



38 Spv. Kramer: We can definitely hear you, Dan. A little background noise.

39 Spv. Leet: (via zoom) Okay, I will try and stay muted. Yep, I'll stay muted as much as I can, sorry.

40 Spv. Kramer: Thank you. Supervisor Scarborough.

41 Spv. Scarborough: Present.

42 Spv. Kramer: And Supervisor Berube.

43 Spv. Berube: Here.

44 Spv. Kramer: And myself, Supervisor Kramer. Everybody is in attendance with Supervisor Leet and  
45 Supervisor Kassel attending by Zoom. We have three in-person so we do qualify as quorum.

46

47 **SECOND ORDER OF BUSINESS** **Audience Comments**

48 Spv. Kramer: The first item on our agenda... Well, before we get started with audience comments, I do  
49 want to make a note about the full agenda package that's on the internet. There's a page four in that  
50 packet that's in error. So please, if you were confused about that, please disregard that. The second item  
51 on our agenda is audience comments. Again, this is a chance for anyone in the audience to provide  
52 comments or concerns. We ask you to limit it to a maximum of three minutes. Do we have any request  
53 for audience comments?

54 DM Montagna: I didn't receive any.

55 Spv. Kramer: Would any of our audience like to make any comments this evening? No?

56 Spv. Kramer: Hearing none, we'll move on to the third item on our agenda. Contractor's reports. We'll  
57 welcome Mr. Betancourt.

58

59 **THIRD ORDER OF BUSINESS** **Contractors' Reports**

60

61 **Servello**

62 Mr. Betancourt:  
63 I've been working on irrigation all week.

64 Spv. Kramer:  
65 Let me give you a microphone.

66 Mr. Betancourt:  
67 I'm sure everybody's noticed the annuals are out.

68 Spv. Kramer:

69 Yes.

70 Mr. Betancourt:  
71 They are coming in tomorrow. Seven o'clock in the morning, they're going to put in the new ones. The  
72 crew has been working on leaf pickup and cutting back the grasses. Unfortunately, they weren't able to  
73 weed eat the remaining ponds. I had to move the schedule around a little bit to accommodate for the  
74 leaf pickup. But it will be done the last week of December.

75 Spv. Kramer:  
76 And that will be the...

77 Mr. Betancourt:  
78 The 27th.

79 Spv. Kramer:  
80 Good.

81 Mr. Betancourt:  
82 Yeah.

83 Spv. Kramer:  
84 End of December.

85 Mr. Betancourt:  
86 The end of December.

87 Spv. Berube:  
88 You're flying solo.

89 Mr. Betancourt:  
90 Oh yeah. How unusual.

91 Spv. Kramer:  
92 All right.

93 Spv. Berube:  
94 Your manager didn't want to show up and get his Christmas ruined?

95 Mr. Betancourt:  
96 He didn't have a cookie.

97 Spv. Kramer:  
98 He didn't have a cookie.

99 Spv. Kramer:  
100 That's okay. We're not supposed to eat in Board meetings anyway until later on.

101 Mr. Betancourt:  
102 Irrigation wise...Clock fourteen. Happy to report, it's up and running.

103 Spv. Kramer:  
104 Up and running. All right. And what does clock fourteen run?

105 Mr. Betancourt:  
106 Schoolhouse, Buck Lane pocket park. That whole area.

107 Spv. Kramer:  
108 I saw you working on it yesterday.

109 Mr. Betancourt:  
110 Yeah. There are a few broken heads here and there.

111 Mr. Betancourt:  
112 I'm going to fix those. So, next week, because Friday I have a management meeting in DeBary. So I'll get  
113 to work on that. There are a few rooted sprinkler heads that might need proposals up for NTEs. I know  
114 there's one by a white picket fence not far from Steve's house. There's a root about this big covering it.  
115 So that's probably going to be a NTE.

116 Spv. Kramer:  
117 So we will look for it.

118 Mr. Betancourt:  
119 Yeah. But it's up and running. It's getting water.

120 Spv. Kramer:  
121 I have a quick question, there is a meter at 7500 Five Oaks Drive. That was the one that was cut off while  
122 they were doing all the work. Now they have reconnected it and, last couple months, we've been seeing  
123 rather high bills from that. I don't know if we can have TOHO come out and take a quick look at it and  
124 make sure it's functioning or if the meter's functioning properly.

125 Mr. Betancourt:  
126 Where's that meter?

127 Spv. Berube:  
128 7500 Five Oaks.

129 Spv. Kramer:

130 It's very close to the Lakes Clubhouse. They cut it off during construction for the (Enclaves at the) Lakes.  
131 And they have reconnected it, put a new meter in like a month or two ago. And since then, it's been  
132 coming up in the thousands of dollars range which just-

133 Mr. Betancourt:  
134 7500 Five Oaks?

135 Spv. Kramer:  
136 1500.

137 Mr. Betancourt:  
138 That's the address. You said was 7500.

139 Spv. Kramer:  
140 Yes.

141 Mr. Betancourt:  
142 7500 would be the field-

143 Spv. Berube:  
144 The end. It's on the clubhouse side. Basically, closer to the clubhouse or between the clubhouse and the  
145 Enclave entrance. And when they built that entrance, I think they moved the meter. Something  
146 happened. The meter was going to under pavement or something. They found out, because they dug up  
147 the- the ground and get it prepared. Pull up the wires, pull up the pipes, traced it back. The meter's  
148 going to be here. And there was conversation and Gerhardt said, "Well, we can't leave them." They were  
149 going to pave over it. None of them, I mean, you can't do that. So, at some point, that shifted back to  
150 meter you're talking about now.

151 Spv. Kramer:  
152 Right.

153 Mr. Betancourt:  
154 We have no idea what happened in the ground. Because JR Davis just fixed it, I think. Somebody fixed it.

155 Spv. Kramer:  
156 Well, not JR Davis.

157 Spv. Berube:  
158 Whoever it was.

159 Spv. Kramer:  
160 But they put another pipe in the ground inside a sleeve in case a pipe that was there had issues. So that  
161 they wouldn't have to direction bore under the driveway. So that's there if we need it, but it shouldn't, I  
162 haven't heard of any breaks or anything out there.

163 Mr. Betancourt:  
164 I haven't seen any

165 Spv. Kramer:  
166 If you can, I'm not sure that they connected all of that to Maxicom or if they just put a box out there and  
167 maybe the box isn't set right.

168 Mr. Betancourt:  
169 I'll look at it.

170 Spv. Kramer:  
171 Look at it and-

172 Spv. Berube:  
173 Should have been on Maxicom because they got wires too.

174 Mr. Betancourt:  
175 Clock 21 which is behind the fenced in area for Toho. That one is not on Maxicom. When Gerhard  
176 explained the old irrigation system, he told me all the ones that were. That one, for some reason doesn't  
177 hook up to Maxicom. He believes when it, when all this happened, they cut the wire. So that clock over  
178 there is a standalone. I haven't seen anything that would indicate-

179 Spv. Berube:  
180 Is a rain gauge connected to it?

181 Mr. Betancourt:  
182 A what?

183 Spv. Berube:  
184 A rain gauge? I think it does.

185 Mr. Betancourt:  
186 Yeah.

187 Spv. Berube:  
188 So that's why it's not on Maxicom. Because it's running on standalone on a rain gauge.

189 Spv. Kramer:  
190 Okay. So if you could just check on that.

191 Mr. Betancourt:  
192 I'll look into it.

193 Spv. Kramer:  
194 Get with Brett or Vincent.

195 Spv. Berube:  
196 This is, the... your suggestion is that there's water running into the ground.

197 Spv. Kramer:  
198 I don't know.

199 Spv. Berube:  
200 A lot of water.

201 Spv. Kramer:  
202 Either there's a lot of water running into the ground or the meter is running constantly

203 Mr. Betancourt:  
204 Well, the meter is, the meter will tell you if there's a leak.

205 Spv. Kramer:  
206 If it's running constantly

207 Mr. Betancourt:  
208 Yeah.

209 Spv. Kramer:  
210 ... sprinklers are running then we've got an issue. I'll leave that up to you. All right. Any other questions  
211 from the board members?

212 Spv. Scarborough:  
213 Yes. There's, I don't know if it's been addressed already, I saw it earlier this week. But there's a geyser in  
214 between the two roundabouts on Five Oaks. Across from the spray, so it's in between the sidewalk and  
215 the road. So, I don't know what clock that is, the clock name.

216 Mr. Betancourt:  
217 Is that opposite the roundabout? Heading to the Dancer roundabout?

218 Spv. Scarborough:  
219 Heading to what?

220 Mr. Betancourt:  
221 The other roundabout.

222 Spv. Scarborough:

223 Yes. Between them.

224 Mr. Betancourt:  
225 Yeah. I'll get that tomorrow. We did fix that valve that was stuck.

226 Spv. Scarborough:  
227 You did fix the valve?

228 Mr. Betancourt:  
229 Yeah.

230 Spv. Scarborough:  
231 So, I just, I just noticed it's- it's almost closer to this roundabout, it's closest to us right now.

232 Mr. Betancourt:  
233 Right.

234 Spv. Scarborough:  
235 It's between the sidewalk, a spray head between the sidewalk and the road. And it's just going straight  
236 up in the air.

237 Mr. Betancourt:  
238 Okay...I will look at it.

239 Spv. Kramer:  
240 Yeah. And if you all see something like that and any member of the public, if you see a spray head that's  
241 having a problem or what you would call geysers, just send a quick email with the closest address to it to  
242 [CDDmaintenance@inframark.com](mailto:CDDmaintenance@inframark.com) .

243 Mr. Betancourt:  
244 Brett always forwards them to me.

245 Spv. Kramer:  
246 That will get it to the Servello irrigation crew right away.

247 Mr. Betancourt:  
248 I've fixed so many geysers this week, I could have fixed it.

249 Spv. Scarborough:  
250 I know, I saw it, I've been seeing you out there working.

251 Mr. Betancourt:  
252 It's a madhouse.

253 Spv. Leet:  
254 And quickly, too, so I thank you.

255 Mr. Perez:  
256 What's the update on the JR Davis mainline break that they cut into?

257 Mr. Betancourt:  
258 Up along the fence line?

259 Spv. Berube:  
260 Correct. And they cut the Maxicom wires. Have you guys made that repair yet?

261 Mr. Betancourt:  
262 I don't believe Maxicom was cut. The clock is still connected.

263 Mr. Perez:  
264 Okay.

265 Mr. Betancourt:  
266 So the Maxicom wires are fine. What they cut were all the zone markings, that they cut. But the only  
267 three wires that are connected to that clock, clock three, are the curb and the median. Both ends. The  
268 other zones have the previous irrigation tech (before Servello) had pulled out all the wires from the  
269 clock. So, there's only three wires connected.

270 Spv. Scarborough:  
271 Because it was a developer land we were watering

272 Spv. Kramer:  
273 Okay, well that would be... we'll deal with that later but it may actually be a CDD property, so, we may  
274 end. . . But those three zones that were . . .

275 Mr. Betancourt:  
276 They work perfectly.

277 Spv. Kramer:  
278 They're back.

279 Mr. Betancourt:  
280 Yeah.

281 Mr. Betancourt:  
282 I spoke to Brett about it, we needed to get that fixed because of the clocks.

283 Spv. Kramer:  
284 Right.

285 Mr. Betancourt:  
286 We got plenty of water for both our new beds and the curb and the median.

287 Spv. Kramer:  
288 Okay, great. All right. Any other questions?

289 Spv. Leet: (via zoom)  
290 Yeah. Real quick, long term. Do we think adding that one clock to Maxicom is that going to be an  
291 extraordinary expense, do we know? Or what will we be looking at the have that under control with  
292 everything else?

293 Mr. Betancourt:  
294 We would have to see. I mean, once you cut the wires that didn't connect everything back together,  
295 you're going to have valves out.

296 Spv. Berube:  
297 I think, Dan, are you talking about  
298 Spv. Leet:  
299 The one a few minutes ago, the one by the clubhouse.

300 Spv. Berube:  
301 The one behind the lake. That's not on Maxicom. You have to get wire to it.

302 Spv. Scarborough:  
303 If it's not wired, it's an extraordinary expense.

304 Spv. Berube:  
305 You have to trench all the way to the wires.

306 Spv. Kramer:  
307 Well, there are wires out there.

308 Mr. Betancourt:  
309 The zones do work. When it doesn't work is when Maxicom tells it to turn off. That's the only thing. But  
310 everything else works on that clock.

311 Spv. Kramer:  
312 We'll get a report from you on that later. When you've gone out to investigate, correct? Okay.

313 Spv. Leet: (via zoom)

314 Thank you.

315 Spv. Kramer:

316 Any other questions? Supervisor Kassel. Do you have any questions of Mr. Betancourt?

317 Spv. Kassel: (via zoom)

318 Not at this time. Thank you.

319 Spv. Kramer:

320 Okay, thank you. All right. If I hear none other, we will excuse Mr. Betancourt and say thank you for your  
321 report.

322 Spv. Berube:

323 Thanks for coming.

324 Mr. Betancourt:

325 Merry Christmas and Happy New Year.

326 Spv. Kramer:

327 At this point, I would like the Board's indulgence. We need to insert one item of business, that came up  
328 as an emergency. Brett, do you want to take this, or Angel?

329 Field Director Perez:

330 I can. So yesterday morning, we got a report from field staff and from SPIES Pools that the Swim Club  
331 restrooms were flooding, the men's room specifically. Right, Vincent?

332 Field Supervisor Morrell:

333 Yes.

334 Field Director Perez:

335 There was dirt and stuff coming up from the drain in the ground. So, Vincent tried to snake the drain.  
336 Was unsuccessful. We did have to contact a plumber as an emergency procurement step, procedure.  
337 They found that they couldn't get the sewer cap off. It's a brass sewer cap on top of a PVC clean out. So  
338 unfortunately, we had to... there were two options. We either take the toilet off and go through the  
339 toilet to the drain. Or we jack hammer out the encased concrete around the sewer clean out, cut the  
340 sewer clean out below that, and they replace it. We went with the second option more because if we  
341 have that issue, it would have been \$1,200 to take that toilet off versus \$1,800 to make sure you get the  
342 sewer cap off. So, upon doing that, they then ran a camera down there, correct, Vincent?

343 Field Supervisor Morrell:

344 Yes, sir.

345 Field Director Perez:

346 And found the issue with the clog that triggered it, roots had broken through on one of the fittings. So,  
347 we currently have an \$1,800 expense for that initial repair. But we also have a quote from them  
348 currently for \$4,800 to excavate that pipe up to where the roots have protruded through the pipe, cut  
349 that out there, insert a new pipe. We are working on getting additional quotes as well. We have another  
350 vendor coming out tomorrow and hopefully another vendor will be returning on Monday? Tomorrow  
351 and Monday. So, we wanted to make you all aware of that.

352 Spv. Berube:

353 Is it safe to presume that the root intrusion is beyond the building or is it under the building?

354 Field Supervisor Morrell:

355 It's under the building.

356 Spv. Berube:

357 Under the building?

358 Field Director Perez:

359 Yeah.

360 Spv. Scarborough:

361 Under? The Swim Club building?

362 Field Supervisor Morrell:

363 Yeah.

364 Spv. Scarborough:

365 From the trees by the curb?

366 Spv. Berube:

367 So they're going to dig up the floor.

368 Ms. Yevich:

369 No.

370 Spv. Berube:

371 How are they going to get to it?

372 Field Director Perez:

373 I don't think they're excavating a pipe under the building. They're cutting where the tree roots have  
374 impacted the drainpipe, twenty feet off where the clean out is. So, it's 20 feet back towards the building  
375 but they won't be going underneath the building.

376 Spv. Berube:

377 Oh, okay. That's what I meant by is it outside the building or under the building.

378 Field Director Perez:  
379 No, it's in the common area.

380 Field Director Perez:  
381 And they have to excavate about four feet down.

382 Spv. Scarborough:  
383 So currently, the issue is resolved temporarily?

384 Field Director Perez:  
385 Yes, temporarily. The bathrooms are functioning, but it's only a matter of time.

386 Spv. Scarborough:  
387 Yeah. I understand.

388 Field Director Perez:  
389 We have to stop whatever is being pushed down there and then start backing up.

390 Spv. Scarborough:  
391 Have the repairs taken place for the \$1,800?

392 Field Director Perez:  
393 Yes, sir.

394 Spv. Scarborough:  
395 Okay.

396 Field Director Perez:  
397 We had to do that in order to get to the clog.

398 Spv. Scarborough:  
399 So, there's nothing else that needs to happen there. Right?

400 Field Director Perez:  
401 Pardon.

402 Spv. Scarborough::  
403 So, there's nothing else that need to take place?

404 Field Director Perez:  
405 No, sir.

406 DM Montagna:

407 And the bathrooms are shut. They're marked off.

408 Spv. Berube:

409 Oh, they're closed anyway with the pool being closed.

410 Spv. Kramer:

411 Luckily it happened while the pool was closed down.

412 Field Director Perez:

413 SPIES employees were using that restroom to, for-

414 Spv. Berube:

415 Yeah. Well, that's reasonable. Right?

416 Field Director:

417 Yeah. But now they're not.

418 Spv. Kramer:

419 So what we need to do is, approve a not to exceed of... what was it? \$4,800.

420 DM Montagna:

421 \$4,800.

