr. LaNasa noted this is the addendum for Arrow Painting.

Mr. Qualls noted the memo was on the law passed and approved by the Governor concerning the website and what has to go on the website. He agrees that just because

they do not have to put things on the website does not mean they are precluded from doing so.

Supv Berube noted there was another area of delamination in the pool close to the other areas. It has been patched by Spies. The delamination they see and are experiencing is not a safety matter. Once Shawn notices the areas, they have Spies patch as soon as possible. The problems are purely aesthetic because you cannot make the patches match.

Supv Berube inquired if Supervisor Kassel had heard anything back on Central Bark.

Supv Kassel noted she has reached out a couple of times to Mr. Fusilier and has not received a response.

Supv Berube addressed his proposal for the dog park. He noted his proposal is for a small portion of the land that Central Bark sits on and not the surrounding or adjoining parcel. He further addressed other options/opportunities for a dog park.

Supv Bokunic noted if it is a piece of land the CDD already owns it makes sense.

Discussion followed on the locations with it being noted a dog park is a permitted use under the PD.

Supv Farnsworth noted his first choice is to continue with the negotiations with Mr. Fusilier, the alternate cited for a new dog park is a second choice.

Supv Berube noted any agreement for Central Bark would have to come from Compass Trading.

Supv Kassel noted she is agreement with Supervisor Farnsworth.

Supv Scarborough noted he agrees with Supervisor Bokunic with regard to past dealings with private parties. Additionally, he likes the idea of the new park on CDD property.

This item to be placed on the next agenda under Old Business.

C. Field Manager

- 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)**

Discussion followed on the Ashley Park pool with it being noted they did a dye test and there was a small leak. They will evaluate in another six months.

Mr. van der Snel noted his reports were in the package and inquired if there were any questions or concerns.

Supv Farnsworth inquired on the status of the sinkhole.

Mr. van der Snel reported Brownie's was onsite Wednesday but the brand-new truck would not function, so it has been rescheduled to Tuesday to start the project. They did do some manual work around the hole.

Supv Berube noted the hole has gotten bigger and deeper. There is more undermining under the surface of the sod which is to be expected as there is no drainage away from the area.

Mr. van der Snel reported Phase 2 sidewalk project is underway, outlined the areas and discussed the root issues under the sidewalk panels.

Supv Berube commended Ms. Suit for finding about the TIPS program noting it is coming up on the agenda.

Mr. van der Snel reported they are in preparation for the asphalt repair on the back alleys. They will be doing it the second week of August.

vi. Proposals - Jammin' Playground

a. Ditch Plains - \$29,765.00

b. Rose Creek - \$29,365.00

Supv Berube addressed the pictures of the equipment and the proposals provided in the agenda package. Freight charges were addressed with it being noted they have been revised.

This item tabled to the next agenda under Old Business until they receive clarity on the pipeline situation.

Supv Bokunic noted he is being messaged while they speak and inquired if there is a reason they only have bids from one company.

Supv Berube noted Jammin' Playgrounds has typically been the low-price provider, a local provider and very responsive for quotes and if there are issues with installation.

Mr. van der Snel noted they also do all of the play area equipment for Disney.

Discussion continued on obtaining quotes from alternate sources and the replacement of parts rather than all the equipment.

Ms. Suit will provide Mr. van der Snel with the proposals she has received for other Districts and discussion continued on obtaining alternate quotes.

Discussion followed on the safety of the equipment with it being noted if it is a safety issue it needs to be roped off.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for June 30, 2020

B. Approval of: #243 Invoices, Check Register and Debit Purchases

Ms. Suit noted she would be happy to answer any questions.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the June 30, 2020 financials, Invoice Approval #243, Check Register and Debit Purchases was approved.

C. Discussion and Consideration of Transfer of District Accounts to Valley National Bank

M. Suit addressed transferring the District's checking account. Details how the transfer would work are included in the agenda package. She noted in speaking with the Finance Manager he mentioned it is a smoother transition if they have a current Money Market account with either Valley National or Bank United. The District does have a Money Market account with Bank United and it is suggested they transition the checking account there.

