

**MINUTES OF WORKSHOP
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The workshop meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, February 18, 2021, at 6:00 p.m. via virtual teleconferencing.

Present were:

Teresa Kramer	Chair
Dan Leet	Vice Chairman
Steve Berube	Assistant Secretary
Kerul Kassel	Assistant Secretary
Mike Scarborough	Assistant Secretary

Also present were:

Kristen Suit	District Manager: Inframark
Tim Qualls	District Attorney: Young Qualls, P.A
Chris Tarase	Inframark
Gerhard van der Snel	Field Services Manager

Residents and Members of the Public

FIRST ITEM

Roll Call

Supv Kramer called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present. Supv Kramer then stated that this is a Workshop and, as such, no business will be conducted, and no votes will occur. Tim Qualls also set out the Guidelines for the Workshop.

SECOND ITEM

Audience Comments

Supv Kramer asked if there was anyone from the public that would like to provide input at this Workshop. Hearing none, the Workshop moved on to Discussion Topics.

THIRD ITEM

Discussions

The following topics were then discussed by the Supervisors.

1. The public's access to CDD Meetings-recording and broadcasting meetings; returning to verbatim minutes.
2. Field Services- workload; cost; turnover; safety; tracking project costs when done in-house; Inframark presentation on providing Field Services.
3. Procedures and standards for approving property to be turned over by Developer to District-comprehensive evaluation of property prior to acceptance; set

- standards so that Developer knows what is expected up front; other CDDs have held up turnover for 1 ½ years to ensure it is built correctly, so can be done.
4. Procedures and standards for accepting Quit Claim deeds to the District-particulars need to be spelled out in detail and then have it inspected prior to Quit Claiming property; how to prevent property from being Quit Claimed to District without final Board approval; importance of adding these parcels to a map of properties owned by the District.
 5. Future projects of the District-need for planning to properly determine community needs, i.e. new playgrounds, additional boardwalks-determine standards to be used such as service area radius or number of homes served. Ensure that maintenance needs are addressed and planned for prior to adding additional infrastructure or amenities.

Discussion ended at 8:08pm and this ended the Workshop.

Assistant Secretary/Secretary

Teresa Kramer
Chair