422 Spv. Kramer:

423 So that if we can get a lesser quote in, to do the work, we can go with the lesser one. But we can get it  
424 done within the next day or so. So, we can get the restrooms open so they'll be open when the pool  
425 reopens. I would entertain a motion.

426 Spv. Berube:

427 I'll move to approve an NTE of \$4, 800 to accomplish the necessary sewer pipe repairs to the Swim Club  
428 bathrooms.

429 Spv. Kassel:

430 Second.

431 Spv. Kramer:

432 I have a motion and a second. Not to exceed \$4,800 to repair the sewer pipe for the swim club. All in  
433 favor.

434 Spv. Kramer:

435 Any opposition? Hearing none, the motion passes unanimously. Thank you. We'll get that completed.  
436

437  
438  
439  
440  
441

On MOTION by Spv. Berube, SECOND by Spv. Kassel, with all in favor, the Board approved a Not To Exceed \$4800 for the repair of the Club bathrooms sewer pipe.

442 Spv. Berube:

443 We'll fund that out of reserves or operating budget?

444 DM Montagna:

445 Should be operating. Shouldn't be reserves. You can put it there obviously if you want.

446 Spv. Berube:

447 Reserves and repairs, I mean it doesn't matter. You get to the end of the year, your regular budget's  
448 over, you take it out of reserves anyway so.

449 Spv. Kramer:

450 When we get further down and we have a more defined budget we'll ask from the reserve, we'll see  
451 where we get. All right. Thank you for your indulgence in getting that emergency issue out of the way.

452 Spv. Berube:

453 Clearly shutting down bathrooms causes tree root intrusion. It must be.

454 Spv. Kramer:

455 Is that what happened before?

456 Spv. Berube:

457 We haven't had tree roots in 20 years. We shut down the bathrooms. Now you got tree roots.

458

459 **FOURTH ORDER OF BUSINESS**

**Consent Agenda**

460

461 Spv. Kramer:

462 All right. The next item on our agenda is the consent agenda, which includes approval of our monthly  
463 minutes for November 18, 2021, Financial statements for November 30th, 2021 and approval of number  
464 260 invoices and check register, of which I did not see the check. Is it there or did I miss it?

465 DM Montagna: Okay. I can check.

466 Spv. Kramer:

467 I did see all of the invoices and information. Any questions?

468 Spv. Kassel: (via zoom)

469 Move to approve.

470 Spv. Kramer:  
471 I have a motion to approve. Do I have a second?  
472 Spv. Scarborough:  
473 Second

474 District Counsel Qualls:  
475 One second Madam chair, before you vote, just one thing. Page 22. It says: If money changes hands  
476 under my report, you need to insert no. If no money changes hands. It's kind of important.

477 DM Montagna:  
478 What are you talking about?

479 District Counsel Qualls:  
480 The minutes.

481 Spv. Kramer:  
482 Oh.

483 Spv. Berube:  
484 On page 22.

485 DM Montagna:  
486 Sorry about that.

487 District Counsel Qualls:  
488 Isn't that what we're doing?

489 DM Montagna:  
490 Page 22?

491 District Counsel Qualls:  
492 That's what we're doing. Okay.

493 Spv. Kramer:  
494 22 of the minutes? Or the agenda package?

495 District Counsel Qualls:  
496 The minutes. 22, the minutes. If no money changes hands- You just need to insert a "no".

497 DM Montagna:  
498 No. Okay.

499 Spv. Berube:

500 It changes the whole context.

501 Spv. Kramer:

502 Yes, very much so. So, we've got a motion and a second with a minor amendment of the insertion of the  
503 word "no" on page 22. Any discussion? If not, I'll call the question. All in favor?

504 Spv.s Berube, Leet, Kassel, Scarborough and Kramer:

505 I.

506 Spv. Kramer:

507 Consider that a pass, with the minor change.

508

509 On MOTION by Spv. Kassel, SECOND by Spv. Berube,  
510 with all in favor, approved the November Consent  
511 Agenda items as amended.

512

513

514

515

516 **FIFTH ORDER OF BUSSINESS**

**DISTRICT MANAGER REPORT**

517 Spv. Kramer:

518 Okay. All right. The next item on the agenda is our District Manager's report, first one is the Garden  
519 Club's request for a credit card.

520 DM Montagna:

521 What the Garden Club has asked for, a few things which we don't need to discuss because staff and  
522 Brett are going to take care of that and Julie is going to make introductions. They're wanting some hours  
523 from staff to help do some stuff. What they're asking for is a credit card with a \$500 limit for the  
524 president to purchase supplies. Currently, what they're doing is they're buying supplies, turning in their  
525 receipts and then they get reimbursed out of the garden expenses or revenue that they bring in.

526 There are a bunch of different ways the board can go about that. You can get them a pre loadable card  
527 where we can load it every month with \$500 on it, once we receive receipts to cover those expenses.  
528 We can issue them a CDD card. I don't know that I would go to that extreme

529 Spv. Berube:

530 I'm not sure why.

531 Spv. Kramer:

532 Well, they were paying out of their pocket and it's taking a while to get them reimbursed.

533 Spv. Berube:

534 Well, I understand that. But they're buying soil and fertilizer and herbicides.

535 DM Montagna:

536 Right.

537 Spv. Berube:

538 Why would the residents of Harmony be on the hook for what is essentially a private endeavor?

539 Spv. Kramer:

540 Okay. What has been the long-standing policy is that, and well before my time here on the board, the  
541 Garden Club brings in revenue from the rentals of lots and that money is currently going into our O&M  
542 budget.

543 DM Montagna:

544 These are the revenue's portion.

545 Spv. Kramer:

546 So, then they buy things, bring in their receipts, get reimbursed for them. And again, our reimbursement  
547 process unfortunately takes a while. My understanding, they stay within that budget of what they bring  
548 in.

549 DM Montagna:

550 They do.

551 Spv. Kassel:

552 They always have.

553 Spv. Kramer:

554 Since it is going through our budget and accounts since we have brought this in from under the HROA.  
555 So, what we can do is we can give them a pre-loaded \$500 credit card. They can't exceed that. And  
556 that's our procurement level and they can go out, they can buy black plastic, they can buy herbicides,  
557 they can buy fertilizer and soil, whatever they need. They then bring back the receipts and turn them in.  
558 Verify that they're legitimate expenses for the garden and then, once they turn in their receipts, then  
559 that amount of money will be reloaded onto that card.

560 Spv. Berube:

561 I'm very well aware of how it would work because obviously I was the past president of the HROA. And  
562 the garden, I think it's a different standard when a HROA manages a Garden Club and operates under  
563 the HROA. And the Garden Club used to bring in several thousands of dollars every year in income. And  
564 they were assigned a budget and it usually, 50 to 75% of that number to spend and that was the  
565 standard for pretty much as long as the Garden Club operated, right? But when it came under the CDD,  
566 that ability to spend that "income" stopped.

567 Spv. Kramer:

568 No.

569 DM Montagna:

570 No.

571 Spv. Berube:  
572 Well, it should have.

573 DM Montagna:  
574 Oh, it hasn't.

575 Spv. Berube:  
576 I understand because-

577 Spv. Kassel: (via zoom)  
578 There's no reason that it should have.

579 Spv. Berube:  
580 Well, why not? Well, okay. So, we rent spaces to people with RVs. Once a guy has a RV slot, let's say that  
581 he wants to improve his RV slot. And maybe put some AstroTurf there so he doesn't get the dirt in his  
582 RV when he walks up. Why shouldn't he be able to ask us to improve his slot with some AstroTurf  
583 because he doesn't like the dirt? It's the same theory.

584 Spv. Kassel: (via zoom)  
585 No, it's not.

586 Spv. Scarborough:  
587 It's common property out there and then there's the property that's leased. I mean, the plots  
588 themselves are what the homeowners rent out and buy their own seeds and their own fertilizers. The  
589 common areas are just the borders, the pathways, the irrigation.

590 Spv. Kramer:  
591 And that's what needs to be maintained and luckily, we get a screaming deal. We don't have to pay Field  
592 Services to maintain those. The volunteers themselves put in the sweat and the labor to go ahead and  
593 maintain those common areas. The fencing, the pathways between them. They get out there and shovel  
594 the mulch and

595 Spv. Berube:  
596 Well, we just heard that there's been a request for Field Services to devote some hours to general  
597 maintenance of the common areas.

598 Spv. Kramer:  
599 But not all of the maintenance.

600 DM Montagna:  
601 So, what they've asked for is first of all, they asked for 10 to 20 hours. However, they did say whatever  
602 the Field Staff can allow. And that would be to send them over there to move the mulch, to get stems

603 for them, uh, they're wanting some electric hooked up for their shed. It's little things like that. They  
604 listed it out. Swing hinges on gates. You know, stuff like that. Again, I don't know to the extent. I'm just  
605 reading what she has requested.

606 Spv. Berube:

607 To the extent that we improve the property I think Field Services should do that. To the extent that  
608 we're assisting with fertilizer and soil and all that for a rented plot that a person has exclusive use of  
609 during their lease.

610 Spv. Kramer:

611 That is not being done. That is not what these funds are being expended for. These funds are being  
612 expended for herbicides to spray the common pathways and get rid of the weeds in the common  
613 pathways.

614 Spv. Berube:

615 To that point, we have a herbicide guy on staff whose spraying every day. Why couldn't that herbicide  
616 guy spray?

617 Spv. Scarborough:

618 They spray the parking lot.

619 Spv. Kramer:

620 We can do that. But again, the volunteers provide the labor now. That just means more man hours  
621 taken out of other areas of Harmony. Why not take advantage of the volunteer hours that these folks  
622 are putting in?

623 Spv. Scarborough:

624 How much are they currently spending roughly, on average per month?

625 DM Montagna:

626 We don't get receipts on a regular basis but just when they make purchases.

627 Spv. Scarborough:

628 Sporadic.

629 DM Montagna:

630 Not on a regular basis. It's kind of whenever they go purchase stuff-

631 DM Montagna:

632 And you know, what they're asking for is stuff like maintenance items. Teresa is right. The \$500 would  
633 be for purchasing supplies, which is that potting soil, that kind of stuff for them to be able to do what  
634 they do. They are to replace a garden bed every year in our master plan. I'm not sure what the garden  
635 bed is. But the garden bed, replace it each year.

636 Spv. Berube:  
637 It's a plot.

638 DM Montagna:  
639 A couple of beds need repair with, I guess they have the big timbers.

640 Spv. Berube:  
641 Yeah.

642 Spv. Kramer:  
643 Right. We use the pressure treated 2" X 6"s

644 DM Montagna:  
645 Yes. So, they would like to do that and that's again, staff helping them because some of them can't lift  
646 that type of material and get it where it needs to be.

647 Spv. Berube:  
648 So, the Garden brings in approximately \$1,200 to \$1,300 a year in income from the leases. That's about  
649 the number, I think. Do they want a \$500 rolling limit or a \$500 one-shot for a year request for all this  
650 stuff? Because it's different If you've got a \$500 rolling limit versus one \$500 visa card.

651 DM Montagna:  
652 The \$500 limit to purchase supplies, that's going to come back out of the garden revenues. Everything  
653 that they do, like when they submit a check request to get their receipt, it all comes out of that garden  
654 club. So yes, we would have to make sure that the reloads of the \$500 coincide with the revenue, we  
655 wouldn't be able to go over that. Does that make sense?

656 Spv. Berube:  
657 Yeah. Well, that's what I'm asking.

658 Spv. Scarborough:  
659 Yeah, and we do not want to exceed the entire yearly revenue.

660 DM Montagna:  
661 And I've asked Helena, the accountant, to send that. Julie has asked, because we want see exactly what  
662 revenue is in there. And just because of what's on your budget, if you look at revenues on your budget,  
663 that is not equal to what they send in. I assume it was a guesstimate on the revenue portion, versus  
664 what they actually send in. Because what you have on revenues is less than what they sent in. Not a  
665 whole lot. I mean, you're talking a couple hundred bucks, but it is still less.

666 Spv. Kramer:  
667 It needs to match.

668 DM Montagna:

669 Yes. And it needs to be accurate of what they bring in. So that I can't answer for you.

670 Spv. Berube:  
671 Historically whatever got put into the budget for supplies and goods, everything got spent, right to the  
672 penny. All the time. And that's why I asked, how much are we devoting here? Because if you put \$1240  
673 available on a \$1240 income, it will all get spent.

674 DM Montagna:  
675 They were told, and I checked this with Tim, who went over this at the other meeting, I guess there's a  
676 resolution or something out there that says whatever income they bring in, they have to spend within  
677 that fiscal year.

678 Spv. Berube:  
679 No, no, no, no, no. I know where that came from.

680 DM montagna:  
681 He sent me a screenshot of it.

682 District Counsel Qualls:  
683 I did.

684 Spv. Berube:  
685 Huh?

686 District Counsel Qualls:  
687 I remember this issue. And I do remember the statute speaks to that. I'll pull up the statute.

688 Spv. Scarborough:  
689 I personally wouldn't even care if they spent the entire year's revenue immediately. I mean, the CDD's  
690 not going to do anything with \$1,200. I mean it's for the community. Right?

691 Spv. Kramer:  
692 Right.

693 Spv. Scarborough:  
694 But, at the same time, if you exceed it, then.

695 DM Montagna:  
696 We don't let them exceed it.

697 Spv. Kramer:  
698 I agree with you totally. And this is basically a self-funded amenity. We put lots of money in our boat.  
699 We put lots of money in our playgrounds. We put lots of money in our other amenities. We're not

700 putting a penny towards that, at this point in time. We've been asking them to be totally self-funded. I  
701 think that sometime in the future, I'd like to see actually coming up with a budget for them.

702 But at this time, all they want is a revolving credit card. They plan to stay within the limit. I would  
703 entertain a motion to approve that.

704 Spv. Kassel:

705 Motion to approve. Preloaded \$500 card for their purchases, which would be loaded back onto the card,  
706 up to the budget limit.

707 Spv. Scarborough:

708 If we're going that down that road, why don't we just give them the budget limit?

709 Spv. Kramer:

710 Okay. I have a motion. Do I have a second?

711 Spv. Leet:

712 I'll second that.

713 Spv. Kramer:

714 Okay. I have a motion and a second. That would be a \$500 limit. The thing about the rolling limit is that  
715 it keeps everybody accountable to get the receipts in and to have them accounted for. So that would  
716 help. Any other questions or discussions?

717 Spv. Berube:

718 I said what I said. I don't agree. I don't think it's fair to people who rent right on the little dirt path in the  
719 RV park, that they don't have the same ability to spend all the money that comes in from there.

720 Spv. Kassel:

721 We're spending it. We're spending it on parking, on fencing, on all kinds of things. We are far exceeding  
722 the annual budget.

723 Spv. Berube:

724 Not on private areas, but we're not going argue.

725 Spv. Scarborough:

726 So, this is under the assumption that this money gets spent on the maintenance and upkeep.

727 DM Montagna:

728 Yes.

729 Spv. Berube:

730 Common areas only. But that's not where it's going to go.

731 Spv. Kramer:

732 That is where it is going to go. All in favor?

733 Spv. Scarborough, Leet, Kassel, Kramer:

734 Aye.

735 Spv. Kramer:

736 Any opposition?

737 Spv. Berube:

738 Nay.

739 Spv. Kramer:

740 Okay. Motion passes. We're at four to one with Mr. Berube opposing.

741

742 On MOTION by Spv. Kassel, SECOND by Spv.  
743 Scarborough, with Spv. Berube opposing, the Board  
744 approved getting the Garden Club a loadable credit card  
745 with a limit of \$500 at a time, not to exceed the income  
746 the Garden Club brings in annually.

747

748

749 Spv. Kramer:

750 All right. Next.

751 DM Montagna:

752 Next was the Harmony invoices. I sent you out examples of what you currently get versus some  
753 different options of what you can get, just trying to streamline it. If you're happy with the way you're  
754 doing it now, that's totally fine. Invoices are all available in Avid. Every board member can have an Avid  
755 login, and they'll even show you how to do it. It's very simple. It's actually pretty neat of a system. You  
756 can go in, you can pull reports if you ever want to see every invoice for Servello, you've ever paid  
757 Servello since the time they've been here, you can put that vendor in, create a report, and it shows you  
758 everything that you've ever paid Servello, along with any other vendor. So that is a way, I don't know if  
759 everyone had an opportunity to look at it and review what I had sent or if you have an opinion on it or  
760 anything like that.