Discussion followed on transferring and hidden fees.

On MOTION by Supv Berube seconded by Supv Scarborough, with all in favor, the transfer of District checking account to Bank United was approved.

D. Discussion and Consideration of Amendments to Website Requirements

Supv Berube noted he thinks District Counsel touched on this and is fine with leaving the website as it is.

Mr. Qualls noted just because the Legislature said you do not have to have certain things on the website, they still have that option.

Discussion followed on the management of the District's website once Supervisor Farnsworth leaves the Board.

E. Preferred TIPS Program Reimbursement

Ms. Suit noted the total of the reimbursement was \$4,860 which has been deposited in the District's account.

F. Facilities Usage Applications

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Old Business

A. Discussion and Consideration of No Soliciting Policy

Supv Berube outlined last meetings discussion noting since that time the menus have been removed from the tables and were being stored on top of the AED (defibrillator). For the last weeks there have been no menus there.

Discussion followed on a No Soliciting Policy and policy decisions being across the board for CDD property to include campaign signs, ad signs, posters, as well as menus.

Supv Berube noted he will move to adopt as policy a no solicitation of CDD property policy.

Supv Farnsworth noted they need to formalize the language before making a motion.

This item tabled to the next meeting under District Counsel.

B. Garden Concerns

Supv Berube noted Ms. Ash-Mower's concerns last month regarding water at the garden. They bought a pressure gauge and waterflow meter, he tested it at his house and there was 60 pounds of pressure on the gauge which is about six gallons of water per minute, if you turn on a second hose the pressure goes down to about 40 PSI, if you open a third outlet the pressure goes very low, but the hoses are still flowing. They took the equipment to the garden and the test results were the same. The water performance of the well at the garden is roughly identical to what TOHO is supplying for water performance at a home. He addressed the email provided to Ms. Ash-Mower and her response. He further addressed the water situation. He addressed the shed flooding situation noting Ms. Ash-Mower does not agree with the solution and does not want Mr. van der Snel to

do the job unless he is supervised by Ms. Ash-Mower, her engineer or both or find someone else to do the job. Supv Berube noted he agreed to handle this, but he is done and suggested the Board do whatever they want to do. They are delivering water to the garden, it is going to manage an irrigation system - no, can they put some dirt around the shed to manage some of the water when it builds up – yes, is it going to rot away the shed – no.

Supv Farnsworth inquired if the irrigation system was in place when they were still on the Fusilier well.

Supv Berube noted he does not know.

Supv Farnsworth noted if it was then they have a problem and if it was not then it is a different condition.

Supv Kassel noted her understanding is the garden had much better waterflow prior to the new well being installed.

Supv Berube noted the well pumps are both 2-inch. There is water available at the garden.

Discussion followed on tying back to the Fusilier well for the garden with Supv Berube noting this should not be done unless approved by the Board.

Mr. van der Snel addressed the specifications of the well noting the CDD fills water tanks for pressure washing and spraying from this same well.

Discussion followed on garden usage with it being noted usage is higher this year with the rates being lower.

NINTH ORDER OF BUSINESS

New Business

A. Discussion and Authorization to Purchase New Electric Vehicle for Field Services – FY 2021 Budget

Supv Berube outlined the purchase of a new electric vehicle noting it would replace a 1993 Club Car.

Supv Berube MOVED to approve the purchase of a new electric vehicle for Field Services in the amount of \$11,145.12, to be purchased in the FY 2021 and Supv Scarborough seconded the motion.

Discussion continued on the electric vehicle and a question was raised regarding bids. Supv Berube outlined Source Well noting they are pre-bid, pre-discounted and all supplier's sale on Source Well.

On VOICE vote, with all in favor, the motion was approved.

TENTH ORDER OF BUSINESS

Topical Subject Discussions

There being none, the next item of business followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

A. Discussion of USPS (and/or other) Package Drop Locations

Supv Scarborough noted he has examined the options and does not know if there is anything to discuss at this point noting he was thinking of trying to find a location for the townhomes to have packages delivered.

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