761 Spv. Kassel:

762 Angel, I responded, but I didn't hear back. Did you receive my response?

763 DM Montagna:

764 I don't think I did, Kerul. I would've responded, but I could have missed it. I'll recheck.

765 Spv. Kassel:

766 Okay. I'll look to see if I can resend it.

767 DM Montagna:

768 Okay. And I'll look right now.

769 Spv. Kramer:

770 I use Avid. I don't know how many other people on the Board do. It's an absolutely fabulous tool. It's  
771 easy to find something quickly. You can do searches on it. I have no problem with any of these three  
772 options. So, if someone else out there, if there's someone who... I do not want to go with an option that  
773 is going to exclude someone from using the system and getting the information they need.

774 DM Montagna:

775 Definitely.

776 Spv. Kramer:

777 So, if there's someone who's not going to be able to, or would not be comfortable, working with the  
778 Avid system, then we need avoid that.

779 DM Montagna:

780 Kerul, yes, I see your question. And to answer your question. Yes, the invoices that you would see  
781 following that check register would be in Avid. It is always in real time. So yes. The answer to your  
782 question is yes.

783 Spv. Kassel:

784 My question, was what the difference is between option one, which is the existing funding report, and  
785 option three, which is what you provided an example of. I didn't understand the difference.

786 DM Montagna:

787 Option one is the way you receive them now. Which is, I think it's emailed to you separately, a check  
788 register, all the invoices. That's how you get it now. Option two would be the check register only, and  
789 then you would go into Avid and you could look, if you wanted to view actual invoices. Option three is  
790 what I attached, which is the check register and the invoices.

791 Spv. Kassel:

792 Well, I still don't understand the difference between options one and three.

793 Spv. Kramer:

794 I was having that same difficulty. Option three looks exactly like what we're getting now, only I presume  
795 it would come in the agenda and not as a separate attachment?

796 DM Montagna:

797 Correct.

798 Spv. Kassel:

799 The reason we were separating it is so we didn't have to make the invoices all compliant with the ADA  
800 requirements on the website.

801 DM Montagna:  
802 And that makes sense.

803 Spv. Kassel:  
804 So that's why we separated them out of the agenda. They used to be in the agenda. We separated them  
805 out because of that reason.

806 DM Montagna:  
807 And maybe Helena didn't know that when she provided these examples, it could be.

808 Spv. Kassel:  
809 And I have not tried Avid. No one has ever, that I can recall, contacted me and said "We are having a  
810 training on this date," or "Here's where you've been registered to get some training." So, I'm not  
811 necessarily against it, I've just never accessed it that way. Don't know how difficult it is. Don't know how  
812 cumbersome versus just looking through the attachment.

813 Spv. Leet:  
814 And that goes for me. I'd like to be trained on it, but I haven't been approached or anything like that  
815 yet.

816 DM Montagna:  
817 They don't approach you. It's Board members. Everyone can have access if they request. Some Board  
818 members don't want access, so they don't do a group training or anything like that. But if you would like  
819 to be trained on it, we can definitely set that up at your convenience. I will recommend, even if you  
820 want to leave it the way you get them now, I would still recommend you go on Avid. It's really a great  
821 tool. Even if you want to leave it the way you get them now.

822 Spv. Kramer:  
823 What I'd like to propose is that, I don't know if it will be Paula or who

824 DM Montagna:  
825 Paula.

826 Spv. Kramer:  
827 But if you all will send, an email out to each of the supervisors, offering them training and then set up  
828 times with who are interested.

829 DM Montagna:  
830 Sure.

831 Spv. Kramer:

832 They can get familiar with Avid, see if they like it. I love it. Everybody has a different, and you know me  
833 and electronics. So, I think you might find that it's very easy to work with, very user-friendly, and you  
834 don't have to wait to see it until the packet comes out. Then we can, after they get trained and play  
835 around with Avid for a while, then we can bring this question back up and see, because unless they  
836 know what Avid is, they can't really make an intelligent decision.

837 DM Montagna:

838 Sure.

839 Spv. Berube:

840 I use it. It's a five-minute deal to learn it.

841 Mr. Perez:

842 It's very user-friendly.

843 Spv. Berube:

844 If I remember it, they have an online tutorial.

845 DM Montagna:

846 There is.

847 Spv. Berube:

848 Yeah, because they rolled it out for expense reports a few years back, and we got away from it pretty  
849 quickly, but it wasn't because of Avid. It was a no-brainer.

850 Spv. Kramer:

851 There is one thing under our invoices that I would like to ask because I do this taped-together  
852 spreadsheet for the Toho bills. If we could maybe look into our financial folks putting together so we can  
853 compare, month-to-month, what we're spending on water and electricity in the different areas. My  
854 hope is that, as we move forward, our Field Services staff have access to this too, and can keep an eye  
855 on, and through this, can spot problems where we may have problems with our irrigation system or  
856 need to let OUC know that we're using excessive electricity in a particular spot, and see trouble before  
857 we get several months into paying high bills.

858 DM Montagna:

859 For OUC and Toho?

860 Spv. Kramer:

861 OUC and Toho.

862 Spv. Berube:

863 Those are the recurring ones and it's a spider web, when you look at the whole system, right?

864 Spv. Kramer:

865 Right.

866 Spv. Berube:  
867 So, when something goes "Pa-ding" over here, it can be highly costly unless you've got the history, right?  
868 If it's \$90 a month for electricity, and all of a sudden one month it goes to \$300, well, what happened?

869 DM Montagna:  
870 Right. So, a spreadsheet, basically, month-to-month comparisons for Toho and OUC?

871 Spv. Kramer:  
872 Right. So, we can compare.

873 DM Montagna:  
874 How far back do you want to go to start, to move forward?

875 Spv. Scarborough:  
876 Well, we're already current, aren't we?

877 Spv. Berube:  
878 Well, probably, you know, to really get a history on that, to see where you're going, you probably need  
879 two or three years, I would think.

880 DM Montagna:  
881 Okay. Yeah.

882 DM Montagna:  
883 You want two, three? Two year? Okay. We'll start with two years of history.

884 Spv. Kramer:  
885 You may be able to call Barbara with Toho, and she may put it together for you.

886 Spv. Berube:  
887 It's pretty consistent, but there are blips here or there.

888 DM Montagna:  
889 Yeah.

890 Spv. Scarborough:  
891 Seasonality peaks and valleys.

892 Spv. Kramer:

893 Well, seasonality and breaks were a problem. I mean, we had one major break that was costing us a  
894 couple thousand dollars that ran for, like, three months. So, if we could do that, that would be  
895 wonderful.

896 DM Montagna:  
897 Sure

898 Spv. Kramer:  
899 Next item on your list?

900 DM Montagna:  
901 Email options. Your website and email are hosted by GoDaddy. It is not good.

902 Spv. Scarborough:  
903 Why?

904 DM Montagna:  
905 Some of you have not had any issues, and I think you're one of them, or if you have, I haven't heard  
906 from you, but everyone else seems to be having issues. Sometimes they'll get attachments, sometimes  
907 they won't. There's been times where we've sent out emails and he will not get them, but he's copied on  
908 his personal email, he'll get them on that email address, but not on the Harmony CDD.

909 Spv. Scarborough:  
910 I've had that.

911 Spv. Berube:  
912 And you get the notice since you didn't get it.

913 DM Montagna:  
914 So, I talked to Sandra, there are some options we can get at Microsoft that would do both of those. They  
915 also back it up and do everything that we're supposed to do. Or you can keep GoDaddy hosting your  
916 website, which seems to be working okay. I haven't heard any issues about that, but we can switch to  
917 Microsoft for your email services, which is just Microsoft 365. It's very simple, and we haven't had any  
918 issues. I have switched it in many of my Districts.

919 Spv. Scarborough:  
920 I use that at work. It's great.

921 DM Montagna:  
922 Yeah. Many of my districts, have gone to that. Unfortunately, you just paid your GoDaddy bill, and they  
923 will not refund that amount.

924 DM Montagna:  
925 It's \$137 per email address, and then it's X amount for your website. So being that that bill was just paid.

926 Spv. Scarborough:  
927 Is that monthly? Or quarterly?

928 Spv. Berube:  
929 No, annually.

930 DM Montagna:  
931 Yeah. It's annually. Being that that bill was just paid, they're not going to refund if we switch to a  
932 different email. I just want throw that out there. You're not going get any money back, but I would  
933 definitely consider maybe not switching your website, and you can break the two apart. Totally fine. But  
934 I would definitely change email providers.

935 Spv. Scarborough:  
936 Are they comparable with Microsoft?

937 DM Montagna:  
938 Microsoft for five email addresses is, \$75 a month.

939 Spv. Kramer:  
940 For five?

941 DM Montagna:  
942 For seven.

943 Spv. Kramer:  
944 Oh. So that would be...

945 DM Montagna:  
946 \$ 75 a month for seven email addresses. And then if we add them on, it's like \$15 an email after that,  
947 and I can send a whole breakdown out to you all if you wish.

948 Spv. Scarborough:  
949 Did I hear that'd also be Office 365 with that?

950 DM Montagna:  
951 Yes. It's Microsoft 365.

952 Spv. Berube:  
953 Part of the hosting is email retentions and all that.

954 DM Montagna:  
955 Microsoft stores, backs up, and files all of your data.

956 Spv. Berube:  
957 Who's doing that now?

958 DM Montagna:  
959 GoDaddy, I'm assuming. I'd have to talk to Sandra.

960 DM Montagna:  
961 We back up stuff too, but whoever is hosting it, they also back it up.

962 Spv. Berube:  
963 Okay.

964 Spv. Scarborough:  
965 They archive forever and ever and ever.

966 Spv. Berube:  
967 I understand. I'm just making sure that we don't miss something here.

968 DM Montagna:  
969 Yes.

970 Spv. Leet:  
971 Details and everything that you're supposed to be following.

972 Spv. Berube:  
973 Wait, did you say Microsoft is \$75 a month?

974 DM Montagna:  
975 Mm-hmm (affirmative).

976 Spv. Berube:  
977 But...

978 DM Montagna:  
979 For seven emails, and it's \$15 for any additional email addresses.

980 Spv. Berube:  
981 I know that is \$137 for the year.

982 Spv. Kramer:  
983 \$527.

984 DM Montagna:

985 Yes. \$527.

986 Spv. Berube:  
987 But in total, for a year. So, if we go with Microsoft, we're going to pay more.

988 Spv. Scarborough:  
989 Much more.

990 DM Montagna:  
991 \$75 a month.

992 Spv. Scarborough:  
993 \$900.

994 Spv. Berube:  
995 So, your cost doubles, or almost doubles. But if the service is better, I've had experience with the  
996 GoDaddy issues. You've been involved in that, as has Sandra. It's frustrating, because the guy says,  
997 basically, "I don't know what's wrong."

998 DM Montagna:  
999 Yes

1000 Spv. Berube:  
1001 I think they're all going through it, but it all looks good from my end. And he says, "Send me whatever  
1002 you get," and for the next four or five days, I'll get 10 reject messages. I send them all to him. He says, "I  
1003 fixed your problem. It's all set. I found the glitch." And then the next day I'll get 20 more reject message.

1004 Spv. Kramer:  
1005 So we're not getting the service from GoDaddy. I have to recuse myself, because I have a relationship, a  
1006 familial relationship with Microsoft.

1007 DM Montagna:  
1008 Oh, okay.

1009 Spv. Kramer:  
1010 So, I will, continue to chair, I'll entertain a motion, but I will not vote on this particular topic.

1011 DM Montagna:  
1012 I can keep looking. I mean, there's other platforms out there, if you don't want do \$75 a month.

1013 Spv. Berube:  
1014 You know, we can monkey around with this forever. Email's important. It sounds like all the groundwork  
1015 has been done. It's hard to argue with Microsoft. They own the world. Take the step. I mean, it's  
1016 important, and we're not getting it. I mean, we live in an email world today.

1017 Spv. Kramer:  
1018 Okay. You want to put that in the motion?

1019 Spv. Berube:  
1020 I move that we make the move to have our email services transferred over to Microsoft, specifically  
1021 Office 365, I guess, at cost a not to exceed...

1022 DM Montagna:  
1023 \$75 a month.

1024 Spv. Berube:  
1025 \$75 a month.

1026 Spv. Leet:  
1027 I'll second.

1028 Spv. Kramer:  
1029 Okay. I have a motion and a second.

1030 Spv. Berube:  
1031 Wait, wait, wait. Before we go that far, does the \$ 75 include all the email addresses that have to be  
1032 done? How many do we have?

1033 Spv. Berube:  
1034 We need five, for sure.

1035 DM Montagna:  
1036 There's five, and the rest are Inframark. I think the Harmony admin at Harmony CDD is one, but I can  
1037 switch that over to Inframark, if need be.

1038 Spv. Scarborough:  
1039 We can get can get away with 5 .

1040 Spv. Berube:  
1041 So, the only ones that we have to have are the five.

1042 DM Montagna:  
1043 Absolutely.

1044 Spv. Berube:  
1045 Okay. Then my motion carries

1046 DM Montagna:

1047 Field staff is Inframark. So, it's at Inframark.com. So, you don't pay for those.

1048 Spv. Berube:

1049 Well, the field staff has always been off the...I'm just making sure we didn't have any more.

1050 DM Montagna:

1051 Nope.

1052 Spv. Berube:

1053 Then my motion is fine. I leave it.

1054 Spv. Kramer:

1055 I have a motion and a second. Supervisor Kassel, do you have any comments on this?

1056 Spv. Kassel: (via zoom)

1057 No.

1058 Spv. Kramer:

1059 Okay. All right. Hearing no further discussion, I'll call the question. All in favor?

1060 Spv. Berube, Leet, Scarborough, Kassel:

1061 Aye.

1062 Spv. Kramer:

1063 All opposed? Hearing no opposition, I have a vote of four to zero. Motion passes. I don't know if I have  
1064 conflict paperwork to fill out.

1065

1066 On MOTION by Spv. Berube, SECOND by Spv. Leet, with  
1067 Spv. Kramer recusing herself, the Board approved  
1068 moving their email services to Microsoft 365 with a NTE  
1069 of \$75 per month, on a 4-0 vote.

1070

1071

1072

1073 Spv. Kramer:

1074 The next item on the agenda, The Berger, Toombs letter. We addressed that on October meeting, so  
1075 that does not need to be addressed.

1076 DM Montagna:

1077 Just needs to be signed.

1078 Spv. Kramer:

1079 I just need to sign it at the end of the meeting. Okay. The next item of your business is your Inframark  
1080 credit card versus CDD credit card.

1081 DM Montagna:  
1082 Yes. As I discussed previously, before, you had a Harmony CDD card for your Field Staff, it was attached  
1083 to your bank account. When we took over the contract, we gave them an Inframark card. There is a 15%  
1084 admin fee associated with that card. Harmony has not paid it. It did slip through one time, that has been  
1085 credited back. So, they are not currently charging you that, but if we continue with an Inframark card,  
1086 there is a 15% admin fee on every purchase that is made.

1087 Spv. Scarborough:  
1088 Every purchase?

1089 DM Montagna:  
1090 Yes.

1091 DM Montagna:  
1092 So, what I'm saying is, obviously, not sure why you'd want to do that. So, I would recommend you going  
1093 back to a bank card, which would work the same way. It's strictly for Harmony purchases, receipts have  
1094 to be sent in, the same scenario.

1095 Spv. Berube:  
1096 A debit card?

1097 DM Montagna:  
1098 Yes.

1099 Spv. Kramer:  
1100 Actually, it was a credit card. It was a debit card until we changed banks.

1101 DM Montagna:  
1102 Correct.

1103 DM Montagna:  
1104 It would be a bank credit card.

1105 Spv. Kramer:  
1106 Bank credit card.

1107 DM Montagna:  
1108 Yes.

1109 Spv. Berube:  
1110 Are we still at that same bank?

1111 DM Montagna:  
1112 I'm not sure what bank they switched to.

1113 Spv. Berube:  
1114 So, this is going to be a credit card again?

1115 DM Montagna:  
1116 It will be a credit card again. Yes.

1117 Spv. Scarborough:  
1118 Do we get points?

1119 DM Montagna:  
1120 I can find out.

1121 Spv. Berube:  
1122 In all actuality, the credit card is probably better, because if there's a problem..

1123 DM Montagna:  
1124 You shut it off.

1125 Spv. Scarborough:  
1126 Yeah.

1127 Spv. Kassel: (via zoom):  
1128 Do we need to vote on this?

1129 DM Montagna:  
1130 Yes, ma'am.

1131 Spv. Kramer:  
1132 Do I hear a motion?

1133 Spv. Kassel: (via zoom)  
1134 Move to approve a CDD credit card for Field Services.

1135 Spv. Kramer:  
1136 Do I hear a second?

1137 Spv. Scarborough:  
1138 Second.

1139 Spv. Kramer:

1140 I have a motion and a second.

1141 DM Montagna:  
1142 Is there a limit that the board would like? Usually it's about either \$1,500 or \$2,000.

1143 Spv. Berube:  
1144 Well. It was \$5,000 before.

1145 DM Montagna:  
1146 Oh, okay.

1147 Spv. Berube:  
1148 We rarely spent the \$5,000 in any given month, except for unusual circumstances, right? I think we'd be  
1149 comfortable at \$2,500.

1150 DM Montagna:  
1151 Go ahead.

1152 Field Director Perez:  
1153 May I?

1154 Spv. Berube:  
1155 Sure.

1156 DM Montagna:  
1157 Sure.

1158 Field Director Perez:  
1159 Today we had to pay the \$1,800 for the plumbing emergency.

1160 Spv. Berube:  
1161 Yeah, unusual circumstances.

1162 Field Director Perez:  
1163 It is unusual.

1164 Spv. Berube:  
1165 Right.

1166 Field Director Perez:  
1167 I would suggest at least either \$3000 or \$3500, that would be my recommendation in case you have that  
1168 unusual circumstance come up. It was \$1,800, so that would be like basically taking that card away.

1169 Spv. Kassel: (via zoom)  
1170 Sorry. Is that a third...? It's hard to hear you, Brett.

1171 Field Director Perez:  
1172 I'm sorry.

1173 Spv. Kassel: (via zoom)  
1174 Are you suggesting a \$3,500 credit limit?

1175 Field Director Perez:  
1176 Yes, I'm suggesting \$3,500, because you know, again. The CDD, the gas, we got gas two weeks ago for  
1177 the tune of \$100 and about \$130, then today, we filled up the truck, and then the gas cans again. That  
1178 was close to \$200, you know, so if you have that one-time "Uh-oh," you know, you could really be up  
1179 against the wall. So that's just my suggestion.

1180 Spv. Berube:  
1181 I would go with that. \$3,500 is fine.

1182 Spv. Kassel: (via zoom)  
1183 So, I'll add with a \$3,500 limit to my motion.

1184 DM Montagna:  
1185 Okay.

1186 Spv. Kramer:  
1187 Okay. So, motion's been amended. Does the second accept the limit?

1188 Spv. Scarborough:  
1189 I accept. Second.

1190 Spv. Kramer:  
1191 Okay. At this point, anything else? I'll call the question. All in favor?

1192 Spv. Berube, Scarborough, Leet, Kramer, Kassel:  
1193 Aye.

1194 Spv. Kramer:  
1195 All opposed? Hearing no opposition, motion passes unanimously.  
1196

1197 On MOTION by Spv. Kassel, SECOND by Spv.  
1198 Scarborough, with all in favor, the Board approved  
1199 going back to a Harmony CDD credit card with a limit of  
1200 \$3500 for the Field Supervisor.

1201  
1202  
1203



1204 DM Montagna:

1205 Thank you.

1206 Spv. Kramer:

1207 All right. We have some updates and reports.

1208 DM Montagna:

1209 I have one last thing. The Board did ask me to reach out to the District insurance carrier about an  
1210 ongoing case that the District has going on. Actually, there's no action on it currently, but it is ongoing.  
1211 So, the message is "Yes, PGCs is going to handle the matter moving forward." They're just waiting on the  
1212 pending coverage opinion from the carrier. Once they receive that, they'll let us know, but yes, they  
1213 have picked it up moving forward.

1214 Spv. Kassel: (via zoom)

1215 Are we talking about the Berube versus Harmony Retail?

1216 DM Montagna:

1217 Yes.

1218 Spv. Kramer:

1219 So, the insurance is going to be covering it from here on out?

1220 DM Montagna:

1221 From here on out, anything that's needed.

1222 Spv. Berube:

1223 Not what she said.

1224 DM Montagna:

1225 Yes. PGCS is handling the matter from here on out. They are waiting on pending coverage opinion, which  
1226 what that means is if something was to happen, what their coverage would be. Like, what the amount  
1227 coverage would be. Other than that... And I did clarify because I was a little muddy on that. I wanted to  
1228 be as clear as possible, because I did not want to misspeak.

1229 Spv. Kramer:

1230 So, they have accepted the claim?

1231 DM Montagna:

1232 Yes.

1233 Spv. Kramer:

1234 And they are proceeding forward to handle it.

1235 DM Montagna:

1236 Correct. And if it does go anywhere past where it's at now, they would refer it out to Roper to handle  
1237 the defense, and then that's it. That's all I have.

1238 Spv. Kramer:

1239 Okay. Any questions of our District Manager? I hear none. We'll move on, then, to the staff reports. Is  
1240 our District Engineer here?

1241

1242 **SIXTH ORDER OF BUSSINESS**

**STAFF REPORTS**

1243

1244 **DISTRICT ENGINEER**

1245 District Engineer Hamstra:

1246 Thank you. Good evening, everyone. Some of these items will be really quick, and some we're going to  
1247 have to have a vote on for potential expenditure or retention of professional services.

1248 Reserve study, I don't think there's any comment. You guys had a workshop last week. We are providing  
1249 Steve Schwartz the additional information he needs to finalize his study.

1250 North Lake Track L, which is the last piece north of us, has submitted an application for construction of  
1251 the subdivision. The South Florida Water Management District issued a request for additional  
1252 information, and then that contains a request that the CDD acknowledge operation and maintenance of  
1253 the stormwater pond. So, before we write that letter, I'm going review the construction plans, and make  
1254 sure that it's not deviating from your other ponds, so that it's easily maintained and properly designed.  
1255 And then I'll bring forth to you a draft letter for the CDD's approval to get to the District so they can get  
1256 their permit for Track L.

1257 DM Montagna:

1258 Track L. Okay. Thank you.

1259 District Engineer Hamstra:

1260 Yeah. Which has been called North Lake.

1261 Spv. Berube:

1262 You mentioned ponds, but to take you off track for a second, we had plenty of conversation a while back  
1263 about the neighborhood "O" pond between Middlebrook and Feathergrass, and that kind of all stopped.

1264 Spv. Kramer:

1265 He's monitoring it. David's monitoring it.

1266 District Engineer Hamstra:

1267 I mean, it's still low, and we're going obviously into a dry season, it'll probably get lower, and probably  
1268 get more complaints about the aesthetics, but I will look at it carefully once we start getting back into  
1269 the spring and summer again.

1270 Spv. Berube:

1271 Okay. I just thought. I knew we had talked about it a lot and I didn't remember the end result. Yeah. So,  
1272 there was no result.

1273 Spv. Kramer:

1274 We need to watch it for about a year to see how it's performing. A question on that issue, for the board,  
1275 do you think we need to bring it back, or do you feel comfortable giving, our engineer, the ability to go  
1276 forward with that letter once he reviews this and ascertains whether it's being properly designed?

1277 Spv. Berube:

1278 I see no issue.

1279 District Engineer Hamstra:

1280 I'll probably run by Tim with your permission, just to make sure I'm not over-committing or saying  
1281 something I shouldn't.

1282 Spv. Berube:

1283 Well, we trust our professionals.

1284 District Engineer Hamstra:

1285 Okay. Thank you.

1286 District Engineer Hamstra:

1287 All right. Second page of my report, wetland conservation areas. I was given direction from the board  
1288 last month to solicit a fee proposal from another environmental consultant since, Austin has failed to  
1289 continue with the monitoring reports. So, I then reached out to Bowman and Blair Ecology, which is our  
1290 sub consultant for our master contract. And she produced a proposal that's contained in the agenda  
1291 packet of what she calls phase one, which is review of all the permits, the correspondence, the prior  
1292 monitoring reports, a site inspection and evaluating new transect locations for \$1,200. I believe since  
1293 that was issued, the Chairman had looked and compared those costs to Austin, and Austin's was higher,  
1294 their hourly rates.

1295 Spv. Kramer:

1296 Let me interject. Austin didn't even respond. When I went back to them and said, you know, "You  
1297 haven't done the work." Then I had conversation with the Water Management District folk, they were in  
1298 agreement that the transects need to be redesigned and relocated because only one of the eight is  
1299 actually on the Conservation Areas that we can do anything about. So, the issue now is getting new  
1300 transects established and start a new monitoring program that will meet the requirements of the Water  
1301 Management District. I asked Austin to provide me with a proposal to set up the new transects and get  
1302 started on that and they did not come through with anything at all. Bowman did for the \$1,200 for the

1303 initial look and evaluation and making sure that we have everything for the Water Management District  
1304 that they will need. She also had an hourly rate, wasn't that like \$70 an hour or something?

1305 Spv. Kassel: (via zoom)

1306 \$70 an hour for a Senior Scientist and a Project Manager and \$60 an hour for GIS and CA.

1307 Spv. Kramer:

1308 Right.

1309 Spv. Kassel: (via zoom)

1310 But I had a question. It says "compensation for the following services should be as follows and invoiced  
1311 monthly", so it sounds like they want to charge us \$1,200 monthly. I assume it's just a \$1,200 fee, but  
1312 the wording on this proposal makes it look like it's \$1,200 a month.

1313 Spv. Berube:

1314 On every single month. I thought that at first, too.

1315 Spv. Kramer:

1316 No, that would be a one-time fee for this first look and then she would be able to come back with  
1317 recommendations on transects and establishing them and doing the initial monitoring that would be  
1318 next, but she does have an hourly rate that you'd go by.

1319 District Engineer Hamstra:

1320 I read that differently. I'd say it just says, "Invoices will be submitted monthly." That's how I took it,  
1321 which is standard language, but I can see the confusion.

1322 Spv. Kassel: (via zoom)

1323 I'm just saying maybe we need to adjust the proposal, so it doesn't appear as though we're agreeing to  
1324 pay a monthly fee of \$1,200. That's all I'm saying.

1325 Spv. Kramer:

1326 Right. If we approve going with them, then we would work up one of our standard contracts, and that  
1327 would be laid out properly. I did want to just give a comparison. As you know, Harmony West is working  
1328 with Biotech to do work. So, I did have a copy of their fee proposal and their cost per hour for a wildlife  
1329 specialist is \$120 an hour. Field biologist is \$100 an hour, and the project manager is \$135. So, I wanted  
1330 to bring that to your attention, too, so that you see that Bowman's prices are definitely in line. I was  
1331 very impressed with them. In my former life, I did this work.

1332 Spv. Berube:

1333 I agree with you because we had been using Biotech for that, this work before.

1334 Spv. Kramer:

1335 They were the ones who established the original transects.

1336 Spv. Berube:  
1337 Right. And they set it all up and then the money just kept going up and up and up. And at some point,  
1338 we said, "Hey, wait a minute." And something triggered it. And we said, "Let's, let's move somewhere  
1339 else." And we went with Austin, because the numbers were significantly lower than what Biotech was.  
1340 And we thought we were getting reasonably good service, but then suddenly, in the last-

1341 Spv. Kramer:  
1342 They just dropped off the map.

1343 Spv. Berube:  
1344 Yeah. They fell, they fell apart.

1345 Spv. Kramer:  
1346 Failed to perform.

1347 Spv. Berube:  
1348 You shouldn't have to beg them -

1349 Spv. Kramer:  
1350 Right.

1351 Spv. Berube:  
1352 ... to come take your money. Right? I'm in agreement with the Chair, which doesn't happen very often,  
1353 but that the proposal that we see from Bowman and Blair, I think, looks good on the surface. The initial  
1354 rates all look pretty good. The problem is these hours can blow out of control, but you never know. And  
1355 you have to trust a consultant because that is the way it goes, right, but I think the initial proposal is  
1356 quite in depth and I think economy-wise probably pretty good.

1357 Spv. Kassel: (via zoom)  
1358 Move to approve, Bowman and Blair's research and site assessment proposal for \$1,200.

1359 Spv. Kramer:  
1360 I have a motion. Do I have a second?

1361 Spv. Berube:  
1362 Second.

1363 Spv. Kramer:  
1364 I have a motion and a second to approve Bowman and Blair's proposal for the initial Proposal.  
1365 Any other comments concerning this proposal? Hearing none. Any oppositions to motion?

1366 Spv. Leet: (via zoom)  
1367 Aye. Sorry. I was an aye.

1368 Spv. Kramer:  
1369 An aye? Okay.

1370 Spv. Kramer:  
1371 All in favor.

1372 Spv. Kassel (via zoom), Berube, Scarborough, Kramer  
1373 Aye.

1374 Spv. Kramer:

1375 Okay. So unanimous. All right. We will get in touch with Bowman and Blair and get them on board and  
1376 get that started so we will remain in compliance with the Water Management District.

1377

1378 On MOTION by Spv. Kassel, SECOND by Spv. Berube, all  
1379 in favor, the Board approved Bowman and Blair  
1380 proposal for \$1200.

1381

1382

1383

1384 District Engineer Hamstra:  
1385 Very good.

1386 Spv. Berube:

1387 Somewhere in there it said St. John's Water Management District. I thought we were dealing with South  
1388 Florida Water Management.

1389 District Engineer Hamstra:  
1390 We're dealing with South Florida water.

1391 Spv. Berube:  
1392 It is South Florida water.

1393 District Engineer Hamstra:  
1394 Yes.

1395 Spv. Berube:  
1396 The details sometimes are important.

1397 District Engineer Hamstra:  
1398 Yes.

1399 Spv. Kramer:

1400 Right. What the problem is, is actually a little corner of Harmony is in St. John. So, we're kind of  
1401 straddling the fence.

1402 Spv. Berube:

1403 Yeah. I, I just noticed that.

1404 Spv. Kramer:

1405 But our permitting is South Florida water.

1406 Spv. Berube:

1407 Now we have a new one we have to deal with? Wait a minute. One's enough.

1408 District Engineer Hamstra:

1409 All right. Garden Road. We are continuing to follow up at South Florida Water Management District on  
1410 the issues with no permit required. They asked for \$100 to process the request. We paid them on  
1411 Tuesday. So hopefully we'll get their 'no permit required' exemption granted so we can finally go back to  
1412 Florida Gas and get the agreement signed and get this under construction once and for all.

1413 3170 Dark Sky Drive. That's the swale issue behind the pool. I got the survey they did before our last  
1414 Board meeting. I'm going out there next week to do a site inspection so we can do the construction  
1415 plans, and then I can give to Inframark. I'm retaining a local contractor to do the work finally.

1416 Spv. Kramer:

1417 Okay.

1418 District Engineer Hamstra:

1419 The Estates, the big one here. I was directed last month to reach out to a company that does pipe  
1420 cleaning and pipe inspection. I reached out to Atlantic Pipe Services, which I've used for many years with  
1421 cities and counties that I work for. They have provided a proposal that's contained in attachment B and  
1422 I'll explain the three different options they gave to you in a second. After this got submitted to Inframark  
1423 to be published to your agenda packet, I did reach out to St. Cloud, Osceola County, and the city that I  
1424 worked for, for 20 years, to get some comparison costs or other options. I got handouts of those emails  
1425 that I'll leave behind, and I give them to Angel to distribute, as well, but the way they price it is, the  
1426 pipes I can visually see that were full of dirt, the ones that Gerhard actually unearthed under the dirt,  
1427 that was option one. Okay? And that was for \$16,000 to remove the dirt, pump it clean, and run a  
1428 camera through it. And they actually gave me an option two, which is all the other pipes that I don't  
1429 know that are full of dirt that are still within the property and that was whatever the price is. I don't  
1430 have it memorized.

1431 Spv. Kramer:

1432 \$22,630.

1433 District Engineer Hamstra:

1434 Thank you. And then I said, "Just do it together if there's economy of scale," which was the last proposal.  
1435 There's a \$6,000 savings if he does them all at the same time. So, with that said, I did get a call from St.

1436 Cloud, they let me know that we're not in St. Cloud, which I knew. I just thought maybe they would  
1437 charge for the services, but they said, "No, thanks." Then I reached out to Osceola County, and Raymond  
1438 Stangle replied back, said, "We don't do that, but we do use a company called Shenandoah. You're  
1439 welcome to use our piggyback contract." And then I reached out to City of DeBary, who I've known very  
1440 well, and they use Atlantic Pipe Services and they were getting charged more per day or an hour than  
1441 we have in our current proposal to the CDD. So, I thought that was a good sign. So, the question is  
1442 whether or not you want me to pursue a quote from Shenandoah. I have dealt with them in the past. I  
1443 won't say that I would give them a, a thumbs up on timeliness. And I looked at the master contract that  
1444 the county gave me. It's a master list of everything from different size pipes and different elements, but  
1445 it's not an apple to apple comparison to what I got for this, but I will take the Board's direction if you  
1446 want to move forward with Atlantic Pipe Services or kick this down for another month and try to get a  
1447 comparison from another consultant.

1448 Spv. Berube:

1449 I am familiar with Atlantic Pipe Services. The company I work for, a sister company, sells them  
1450 equipment. So, we had guys explaining vacuum truck stuff at a meeting today in Tampa. And I showed  
1451 them the proposal and their hourly service charges for that truck are significantly under the market rate  
1452 for that style of truck to go suck the sewer pipes out and whatnot. But the game that gets played is, and  
1453 you have to trust the people you're dealing with because you may get a lower rate, but if they tell you it  
1454 takes 12 hours instead of eight, suddenly your total cost ... This is the problem when you have an open-  
1455 ended deal where you're spending X amount of hours, unknown times an hourly rate. The contractor is  
1456 always going get what he wants out of it. But on the face of it, those numbers are really good.

1457 District Engineer Hamstra:

1458 I used them just six months ago in Vista Lakes, and they gave us a similar proposal. We did, I think,  
1459 seven different areas and none of them that went over their budget. So I have known them for a long  
1460 time doing work for cities and county. I mean, I won't promise that it won't go over but they're a very  
1461 reputable.

1462 Spv. Berube:

1463 They got one of the bigger vac truck operators in this region.

1464 Spv. Kramer:

1465 The one thing I want to point out to the Board is that this is not a proposal. They're not saying that these  
1466 will be the exact amounts they will charge. They are going charge us on an hourly rate from what I read.  
1467 These are just kind of guesstimates of what it would cost, based on the fact that we don't know if the  
1468 second half of this, how much it may or may not have sediment in it. It could come in considerably  
1469 under that cost.

1470 Spv. Berube:

1471 Or over, and it could go way over.

1472 Spv. Kramer:

1473 It could. We don't know.

1474 District Engineer Hamstra:

1475 I mean, they're 12-inch pipes, most of the ones that are clogged, so it doesn't take much to clog them. I  
1476 don't expect concrete blocks and things that I've seen in the past stuck in there, but you don't know, but  
1477 I do know that all the quotes I've got from all these years, they never exceeded them.

1478 Spv. Berube:

1479 One of the things that I saw in there was offsite disposal, which is a fairly significant fee. And you may  
1480 have multiple offsite disposal charges, depending on how full that truck gets. The question becomes,  
1481 this is construction debris that is mostly silt and sand. Does the Board want to consider having them  
1482 dump what's removed from the pipes somewhere on our property, which is what we did when Brownies  
1483 was here, sucking all the dirt out of that excavation?

1484 Spv. Kramer:

1485 Where did they dispose it?

1486 Spv. Berube:

1487 You know the big mounds along the Garden Road, road to the garden, they were just dumping in there  
1488 and it looked like dump truck loads of fill that got dumped there because it's relatively clean. It's dirt.

1489 Spv. Kramer:

1490 Cheap. Right. But that's not our property.

1491 Spv. Berube:

1492 It ended up on our property. We made sure with that. It's over there somewhere. I remember seeing it,  
1493 but it got dumped on our property. You're not talking huge mountains here.

1494 District Engineer Hamstra :

1495 Not a whole lot to come out of this.

1496 Spv. Berube:

1497 Yeah.

1498 Spv. Berube:

1499 It can save you-

1500 District Engineer Hamstra:

1501 Travel time.

1502 Spv. Berube:

1503 I think so and that's where the money is because they get to travel that truck down the road and it's  
1504 hours and hours and that's why they charge a good amount.

1505 Spv. Scarborough:

1506 Plus, it's probably charged by weight, and if it's wet, that's the problem with getting rid of lumber when  
1507 it's wet.

1508 Spv. Berube:  
1509 It's a combination of everything, yeah.

1510 Spv. Kramer:  
1511 Okay. So, if you can verify that we have a disposal site that will not get us into trouble.

1512 District Engineer Hamstra:  
1513 I told them a Buck Lake, but they didn't want to do that.

1514 Spv. Kramer:  
1515 Oh, you are a funny man.

1516 Spv. Berube:  
1517 But, yeah, there should be area over there that's our property.

1518 Spv. Kramer:  
1519 Okay.

1520 District Engineer Hamstra:  
1521 Do you want to do just the ones that are broken or do you want to do the whole thing is the other  
1522 question, I'll ask them. I'm not sure if you want to do the ones , I saw with my own eyes. I saw them full,  
1523 but I don't know what the other ones look like. It's up to you, but there's a \$6,000 savings.

1524 Spv. Kramer:  
1525 I would recommend that we -

1526 Spv. Berube:  
1527 All of them.

1528 Spv. Kramer:  
1529 ... do all of them, in one fell swoop. The Estates, last time it rained, oh my gosh, and we need to get it  
1530 done pretty expeditiously.

1531 Spv. Berube:  
1532 Because what these guys do is they shoot a jet of water, high pressure water, up the pipe and blast, and  
1533 then it blows it all back in the back, and the vacuum sucks all the mud.

1534 Spv. Kramer:  
1535 We're running out of time. Supervisor Kassel, do you have any questions about this?

1536 Spv. Kassel: (via zoom)  
1537 I just had to make sure I was unmuted. Just the fact that it's a considerable expenditure. I guess a little  
1538 caution because we haven't gotten competitive bids. I understand that the various factors involved in

1539 terms of Mr. Berube to have somebody look at it, it's under market value or prices and it's a good  
1540 company. So, I'm not quite comfortable, but if the rest of the Board is going to go with Atlantic Pipe,  
1541 then, I'm okay.

1542 Spv. Berube:  
1543 When you have an open-ended hourly number, you have to have a lot of trust.

1544 Spv. Kassel: (via zoom)  
1545 Yeah.

1546 Spv. Kassel: (via zoom)  
1547 I wonder if we can do it not to exceed, I guess. That's what I was kind of thinking.

1548 District Engineer Hamstra:  
1549 Well, let me ask him if I get a savings on disposing on site. I assume they will.

1550 Spv. Kassel: (via zoom)  
1551 I'm sorry. I just had to step away for a moment when that was suggested and I didn't get back in time to  
1552 address it, but I'm not in favor of disposing onsite just in case there's some kind of toxic or hazardous  
1553 waste or something in there. And if their price includes it, then I'm happy. I'm not looking forward to  
1554 saving money so that we can dispose onsite. But that's just me.

1555 Spv. Berube:  
1556 It's dirt-

1557 Spv. Kassel: (via zoom)  
1558 Not just dirt.

1559 Spv. Berube:  
1560 ... from the ground.

1561 Spv. Kramer:  
1562 It should just be dirt, but we have had a number of companies working out there and I've had situations  
1563 in other areas where one of the residents decided to use that for their oil disposal area. So we would  
1564 just have to look at that closely and make sure that anything that we may dispose of onsite, and, again,  
1565 the only way we do an onsite disposal, is if we have our engineer look at it, we don't want to get  
1566 crosswise with the Water Management District. We have a lot of sensitive areas around here. That  
1567 would be the only way onsite would work is if we had the okay from them, to get that done. Supervisor  
1568 Leet?

1569 Spv. Leet: (via zoom)  
1570 Yeah. I'm in favor of this being the drier season in favor of getting more information from our engineer.  
1571 Otherwise, I trust his judgment.

1572 Spv. Kramer:  
1573 Okay. Thank you. At this point, I would entertain a motion if anybody has a motion they'd like to put on  
1574 the floor.

1575 DM Montagna:  
1576 And you're doing all, correct?

1577 District Engineer Hamstra:  
1578 Yes. For \$32,820.

1579 District Engineer Hamstra:  
1580 If you want to put not to exceed of \$34K or \$35K, that's up to you.

1581 Spv. Kramer:  
1582 Okay. Does anybody want to make a motion or?

1583 Spv. Berube:  
1584 I'm trying to figure out how to word it.

1585 Spv. Kramer:  
1586 Okay. I'll jump in here.

1587 Spv. Kramer:  
1588 I move that we go ahead, and take the third option, clean out and scope all of the drainpipes listed.  
1589 That's 1, 2, 3, 4, 5, 7, 9, 10, 11, and 12, for a not to exceed of \$34,000, but it's to be done on an hourly  
1590 rate of ... What was that? \$285 an hour for the vac trucks using ... Well, is it 260?

1591 District Engineer Hamstra:  
1592 It was \$260 for the vac truck. And then I got the TV truck is separate.

1593 Spv. Kramer:  
1594 Okay. As is in the proposal by Atlantic Pipe Services. Do I hear a second?

1595 Spv. Kassel: (via zoom)  
1596 Are we going to add a not to exceed to that of \$35,000?

1597 Spv. Kramer:  
1598 Yes.

1599 District Engineer Hamstra:  
1600 \$34K

1601 Spv. Kramer:

1602 I have 34,000.

1603 Spv. Berube:

1604 If you can't hear that, Kerul. It's not to exceed \$34, 000.

1605 Spv. Kassel: (via zoom)

1606 All right.

1607 Spv. Berube

1608 Okay. I'll second.

1609 Spv. Kramer:

1610 Okay. We got a motion and a second. Any further discussion, hearing none, I will call to question? All in  
1611 favor.

1612 Spv. Leet, Kassel, Kramer, Scarborough, Berube:

1613 Aye.

1614 Spv. Kramer:

1615 Hearing no opposition, the motion passes.

1616

1617 On MOTION by Spv. Kramer, SECOND by Spv. Berube, all  
1618 in favor, the Board approved the Atlantic Pipe proposal  
1619 with a NTE \$34,000 based on hourly rates included in  
1620 the proposal.

1621

1622

1623

1624 District Engineer Hamstra:

1625 All right. Two more and then we're going let the Tim go. Sorry.

1626 DM Montagna:

1627 Can I ask you a question before we move on?

1628 Spv. Kramer:

1629 Certainly.

1630 DM Montagna:

1631 Do you want this to come out of reserves, I'm assuming?

1632 Spv. Kramer:

1633 Yes.

1634 DM Montagna:  
1635 Okay. Just wanted to make sure. All right.

1636 District Engineer Hamstra:  
1637 Billy's Trail, last Board meeting, you had asked me to reduce the scope of work and to request two  
1638 proposals from two different surveyors. I did request a proposal from Johnston again, as well as  
1639 Kissimmee Valley. I got a revised proposal from Johnston two days later, and I never heard back from  
1640 Kissimmee Valley. Johnston's Survey, revised survey for the north portion is \$3,500. That's the stake,  
1641 install monuments, topographic survey, and produce an AutoCAD drawing of the northern quarter for us  
1642 to finish the trail at the gate and all that kind of stuff.

1643 Spv. Berube:  
1644 Against the original was what, \$45, \$40?

1645 District Engineer Hamstra:  
1646 Well, remember, we had a \$4,000 one, and we had the whole trail was like for \$8,000. So, we scaled it  
1647 back just to focus on our north area only. And then per the Board's requests, we were asked to get at  
1648 least two proposals. So, I gave two separate emails, one to Kissimmee Valley and one back to Johnston,  
1649 the same scope of work.

1650 Spv. Berube:  
1651 So, is there a savings there then? Is that what you're inferring to? Did we drop from \$4,000 to \$3,500?

1652 District Engineer Hamstra:  
1653 No. It's not even. We just changed the whole thing.

1654 Spv. Berube:  
1655 We changed. So, it's not a comparison, yeah, but the fact is only one guy responded.

1656 District Engineer Hamstra:  
1657 Yeah.

1658 Spv. Berube:  
1659 End of story.

1660 Spv. Kassel: (via zoom)  
1661 Thank you for going that extra mile to request a second bid. I appreciate it.

1662 District Engineer Hamstra:  
1663 No problem. And I got copies of that email, as well, for the record. So, I need a vote if the Board still  
1664 intends to move.

1665 Spv. Kassel: (via zoom)  
1666 Move to approve the proposal to survey.

1667 Spv. Kramer:

1668 We have a motion.

1669 Spv. Scarborough:

1670 I'll second.

1671 Spv. Kramer:

1672 And a second. All in favor of approving Johnston Surveying the North end of Billy's Trail for a total of  
1673 \$3500 including permanent monuments.

1674 Spv. Scarborough, Berube, Leet, Kassel, Kramer:

1675 Aye.

1676 Spv. Kramer:

1677 Hearing no opposition, approved unanimously.

1678

1679 On MOTION by Spv. Kassel, SECOND by Spv.  
1680 Scarborough, all in favor, the Board approved the  
1681 Johnston Surveying proposal for \$3500 for the North  
1682 end of Billy's Trail to include permanent monuments.  
1683  
1684

1685

1686

1687 District Engineer Hamstra:

1688 Last thing and then I'm done, is the RV storage area.

1689 District Engineer Hamstra:

1690 Harmony Cove easements. They came back to us from Steve Boyd and their attorney. There are some  
1691 slight issues. Angel, the chairman, myself, and Tim are reviewing all these legal documents to see what  
1692 needs to be done to clean this up for track B-1 with this Harmony Cove easement agreement we  
1693 approved two months ago or two Board meetings ago. So that's work in progress.

1694 RV, boat, and storage. I did hear back from the County today. They may entertain us putting the fence  
1695 up without an official site development plan resubmittal, but the fence has to match what was  
1696 previously submitted by Mr. Boyd. It is a six-foot-high channeling fence with a scrim, never heard that  
1697 word before. I looked it up on the way here. It's a fabric or something you hang on the outside of the  
1698 fence to block the visual-It's a screening device.

1699 Spv. Berube:

1700 All the way around?

1701 District Engineer Hamstra:

1702 Yep.

1703 Spv. Kramer:

1704 Is it all the way around or just on the 10-foot section?

1705 District Engineer Hamstra:

1706 I'll read it.

1707 Spv. Berube:

1708 The 10-foot section had to be landscaped area.

1709 Spv. Kramer:

1710 Around the Servello landscape storage.

1711 Spv. Berube:

1712 Yeah, the green stuff.

1713 District Engineer Hamstra:

1714 And I'll forward this, as well. This came in today.

1715 "But we may support placement required fencing prior to site plan approval. However, the fence shall

1716 comply 10 foot in the front with landscaping and the green scrim, and the other part is the six-foot high"

1717 Well, it doesn't say a scrim on that. So, maybe we're okay, Steve.

1718 Spv. Berube:

1719 Yeah, because that was the original agreement-

1720 District Engineer Hamstra:

1721 Was to block the front there.

1722 Spv. Berube:

1723 Yeah. The front because you had the gate, and you can't put the landscape, permanent landscape in

1724 front. We didn't call it screening at the last time but the gate had to be covered in green fabric so people

1725 can't see through the gate, and then where the gate isn't, the 10 foot fence had to have mature

1726 landscaping in front of it. So that's why I said all the way around because that wasn't where we were the

1727 last time.

1728 District Engineer Hamstra:

1729 So, it seems like you're on board for entertaining that. So, no cost yet. I'll confirm with an official

1730 submittal, and if they give us a thumbs up and we can get back with the fence company to do-

1731 Spv. Berube:

1732 So, that's kind of an okay, but not really yet.

1733 District Engineer Hamstra:

1734 I'm cautiously optimistic, yes.

1735 Spv. Kramer:  
1736 But it's not a flat no.

1737 Spv. Berube:  
1738 It's better than a flat no.

1739 District Engineer Hamstra:  
1740 I think the other stuff can wait. There's professional service-

1741 Spv. Kassel: (via zoom)  
1742 I have two people talking at the same time. I didn't hear what that last thing was.

1743 District Engineer Hamstra:  
1744 It's not an official no. We just have to make an official request to put the perimeter fence in and  
1745 respectfully request avoiding the site development review process.

1746 Spv. Kassel: (via zoom)  
1747 Okay. Thank you.

1748 Spv. Berube:  
1749 Because it didn't make sense to have the scrim all the way around because it's surrounded by woods.

1750 District Engineer Hamstra:  
1751 Correct.

1752 Spv. Kramer:  
1753 Okay. That's fine.

1754 District Engineer Hamstra:  
1755 Professional survey services. I think we were requested or the Board was looking into getting a  
1756 continuing services arrangement for a surveyor so we don't have to keep pricing for future work. It'll  
1757 expedite the process. I believe I got to coordinate with Angel and probably Tim to generate a RFQ,  
1758 request for qualifications, to retain a surveyor to provide future survey services.

1759 Neighborhood C1 and C2, I just haven't gotten to that, to be honest with you, because I know we've had  
1760 other things going on, but we'll try to get to that fairly soon to get that underway.

1761 The dog park, the only unresolved issue in the dog park is coordinating with TOHO to finish the water  
1762 service line connection. So, I think that's it.

1763 Spv. Kassel: (via zoom)  
1764 That's for the dog park?

1765 District Engineer Hamstra:  
1766 Yes, ma'am.

1767 Spv. Kassel: (via zoom)  
1768 And when do the estimate they'll get to it?

1769 District Engineer Hamstra:  
1770 In light of the recent change in staff, I need to see where things were left off and see where we need to  
1771 pick it up and get it done.

1772 Area Field Director Perez:  
1773 There was an email sent to Toho. They came out. Then they were going to charge additional for a  
1774 different type of hookup. There was some discrepancy back and forth between Gerhard and Toho, and  
1775 that's where it was left. So, we have to get back wit Toho to determine what exactly they need from us  
1776 to get this set up.

1777 Spv. Kassel: (via zoom)  
1778 So, it's underway.

1779 District Engineer Hamstra:  
1780 Thank you very much.

1781 Spv. Berube:  
1782 I appreciate your detailed reports, by the way.

1783 District Engineer Hamstra:  
1784 You're welcome.

1785 Spv. Leet: (via zoom)  
1786 Yes, we do, David.

1787 Spv. Berube:  
1788 You know, we can tell that you spend a lot of time and burning a lot of money.

1789 Spv. Kramer:  
1790 Okay. Let's move on to District Counsel.

1791 Spv. Berube:  
1792 We see that detailed report, and it's good reading.

1793 District Engineer Hamstra:  
1794 Appreciate it.

1795 Spv. Kramer:

1796 Since we're very short on time-

1797

1798 **DISTRICT COUNSEL**

1799 District Counsel Qualls:

1800 Chair, members. There's one item for approval, but there's four items on the list, but the only thing that  
1801 needs board approval is the updated tree care policy. The three changes made at the workshop were  
1802 made.

1803 Spv. Kassel: (via zoom)

1804 Move to approve as amended.

1805 Spv. Scarborough:

1806 I second.

1807 Spv. Kramer:

1808 Okay. I have a motion and a second, any discussion? I like it. Looks good. There is no further discussion.  
1809 I'll call question. All in favor?

1810 Spv. Berube, Kassel, Leet, Scarborough and Kramer:

1811 Aye.

1812 Spv. Berube:

1813 This is separate from having any work done, right?

1814 Spv. Kramer:

1815 All opposed?

1816 Spv. Berube:

1817 Sorry.

1818 Spv. Kramer:

1819 Hearing no opposition, passes unanimously.

1820 On MOTION by Spv. Kassel, SECOND by Spv.  
1821 Scarborough, all in favor, the Board approved the  
1822 amended Tree Care Policy.

1823

1824

1825 District Counsel Qualls:

1826 I'm just going to skip to give an update because the rest is all in writing, but the Florida Commission on  
1827 Ethics opinion regarding meeting space. I worked with the Commission quite a bit, but what they

1828 basically come down to is, "Having taken a closer look, I feel like the..." This is the Ethics Commission  
1829 attorney, "I feel like the Commission would likely construe the donation of a lease as doing business."  
1830 Therefore, our advice is, not to even, though it was a super generous offer and it's a little bit frustrating,  
1831 but the only thing we can assure is that if you don't contract with the First Nature that there won't be  
1832 any issue. If you do, there could be an issue. So that's the update on that. Try to look for other space.

1833 DM Montagna:

1834 Got it.

1835 District Counsel Qualls:

1836 Unless there's specific questions, I'll be done.

1837 Spv. Kramer:

1838 All right.

1839 District Counsel Qualls:

1840 Okay.

1841 Spv. Kramer:

1842 I will give an update really quickly, the Towing contract, we did find a provider that has a storage yard  
1843 within the statutory limits in St. Cloud. They were out today putting up signs. So that's well underway.  
1844 Our towing policy, we approved it on 10-28. There's no charge to the District whatsoever for the towing,  
1845 and they're even providing the signs.

1846 DM Montagna:

1847 Correct.

1848 Spv. Kramer:

1849 So that's good. Sunshine Law and social media memos in the package. Please read it and respect it and  
1850 understand we got to clean up our act, or we could be paying out a lot more in legal fees.

1851 District Counsel Qualls:

1852 I do want commend the supervisor that asked first, before shooting. It's usually a good idea. Thank you.

1853 Spv. Kramer:

1854 Thank you. All right, Field Managers Report.

1855 Spv. Berube:

1856 Hey Brett, have you been busy lately?

1857 Area Field Director:

1858 All right so again, you know obviously, I want to introduce, Vincent, if you could come up that'd be great.

1859 Spv. Kassel:

1860 What's Vincent's last name please?

1861 Area Field Director Perez:  
1862 Morrell, M-O-R-R-E-L-L.

1863 Spv. Kassel:  
1864 Thank you.

1865 Area Field Director Perez:  
1866 No problem. So, Vincent is the Field Manager that we brought onboard, to take over the reins of the  
1867 field services here at Harmony. Since starting Vincent ... A little backstory on Vincent. He came from  
1868 another community where he was our lead maintenance tech there, overseeing the day-to-day  
1869 operations onsite, trash, debris, pickup, cleaning the sidewalks, pressure washing our clubhouses,  
1870 cleanliness of pool area, so on and so forth. So we felt that he brought a lot of task oriented ideas to the  
1871 role that we needed in this position. So, Vincent is here. He's got my full support. He's got Julie's full  
1872 support. We've been interacting. Angel's full support.

1873 District Engineer Hamstra:  
1874 I've worked with him as well, he's great.

1875 Area Field Director Perez:  
1876 David did work with him at a prior district as well, so very communicative, very task oriented. He's  
1877 already been riding around. He's got a map and we're working on certain items. Right now, we're  
1878 tackling a lot of sidewalk grinding along 5 Oak Drive and pressure washing. So, we have addressed some  
1879 pressure washing issues at the Estates pocket park, Ashley Pool. Town Square was cleaned up and  
1880 actually kind of perfect timing for the HOA event that took place last week. And again, Five Oaks is  
1881 where he's kind of focusing a lot of attention, working his way towards the Cat Brier section.

1882 Vincent, again, all emails can continue to come you know, through me. We can copy Vincent on them.  
1883 It's similar emails. Mine is Brett.Perez and his is Vincent.Morrell@inframark.com and we're here to  
1884 continue to address and assist the residents of Harmony with the concerns that they have on common  
1885 area maintenance and Field staff related items. We want to be proactive as possible.

1886 And I will say that Vincent is very, very proactive and he's already building a rapport with the landscape  
1887 vendor, Mr. Betancourt, and they are in constant contact. I can give an example. We were leaving the  
1888 restaurant today in Town Square and the irrigation came on. I went out and took a picture and sent it to  
1889 Pete and Scotty right away saying, "hey we got a broken irrigation head". Two minutes later, without  
1890 him even knowing, he sent the same picture. So, it's stuff like that, that's good.

1891 Spv. Kramer:  
1892 Lots of good eyes on it.

1893 DM Montagna:  
1894 I'm also copied on and he gets CDDmaintenance@inframark.com emails from Harmony. He gets those  
1895 as well.

1896 Field Director Perez:

1897 He has been interacting very well with the staff. The staff has been interacting very well with Vincent, so  
1898 we feel like we've got pretty good traction right now on where things are going. Obviously, we're going  
1899 to find some things that we aren't 100% sure on and we will bring that to your attention at that time or  
1900 ask for suggestions. I did reach out to Steve about the boat reservations. I did email the gentleman and I  
1901 did not get a response.

1902 Spv. Berube:  
1903 That's not unusual.

1904 Field Director Perez:  
1905 Okay.

1906 Spv. Berube:  
1907 I have a relationship with him. How long ago did you do that?

1908 Field Director Perez:  
1909 Two weeks ago, if I'm not mistaken, or early last week.

1910 Spv. Berube:  
1911 I'll reach out to him. He may not understand the change, you know. Yeah, we'll figure it out.

1912 Field Director Perez:  
1913 So again, I just wanted to introduce Vincent. That said, I will kind of give a quick recap of some items  
1914 that we're working on.

1915 Spv. Kassel: (via zoom)  
1916 I have a question. Is this an interim or is he considered permanent?

1917 Area Field Director Perez:  
1918 That's a good question Kerul. He is permanent, yes ma'am.

1919 Spv. Kassel: (via zoom)  
1920 Thank you.

1921 Area Field Director Perez:  
1922 All right, a couple of updates on Field action. The Tow Boat repair, deposit was made. The order for the  
1923 material was placed. I did confirm with him. I have an email that was sent out. The U-bar will be  
1924 installed. There will be the sides, the floor, and the deck will have a non-slip, non-skid surface for safety  
1925 reasons. Tomorrow he's taking the motor off.

1926 So, we're not going to be installing any rear swivel seats. Those will be gone. So, your bow and your stern  
1927 will have some additional, basically bucket seating, if you want to call it that, where it's in the front. The  
1928 material he's using is a little heavier duty stuff and there's a solid warranty on it. So, I asked for an  
1929 update on completion and he's getting parts ordered, the material is on order. So, my guess is it will be

1930 end of January. End of January, not in January, end of January what I'm assuming, but he's been very  
1931 communicative as well.

1932 In the agenda there's some electric cart quotes that were requested from last meeting. I did get, I think  
1933 it was Kissimmee Motorsports and Advantage carts. The Yamaha Umax, yes, Advantage Golf Carts. And  
1934 the Polaris and, the Yamaha Umax is sitting right around what we paid for the last one. It's \$11,361 I  
1935 think.

1936 Spv. Kramer:  
1937 Now are we in need right now or do we need to wait until we figure out what-

1938 Area Field Director Perez:  
1939 I will say that we probably are getting close to being in need. The Viking is on its last leg, if not gone, and  
1940 I'm going to ask for Steve's input, because he and I did sit down and talk. I'm not fully versed on all of  
1941 these carts and the history and how old some of them are.

1942 Area Field Director Perez:  
1943 So, correct me if I'm wrong, but the Viking is struggling.

1944 Spv. Berube:  
1945 No-

1946 Area Field Director Perez:  
1947 It wasn't the Viking?

1948 Spv. Berube:  
1949 No, the Mule, the Kawasaki Mule, the purple one, is now almost 11 years old. That's the oldest. The  
1950 Bobcat is right in there. The Bobcat is already out of service.

1951 Area Field Director Perez:  
1952 Correct.

1953 Spv. Berube:  
1954 The Land Master is about a 14 or 15. It's to the side for, it probably needs a carburetor, but that is a  
1955 separate issue. The Viking should be fine, but it needs the trailer hitch area updated so it can pull  
1956 heavier than the trash pails.

1957 And you have the Polaris, the XD, which is the single vehicle that should be pulling that pressure washer.  
1958 Now it is the only one we have that's rated to pull it. They will all pull it, but they can't all stop with that  
1959 pressure washer.

1960 Area Field Director Perez:  
1961 Right.

1962 Spv. Berube:  
1963 It's heavy when it's full of water.

1964 Area Field Director Perez:  
1965 Right.

1966 Spv. Kramer:  
1967 The Umax?

1968 Spv. Berube:  
1969 The Umax cannot. The Umax is not made for pulling. The Umax is rated the same as the Mule, the Land  
1970 Master, the Viking. The Viking is higher. But the Umax is rated for 1500 pounds pull. The Viking is at  
1971 2000. The Polaris is at 2500. The pressure washer weighs just under 2500 pounds.

1972 Spv. Kramer:  
1973 Okay, so we really need to find something to replace that Polaris

1974 Spv. Scarborough:  
1975 I saw it the other day and the answer is yes.

1976 Spv. Kramer  
1977 Yes.

1978 Spv. Berube:  
1979 Well, what was pulling, you mean for pulling the pressure washer?

1980 Spv. Scarborough:  
1981 The unit itself really needs to go to the landfill.

1982 Spv. Berube:  
1983 The Polaris XD? Oh no. The Polaris is the newest one.

1984 Spv. Scarborough:  
1985 No, not the newest one, the Bobcat.

1986 Spv. Berube:  
1987 The Bobcat is.

1988 Area Field Director Perez:  
1989 The Bobcat and Mule are -

1990 Spv. Berube:  
1991 The Bobcat was your only other vehicle that had the rating to pull that pressure washer.  
1992  
1993 Area Field Director Perez:

1994 That's been out for a while.

1995 Spv. Berube:

1996 Right. As the Bobcat was going downhill, we recognized that and bought the Polaris for having a vehicle  
1997 to pull that pressure washer.

1998

1999 Area Field Director Perez:

2000 So go to your ... I can get quotes now. I mean, I can defer to you all and what you want to see, but I  
2001 know that Kubota RTVs are rated to pull a pretty solid ..

2002 Spv. Kramer:

2003 Those are EVs?

2004

2005 Area Field Director Perez:

2006 They're not.

2007 Spv. Berube:

2008 No, you won't find an EV that's over 1500 pounds.

2009 Spv. Kramer:

2010 I don't know. Is that Polaris EV?

2011

2012 Area Field Director Perez:

2013 The one you asked me to get, is -

2014 Spv. Kramer:

2015 Is rated.

2016 Spv. Berube:

2017 Is rated for 2500-

2018

2019 Area Field Director Perez:

2020 Well, no, I don't know if it's rated.

2021 Spv. Kramer:

2022 It was touted on the information I'd seen-

2023

2024 Area Field Director Perez:

2025 Yeah, the Polaris was um, 15000.

2026 Spv. Berube:

2027 1500.

2028 Spv. Berube:  
2029 \$15000, way more expensive.

2030 Spv. Berube:  
2031 I'm talking the towing rate.  
2032

2033 Area Field Director Perez:  
2034 I will check and that. I did not-

2035 Spv. Kramer:  
2036 Okay, let's go back because we need to have a backup vehicle in case the Polaris ... We need at least two  
2037 vehicles that can pull the pressure washer.

2038 Spv. Berube:  
2039 To that point. If we take the Yamaha Viking, like what he started out with and have the trailer hitch,  
2040 bring it to Twin City Welding or some place, and we have the trailer hitch that's on there now removed,  
2041 patch the area where it's broken, move it up four inches, it will now have the capability to carry the  
2042 pressure washer, because you changed the way the trailer hitch sits.

2043 Spv. Kramer:  
2044 Will that get it to that rating to 2500?

2045 Spv. Berube:  
2046 A little bit under, I think. It's pretty close. But it has been pulling, it has been used to pull the pressure  
2047 washer. It has, really, the capability.

2048 Spv. Scarborough:  
2049 I used it all the time.

2050 Spv. Berube:  
2051 That's right. But the problem was if you ever saw it in the street Madam Chairwoman, the pressure  
2052 washer sits like this on the back of the Viking. And that weight load overloads the trailer hitch. That was  
2053 the problem. If we move the trailer hitch up, since it's got to be fixed anyway, you bring it up to level or  
2054 above, now the weight transfers to the back. It puts more axle load on the pressure washer itself,  
2055 instead of on the axles of the Viking, and it will be fine. That would be your backup. Rather than go out  
2056 and buy another vehicle specifically for tow rating and spend \$80,000. Let's face it, most of the day,  
2057 these guys are just zipping around town. The EVs are the way to go.

2058 Spv. Kramer:  
2059 Right, but I want to make sure that we have a backup

2060 Spv. Berube:

2061 We have the capability when one is broken.

2062 Spv. Kramer

2063 Correct.

2064 Spv. Berube:

2065 The way to do that would be to fix the Viking, which is an easy fix, and buy another EV, whether it's a  
2066 Yamaha or whatever. That price that you're getting right there, if you can get one. That's a great price.

2067 Spv. Kramer:

2068 Do they have them available?

2069 Area Field Director Perez:

2070 They said they did. Now that was two months ago when I pulled that, so I'll have to double check.

2071 Spv. Kramer:

2072 We do have it in our budget. This was a line item that we approved at budget time.

2073 DM Montagna:

2074 Did you include that in your reserves? Or is it in the actual line items?

2075 Spv. Berube:

2076 There's a capital line for \$15,000. I don't remember the-More than \$15,000 I think.

2077 Spv. Kassel: (via zoom)

2078 Just so I understand correctly, the suggestion at this point in the conversation is to fix the Viking so that  
2079 it can be a temporary hauler of the pressure washer should the Polaris be out of service. And then we're  
2080 considering buying this Umax, Yamaha vehicle that's an electric vehicle, for additional field services. Is  
2081 that right?

2082 Spv. Berube:

2083 Correct. Yeah, you're right.Replacing the Mule.

2084 Spv. Kassel: (via zoom)

2085 Umax, What was it, \$11,400?

2086 Area Field Director Perez:

2087 Yes ma'am. It was right around there. I think it was \$11,361.

2088 Spv. Kassel:

2089 I've made my motion.

2090 DM Montagna:

2091 So, what was the motion?

2092 Spv. Berube:

2093 To approve purchase of the Umax at \$11,361. I'll second that.

2094 Spv. Kramer:

2095 Okay, I have a motion and a second. Any further discussion?

2096 Spv. Scarborough:

2097 Yes, can we get rid of the junk that we don't need, that surplus?

2098 Area Field Director Perez:

2099 That's on the list to sell or scrap and then obviously the money goes back to the District.

2100 District Legal Counsel Qualls:

2101 So, would the Board want to go ahead and just go ahead and determine that as surplus property?

2102 Spv. Scarborough:

2103 I would think so. Otherwise, what, auction.

2104 DM Montagna:

2105 Anything that the district sells goes into surplus. It's the way you all have it set up currently.

2106 Spv. Berube:

2107 Yeah. It's a shame to sell them in the condition they're in, because you're not going get much for them.

2108 But hey, that's the way the game plays. Right?

2109 Spv. Scarborough:

2110 Take the pressure washer and tell them to clean it off with it and-

2111 Spv. Kramer:

2112 We'll clean them up and sell them. All right, I have a motion and a second to purchase a Umax at the

2113 estimated price, all in favor?

2114 Spv. Berube, Scarborough, Leet, Kassel, Kramer:

2115 Aye.

2116 Spv. Kramer:

2117 All opposed. There is no opposition. It passes unanimously.

2118

2119 On MOTION by Spv. Kassel, SECOND by Spv. Berube, all

2120 in favor, the Board approved the purchase of a UMax

2121 vehicle for \$11,361 to come out of Capital.

2122

2123

2124

2125 Area Field Director Perez:

2126 One last thing-

2127 Spv. Kramer:

2128 Oh, you've got a couple more.

2129 Area Field Director Perez:

2130 The footbridges, golf cart traffic on the footbridges, discussion of signs going up, we can definitely get  
2131 signs ordered to put up. The other option, and I've seen it at Disney at Fort Wilderness, but they have  
2132 the footbridge. They do have a kind of a wooden bollard, if you will. It looks nice. You can get by with a  
2133 bike, but you can't get a cart through, so-

2134 Spv. Kassel:

2135 So, a bollard, was it in the middle of the bridge?

2136 Area Field Director Perez:

2137 Well, right before you get to the entrance.

2138 Spv. Kassel:

2139 I see.

2140 Area Field Director Perez:

2141 Yes. And I it can be wood. I've seen them, that's what's at Disney is a big solid wood one that they did.  
2142 They didn't use any metal.

2143 Spv. Kramer:

2144 I just have trouble seeing me swing my bike past it.

2145 Area Field Director Perez:

2146 It- it can be a little tricky.

2147 Spv. Berube:

2148 Why are we concerned about this?

2149 Area Field Director Perez:

2150 There are golf carts, there's golf cart traffic going over the footbridge.

2151 Spv. Berube:

2152 Yeah, I understand that, but-

2153 Spv. Kramer:  
2154 The footbridge, when we originally talked about the footbridges, I mentioned that to Steve Boyd who  
2155 was our engineer at the time and who's familiar with the construction of the footbridges. And I thought  
2156 he was going to have a coronary. He goes, "Please- please don't allow any golf carts on those  
2157 footbridges because-

2158 DM Montagna:  
2159 Weight-

2160 Spv. Kramer:  
2161 "... they are not designed for it." Because the golf cart, and now you've got golf carts that you're letting  
2162 six and seven people into.

2163 Spv. Scarborough:  
2164 Well, you can probably drive a one ton truck over that.

2165 Spv. Berube:  
2166 You could, that bridge is

2167 Spv. Kramer:  
2168 All I know is he was very upset about it and very concerned about the structural integrity of that bridge.

2169 Spv. Kassel: (via zoom)  
2170 Maybe we can hear from our engineer?

2171 Spv. Leet: (via zoom)  
2172 I'd like to hear from David. But also, if we're going to remediate, I'd like to look at narrowing versus  
2173 putting something up in the middle.

2174 District Engineer Hamstra:  
2175 We're not worried about the weight as much as the speed of those golf carts. You start you know,  
2176 shaking those boards loose. And they're nailed in there, so I'm more concerned about the speed they go  
2177 through there.

2178 Spv. Scarborough:  
2179 And that's exactly what happened on the golf course with the bridge that they had. It's made out of 6X6  
2180 timbers or whatever it is, 4 by 6 timbers and it just gets loose. I mean that's hundreds of carts going over  
2181 it.

2182 Spv. Berube:  
2183 Does it, does it change your mind if we change that? They're not nailed, they're screwed?

2184 Spv. Kassel:  
2185 I did not hear David.

2186 Spv. Kramer:  
2187 The other thing they're doing is the golf carts are nicking the boards on either side, because the width of  
2188 it is not designed for golf cart traffic. And it is starting to show some wear and tear on those.

2189 District Engineer Hamstra:  
2190 I don't want to sound like an old grumpy engineer but I also see a lot of kids driving on them recklessly. I  
2191 just, I think it would be better served to keep them off.

2192 Spv. Kassel:  
2193 And then what is the best option for making it friendly for bicycles and pedestrians and people walking  
2194 dogs but not golf carts? What are the best options?

2195 District Engineer Hamstra:  
2196 We've done bollards at other places and it nips it right in the bud. And there's plenty of room to get a  
2197 wheelchair, a bicycle around it, but it keeps the ATVs and the golf carts off of it.

2198 DM Montagna:  
2199 You can actually get them to match your footbridges too, the wood. They look nice.

2200 Area Field Director Perez:  
2201 There's that option. There is one where they make a temporary, not temporary, but a base that you  
2202 actually tack on into the concrete or maybe that's not the right word, but bolt into the concrete. And  
2203 that's the yellow bollard. To me, and there's a reflective tape on it.

2204 Spv. Kramer:  
2205 I don't like that.

2206 Area Field Director Perez:  
2207 I understand but if someone is driving at night and can't see it.

2208 Spv. Berube:  
2209 Wait a minute, wait a minute, to the Chair's point, it can be tough for bicycles, people all that, somebody  
2210 in a wheelchair, a woman pushing a- a stroller or something like that, a baby carriage. I would, and  
2211 there's also the look effect of a pipe sticking out of the ground. How about if we just narrow the  
2212 entrance on one side?

2213 Spv. Kramer:  
2214 Put a decorative strip on either side-

2215 Spv. Berube:  
2216 Four by four on each side would probably do it with some lattice work. I don't know, just narrow that  
2217 entrance to a couple of inches narrower than the golf cart. And then it looks good. Done.

2218 Area Field Director Perez:

2219 What happens when the first time a golf cart tries to go through it?

2220 Spv. Kramer:

2221 Let's keep this a little broader too. Our golf cart statute or ordinance that we're under says they must  
2222 remain on the roadways. They are not allowed, none of our facilities, our sidewalks are not designed for  
2223 them. We've got a situation where they straddle the sidewalks and run up the sod on either side of the  
2224 sidewalks. They're just getting to be a mess in our community when they get off the roads. They're  
2225 wonderful when they're on the roads. I understand and people love them, but they need to stay off, and  
2226 I don't know how much signage it would take, a lot of people just don't know that they're not allow to  
2227 jump the curb and go wherever they want to in the golf cart.

2228 Spv. Berube:

2229 Oh yeah. They use the sidewalk s and everything.

2230 Spv. Kramer:

2231 Can we authorize our Field Services staff to assess the situation, to possibly narrow the footbridge  
2232 openings so that it will not allow golf carts to pass?

2233 Spv. Scarborough:

2234 I can tell you a sign has never stopped me in my life.

2235 Spv. Berube:

2236 No, It's not going stop. You need a physical barrier.

2237 Spv. Kramer:

2238 Well, that's what I'm saying for the footbridges, but we can't put a physical barrier everywhere.

2239 Spv. Berube:

2240 Yeah, you can't do it on the sidewalks-

2241 Spv. Kramer:

2242 To keep them off of sidewalks and sod. But we need to put some informative signs up, just to let people  
2243 know that the golf carts are required to remain on the public roadways and alleys.

2244 Spv. Berube:

2245 I think that if we narrow the entrances, you know, it could be done nicely so it looks like an  
2246 improvement to the end of the bridge. It doesn't take a whole lot of imagination. Four by four, six by six,  
2247 screw it on, some lattice work with some trim, and the golf cart people are going realize that it's now  
2248 narrow and they're not going get through. And that just means making it a couple of inches narrower.  
2249 Most golf carts I think are 42 inches wide I believe. We can figure that. Right? Check the Umax. It's a  
2250 standard golf cart width. And make it narrower than that, that stops it.

2251 ADM Julie Yevich:

2252 ADA is what, 36 inches?

2253 District Engineer Hamstra:  
2254 Yes, 36 inches clear of the base, so-

2255 Spv. Berube:  
2256 Yeah probably down to 38" or something like that.

2257 Area Field Director Perez:  
2258 Vincent and I will take a peak at that and see what we can do.

2259 Spv. Kramer:  
2260 Ok see what you come up with and make it happen. And even if it's just a sign up at the beginning of the  
2261 community, maybe as people come in, you know like we have the signs that say you can't ride your golf  
2262 cart past here, it's coming in, it's a golf cart community but golf carts must remain on the paved roads,  
2263 or designated trails, because we do have I think one or two designated trails they can go on. But they  
2264 can't be jumping the curbs and-

2265 Spv. Berube:  
2266 Thanks for the suggestion. I now have my topic for the Harmony Life magazine this month. All I need is a  
2267 little GIF of the sign, right?

2268 Spv. Kramer:  
2269 Any further discussion? Anybody? Are any of the supervisors opposed to that proposal?

2270 Spv. Berube:  
2271 You mean narrowing it?

2272 Spv. Kramer:  
2273 Narrowing it.

2274 Spv. Berube:  
2275 No.

2276 Spv. Kramer:  
2277 And putting signs that-

2278 Spv. Kramer:  
2279 You like that? Thank you, Dan., All right, so we'll send you (Field Services) forth to fix it.

2280 Spv. Berube:  
2281 Can you get that done by, like Friday?

2282 Spv. Kramer:  
2283 We've got a tree proposal. Do you want to go over that?

2284 Area Field Director Perez:

2285 ... tree proposal from Bee & Bee?

2286 Spv. Kramer:

2287 Yes, B&B had a proposal to do an inventory. They had a quote and their Tree maintenance thing for  
2288 doing maintenance, trimming of the trees based on size.

2289 Area Field Director Perez:

2290 Yeah, and I can cover that, sure. At the workshop we discussed it as well, and we, I did get Brightview  
2291 Tree Services out here. They were out here yesterday. I just received their proposal a few minutes ago.  
2292 They are higher than B&B. I don't have exact apples to apple uh, pricing on that. Or not apples to  
2293 apples, but the exact breakdown of per tree and caliper. They were not as thorough in their price  
2294 structure as B&B was, so we basically use the same scope of services in the format that B&B had and  
2295 sent that off to Brightview for an additional quote. I have reached out to two other tree vendors and I  
2296 haven't gotten a response back yet. In terms of the tree inventory, it can be very useful, for a long-term  
2297 plan like we're talking about with trimming these trees. I think the concern I have and we've discussed a  
2298 little bit is we have to move forward on getting the maintenance pruning on these trees that abut  
2299 homes, especially on areas, like Cat Brier, where these mature oaks are really getting, either touching  
2300 homes or close to touching homes.

2301 So, the tree inventory I think can be a secondary piece to getting the tree trimming process moving. I  
2302 think we're going to have to review this second proposal at the next meeting, because obviously it's not  
2303 in this agenda. B&B gave two prices on caliper sizes, where Brightview just came in and said here's our  
2304 price for each species-one price.

2305 Spv. Kassel:

2306 So, are we going table the tree inventory proposal for now and we're discussing actually maintaining the  
2307 trees that abut houses? Is that what we're doing?

2308 Spv. Kramer:

2309 That's what I would like to do. I am satisfied with Brett's statement, that B&B is the lower bid and that  
2310 Brightview, who is the second quote, is higher. So if the board would be comfortable, and again, we are  
2311 at the prime time to do this tree maintenance trimming on our live oaks, because if we delay it into the  
2312 spring, then when you trim it, correct me if I'm wrong, then you get the water sprouts, which then  
2313 causes a whole other problem.

2314 Spv. Berube:

2315 I know we have a policy in place for purchases and all that stuff. I don't like the policy, but we need to  
2316 stick to it. However, I'm going to agree with the Chair, and again, twice tonight. I suggest that we go  
2317 forward with B&B. The guy showed up at our Zoom meeting. He speaks well. You've seen his work. And  
2318 this would be based on quality of presentation. He just seems like a quality contractor, an upright guy,  
2319 local and demonstrated his ability. Couldn't pick apart anything-

2320 Spv. Kassel:

2321 Make a motion please.

2322 Spv. Kramer:  
2323 Okay.

2324 Spv. Berube:  
2325 I'll let the Chairman make that motion. I'm just saying I agree with you, so you say what you want to do  
2326 and I-

2327 Spv. Kramer:  
2328 I think that we go ahead and enter, authorize the Chair to enter a contract with B&B Tree Service, on a  
2329 per tree price, as he has provided in his information, based on caliper size, so that we can have him  
2330 begin working on our boulevard trees that abut residential properties.

2331 Spv. Kassel:  
2332 Second.

2333 Spv. Berube:  
2334 Wait a minute, don't stop short though, because you know if you think about Cat Brier, you're going to  
2335 trim all these trees on this side, and then you have very similar trees on the other side.

2336 Spv. Kramer:  
2337 We can come back to them later. We're doing what is the most critical now to keep our residents from  
2338 having to incur the cost of doing their own trimming and from illegally trimming them too far back and  
2339 damaging that tree.

2340 Spv. Berube:  
2341 Yeah, but I'm thinking about the view.

2342 Spv. Kramer:  
2343 The view, you will not see. This man is just amazing.

2344 Spv. Berube:  
2345 No, no, no- I mean you're going to have perfectly trimmed trees on this side, rough trees over here.

2346 Spv. Kramer:  
2347 They're going to look about the same, just pulled back from the houses. You're not going to notice a  
2348 difference between the sides.

2349 Spv. Berube:  
2350 Okay. How many are we going to do? What area?

2351 Spv. Kramer:  
2352 I think we should start with our Boulevard trees. We only have residents for most of our Boulevard and  
2353 that would be the limit to the mature oaks. We don't need to go into the little tiny oaks. But basically,  
2354 we would have Field Services go around and any tree that is within say five feet of the residence, tape

2355 them. Right, would be designated to be maintenance pruned. I don't know how many that is now. Then  
2356 go forward with starting on that. We will, within the next month, until we come back to the board, not  
2357 exceed, let's see, what is it, about \$65 a tree?

2358 Spv. Berube:

2359 You're going to spend the money sooner or later. Put \$10,000 in it.

2360 Spv. Kramer:

2361 Right. We'll start with a budget of \$10,000.

2362 Spv. Berube:

2363 Now to your point, many of the interior streets don't have the big tree problem, but Beargrass Road is  
2364 one, you can see it you know-

2365 Spv. Kramer:

2366 Well, we'll come back to those later.

2367 Spv. Berube:

2368 ... trees need pruning over there.

2369 Spv. Kramer:

2370 Yeah, let's do this. These are the biggest problems.

2371 Spv. Berube:

2372 What are we talking about, Schoolhouse, Catbriar and Five Oaks?

2373 Area Field Director Perez:

2374 That's 153 trees is what that equates to. Well, if every tree needed it, I'm just saying, if you take \$10,000  
2375 and the average cost is \$65, that's 153 trees.

2376 Spv. Berube:

2377 That's a pretty good lick.

2378 Spv. Kramer:

2379 We'll start with this, and this will be our start. So that's my motion. I'm sorry.

2380 Spv. Kramer:

2381 Kerul seconded it, are you still good with that Kerul?

2382 Spv. Kassel: (via zoom)

2383 Yes ma'am.

2384 Spv. Kramer:

2385 Thank you, so we have a motion and a second. All in favor?

2386 Spv. Berube, Scarborough, Leet, Kassel, Kramer:

2387 Aye.

2388 Spv. Kramer:

2389 Any opposition? Hearing none, motion passes unanimously.

2390 On MOTION by Spv. Kramer, SECOND by Spv. Kassel, all  
2391 in favor, the Board approved moving forward with B&B  
2392 for the tree pruning maintenance on trees whose  
2393 branches are within 5 feet of a residence on Cat Brier,  
2394 Schoolhouse and 5 Oaks Blvd, with a \$10,000 budget to  
2395 be done in accordance to the price per tree noted in the  
2396 proposal.

2397

2398

2399 Field Director Perez:

2400 Brad, is still working with SePRO, but they haven't given us a proposal yet on, on the hydrilla treatments.

2401 I did reach out to Estate Management and Sitex, vendors we've used in the past in different districts

2402 and, for the hydrilla control, on Cherry Hill Lake. I'm saying that correctly.

2403 Spv. Berube:

2404 No.

2405 Spv. Kramer:

2406 The pond behind Cherry Hill.

2407 Area Field Director Perez:

2408 Both vendors want to make sure that you understand that they want to come out and do a physical site

2409 visit, get their accurate depths for themselves. Because the treatments that they're looking for is two

2410 separate treatments. There's Sonar and then there was another one called Aquathol. Aquathol is a little

2411 bit more expensive. It's faster results on hydrilla, but it may require less product per acre of water by

2412 water.

2413 DM Montagna:

2414 Should be the same result though?

2415 Spv. Scarborough:

2416 Yeah. Well-

2417 Spv. Kassel: (via zoom)

2418 What about, what about the carp? The grass carp?

2419 Area Field Director Perez:  
2420 I don't think those are going to control the hydrilla the way you need them to.

2421 Spv. Kassel: (via zoom)  
2422 Well, not that size maybe, but if we got 12 to 14 inch grass carp that wouldn't escape out the outlets of  
2423 the pond, they might do

2424 DM Montagna:  
2425 You have to put grates and stuff there that... Adding fish, it's a three-prong approach. It's one of several  
2426 other things. It's not something you can do alone.

2427 Spv. Berube:  
2428 You need the initial shock to take it down, then the fish probably maintain the new growth.

2429 Area Field Director Perez:  
2430 So, Estate Management says that, you know, to control the hydrilla, they're estimating is a 3.62 acre  
2431 pond, we believe the best control for the hydrilla is by stocking, they're talking the carp and then the  
2432 herbicide as well. So, you're looking at \$1,050 per carp will probably be three or four months to create  
2433 impact, but typically five to seven years of control. And then they said the herbicide option would be,  
2434 you know, 20 parts per billion acre of fluridone is the product they're recommending. And that's \$3,300.  
2435 And then the other vendor is stating if they're saying the 3.62 acres, \$650 per acre for Aquathol and it's  
2436 \$450 per acre for the sonar, which is the Sonar -

2437 Spv. Kramer:  
2438 So, it's \$2,350 for the Aquathol on that size lake based on Estate Management and Sonar would be  
2439 \$1,629?

2440 Spv. Scarborough:  
2441 I originally used Sonar.

2442 Spv. Kramer:  
2443 Is the Sonar AS the stuff the SePRO was using?

2444 Area Field Director Perez:  
2445 Active ingredient, fluridone, is the same, I believe.

2446 Spv. Berube:  
2447 The carp, all inclusive with everything we need to do? Or are we, we required to fix the infrastructure to  
2448 contain the carp?

2449 Area Field Director Perez:  
2450 It states that they would be stocking with carp. It doesn't say anything about-

2451 DM Montagna:

2452 We would have to get the grates.

2453 Spv. Kramer:

2454 And the other thing with grass carp, they're, they're indiscriminate eaters. Now, I'm trying to recall that  
2455 pond. If we have any decent littoral vegetation we want to keep in that pond, they will consume it.

2456 Spv. Kassel: (via zoom)

2457 What I've read is that they prefer the softer foliage of plants like hydrilla, but if they run out of hydrilla  
2458 then they will eat the other

2459 Spv. Berube:

2460 That's bright green stuff. We've done the carp thing before and it wasn't a...

2461 Spv. Kassel: (via zoom)

2462 I don't think that carp that were a sufficient size to really do the job and we probably didn't put grates in  
2463 to prevent them from going to other locations.

2464 Spv. Leet: (via zoom)

2465 And I'm remembering that the carp was on that Waterside pond we had other issues with as well?

2466 Spv. Berube:

2467 No. We put the carp in the two ponds at the entrance to the Estates initially. I kind of remember that,  
2468 because it got to be about the five or six period and they all died off and we had a fish kill for whatever...  
2469 As it turned out, it was just, they got old and they were big. They all floated up, right? That's the  
2470 downside to putting the carp in there. They eat up all your stuff, but at some point, they're life is done  
2471 and there you go.

2472 Spv. Kassel: (via zoom)

2473 At least you're not spending so much money on herbicides.

2474 Spv. Berube:

2475 Yeah. That's true. I mean, it is a greener way to go. So, we need to make a decision on this at this point.

2476 Spv. Kramer:

2477 We also have another aquatic weed problem. And that is in the golf course ponds. So, do we want to  
2478 make a decision tonight on the hydrilla treatment or wait to get the SePRO quote back?

2479 Spv. Berube:

2480 Are we contemplating going in the golf course ponds and-

2481 Spv. Kramer:

2482 We'll get to that in just a minute. Do you want to deal with the Cherry Hill pond tonight?

2483 Spv. Berube:

2484 Yes. I think so, because that's only going to make it worse.

2485 Spv. Kassel:

2486 So, I didn't understand which of the chemicals... I like this Estate Management Services. He is suggesting,  
2487 no, he says that, gave us two options. I like his proposal but I don't know if that's the best chemical to  
2488 use and I don't know if he's proposing it as either/or or and ?

2489 Spv. Scarborough:

2490 That stuff is the best.

2491 Spv. Berube:

2492 Sonar.

2493 Area Field Director Perez:

2494 Sonar is, from what I've seen in the past, is the preferred choice.

2495 Field Director Perez:

2496 And this time of year is the preferred time of year to do it. So...

2497 Spv. Berube:

2498 If you cheap out now and try to save the money and you will go do it again.

2499 Spv. Kramer:

2500 So, with the Sonar AS, he'll come in and treat it with that first and then do the grass carp? Or-  
2501

2502 Area Field Director Perez :

2503 No. I think it's one or the other, but you can tell him you want both.

2504 Spv. Kassel: (via zoom)

2505 Looks like one or the other for this proposal. You could definitely do both but not sure why you'd want  
2506 to treat and then come in with the grass carp.

2507 Area Field Director Perez:

2508 I don't know why you'd want to treat first and then bring the grass carp in. Because you're going to  
2509 eliminate their food.

2510 Spv. Kramer:

2511 Well, that's what I'm questioning.

2512 Spv. Berube:

2513 Yeah. But it's probably going grow back. That's the problem.

2514 Spv. Scarborough:

2515 You have to wait for the kill first.

2516 Spv. Berube:  
2517 And, or, you don't get it all and you don't know. The fish are under the water where it's all black where  
2518 we can't see...

2519 Spv. Scarborough:  
2520 Sure.

2521 Spv. Berube:  
2522 ... fish will see it, right? So I,

2523 Spv. Kramer:  
2524 But I don't want to put a lot of grass carp in an area that doesn't have food for them.

2525 Spv. Scarborough:  
2526 It kills it all if they estimate the water body correctly... Because it's parts per billion, so if they do the  
2527 volume, it's going to do its job. It's not like Round Up, where you have to make contact. It's going to  
2528 dissolve in the water and that water kind of becomes-

2529 Spv. Berube:  
2530 Systemic.

2531 Spv. Scarborough:  
2532 Yeah.

2533 Spv. Berube:  
2534 Systemic. I'm fine with-

2535 Area Field Director Perez:  
2536 The only thing I'll say is the sonar on Sitex is 450 per acre. When you run the math on the Estate  
2537 Management, it's 3,306 divided by 3.62 acres, they're at 913 an acre. So...

2538 Spv. Berube:  
2539 Oh, how much were the other one?

2540 Area Field Director Perez:  
2541 450 per acre.

2542 Spv. Kassel: (via zoom)  
2543 Sitex?

2544 Area Field Director Perez:

2545 For sonar.

2546 Spv. Berube:  
2547 Yeah.

2548 Spv. Berube:  
2549 They must be using a different -

2550 Spv. Kassel: (via zoom)  
2551 Is the application rate the same?

2552 Area Field Director Perez:  
2553 Well, they have to be. It's whatever the label states.

2554 Spv. Berube:  
2555 Yeah. But we ran into that the last time when we bought it. They said if you do this rate, it will probably  
2556 get it. And if you do this rate, it'll for sure get it. You remember that? And it was-

2557 Spv. Kramer:  
2558 Is there a difference between Sonar and Sonar AS? Because Sitex did not specify Sonar AS.

2559 Area Field Director Perez:  
2560 That I'm not 100% sure of. And I can -

2561 Spv. Kassel: (via zoom)  
2562 It sounds to me like we just need a little more clarification, both on the particular chemical for Sonar,  
2563 the application rate and also whether Estate Managements Service is suggesting, one or the other or  
2564 both, a little more information.

2565 Area Field Director Perez:  
2566 Do you want us to -

2567 Spv. Scarborough:  
2568 Yeah. But the clock's ticking. I'm telling you this is the time of year.

2569 Spv. Berube:  
2570 Sonar AS.

2571 Spv. Scarborough:  
2572 When you try to kill this during the Spring when it's.

2573 Spv. Berube:  
2574 Full name is Sonar AS.

2575 Spv. Scarborough:  
2576 Yes.

2577 Spv. Kramer:  
2578 Okay. I will entertain a motion if somebody has a particular option that they would like to vote on.

2579 Spv. Berube:  
2580 You make a motion. You've got it all in front of you. You got all the numbers. You're writing it down and  
2581 this way-

2582 Spv. Scarborough:  
2583 So, I will make a motion.... To treat the pond, the Cherry Hill Pond with, this was one we're going with,  
2584 right?

2585 Area Field Director Perez :  
2586 This one was cheaper, but we don't know what the rate is. They called out 20 parts per billion.

2587 Spv. Kassel:  
2588 It is 10 parts per billion and not 20.

2589 Spv. Scarborough:  
2590 I'm going to have to do it by the label. The problem is they have to know the actual volume. That was my  
2591 problem when I did that. I didn't know the volume.

2592 Field Director Perez:  
2593 They have to get the measured depth to get that.

2594 DM Montagna:  
2595 And they're going come out and do that before they treat.

2596 Spv. Scarborough:  
2597 I mean, this is a lot cheaper, but you know I'm always leery of why are you cheaper?

2598 Spv. Berube  
2599 I think one is using double the volume, double the application rate.

2600 Spv. Kassel: (via zoom)  
2601 That's my thought too. That's that's why I'm making that point.

2602 Spv. Berube:  
2603 There's no negatives to that other than the cost. I mean, it's...

2604 Area Field Director Perez :

2605 As long as it's labeled.

2606 Spv. Scarborough:  
2607 Do they guarantee a kill?

2608 DM Montagna:  
2609 No vendor will guarantee a kill.

2610 Spv. Scarborough:  
2611 No. I mean it's...

2612 Spv. Berube:  
2613 No. If it rains it washes it all away. Make the motion for not to exceed whatever it is.

2614 Spv. Scarborough:  
2615 Okay. So, I guess the cost would be,

2616 Spv. Berube:  
2617 They're quoting four acres, is that correct?

2618 Area Field Director Perez :  
2619 Yes, sir.

2620 Spv. Scarborough:  
2621 All right. I'll make a motion to treat the hydrilla at Cherry Lake Pond.

2622 Spv. Berube:  
2623 Cherry Hill.

2624 Area Field Director Perez :  
2625 Estate Management. Huh?

2626 Spv. Berube:  
2627 You said Cherry Lake, Cherry Hill.

2628 Spv. Scarborough:  
2629 Cherry Hill. Cherry Hill Pondthrough the... What is this company?

2630 Area Field Director Perez:  
2631 Estate Management.

2632 Spv. Scarborough:  
2633 Estate Management, not to exceed \$3,306.50.

2634 Spv. Kramer:  
2635 And that's for the Sonar AS.

2636 Spv. Scarborough:  
2637 And that's for, using the Sonar AS.

2638 Spv. Kassel: (via zoom)  
2639 And what about the grass carp? Are we just forgetting about them entirely? Are we going ask them to ?

2640 Spv. Berube:  
2641 We'll come back to that in a second, Kerul. I'll second Mike's motion.

2642 Spv. Kramer:  
2643 I have a motion and a second to go with Estate Management Services, Sonar AS application, not to  
2644 exceed price of \$3,306.50.

2645 Area Field Director Perez :  
2646 Correct.

2647 Spv. Kramer:  
2648 All in favor?

2649 Spv. Berube, Scarborough, Kassel, Leet, Kramer:  
2650 Aye.

2651 Spv. Kramer:  
2652 All opposed. Hearing none, passed unanimously.  
2653

2654 On MOTION by Spv. Scarborough, SECOND by Spv.  
2655 Berube, with all in favor, the Board approved moving  
2656 forward with the proposal from Estate Management to  
2657 treat Cherry Hill Pond with Sonar AS for \$3306.50.  
2658  
2659

2660

2661 Spv. Berube:  
2662 Can we quickly go back to the grass carp. We'll ask Brett to explore further that carp thing and what are  
2663 the requirements. And we may have to get together with David and find out the drainage system for  
2664 that pond, inlet and outlet. If you could bring it back next month, information to stock that pond with  
2665 carp.

2666 Spv. Scarborough:

2667 I mean, we're doing this. It's going to take some time.

2668 Spv. Kramer:

2669 So, we're going to bring something back about the grass carp?

2670 Spv. Berube:

2671 Yes.

2672 Spv. Kramer:

2673 The thing about the, the golf course ponds, I've been noticing, that the cattail growth in the golf course  
2674 pond on Five Oaks across from the houses there, are just phenomenal growth. Which means they're  
2675 consuming capacity in our ponds. And we are obligated and we do have the appropriate easement to  
2676 maintain those ponds. Brett reached out to the golf course manager. Do you want to explain what-

2677 Field Director Perez:

2678 Yeah. I went in to see the golf course GM and he reached out to his boss. They've said that they have no  
2679 obligation to treat those ponds.

2680 Spv. Kramer:

2681 Nor have they ever?

2682 Field Director Perez:

2683 Nor have they treated those ponds is what he told me.

2684 Spv. Kramer:

2685 Yeah. Evidently they're just mowing around them.

2686 Spv. Scarborough:

2687 The CDD's only obligation is ingress and egress. That is it.

2688 Spv. Berube:

2689 Right. We only have to get water in and out.

2690 Spv. Kramer:

2691 No. That's not the case. We have a formal easement over those ponds that

2692 Spv. Scarborough:

2693 Yes, but we don't have an easement to get to it.

2694 Spv. Kramer:

2695 We have a formal obligation to the Water Management District to maintain the storage capacity of  
2696 those ponds and to prevent the overgrowth of cattails.

2697 Spv. Berube:

2698 Mr. Engineer, there seems to be a capacity question here with cattail growth in the ponds. I mean, to  
2699 me, the overall capacity is affected only in a minor way by however much vegetation grows in there.

2700 District Engineer Hamstra:  
2701 Well, it's its capacity, but it's also reducing the water quality in the pond. It's taking over the depth in  
2702 the area where the settlement needs to take place. And so, if left unattended will also start degrading  
2703 the water quality of the pond and that's leaving the pond. So, I agree that we want to make sure that  
2704 the water can flow in easily and flow out easily, not being impeded. But, uncontrolled, they will really  
2705 take over the pond and you're going to lose quality, quantity and then. Yeah. They, they usually chop it  
2706 off. That's the worst thing to do. Then they get in the bottom. Then you get all that muck and it, but  
2707 they've got machinery that can go in there and pull it on the boats and take it out of there properly, but  
2708 it's not cheap, so.

2709 Spv. Berube:  
2710 But the flip side of that is, is all that stuff is growing because it's consuming nitrogen and phosphorus  
2711 and all that, which is rolling off the grass in the golf course for the most part, so-

2712 District Engineer Hamstra:  
2713 But like the grass carp, it is eventually going to get knocked out and release it.

2714 Area Field Director Perez :  
2715 Yeah. Um so there's a plus and minus to having them in the pond. How do you control it and prevent the  
2716 overtaking? Which I agree is probably going to happen.

2717 District Engineer Hamstra:  
2718 The bigger question is when are you going to have the ability to talk to the golf course about their  
2719 management techniques? Are they over-fertilizing? Are they over-irrigating? Is that stuff washing right  
2720 into the pond as soon as they do?

2721 Spv. Scarborough:  
2722 Yeah. I mean, my position would be we're, it's not up to the CDD to take full responsibility of the golf  
2723 course ponds, I mean, and just treat them.

2724 Spv. Kramer:  
2725 We are under obligation with the Water Management District. They are our storage capacity for  
2726 development. And just like taking over any neighborhood pond. It's our duty. That's what the CDD is  
2727 here for.

2728 District Engineer Hamstra:  
2729 I'll be out next week to look at Dark Sky. I can see how bad it is and give you all a report if it needs to be  
2730 done now, we'll just-

2731 Spv. Scarborough:  
2732 I mean, there's, like, 18 ponds on the golf course.

2733 Spv. Berube:  
2734 Not all of them are overgrown.

2735 Spv. Kramer:  
2736 Yeah. Not all of them are overgrown with cattails. There are, that I've noticed, only about three or four  
2737 major ones.

2738 Area Field Director Perez :  
2739 That, that we can see.

2740 Spv. Kramer:  
2741 And then are other ponds that we could get in there and hit the cattails now and beat them back, then  
2742 we won't have a big problem. I think we were under the assumption that the golf course, or my  
2743 assumption was and understanding was that the golf course had basically booted us out and was taking  
2744 full responsibility for the ponds. My understanding now is that, no, that wasn't the case, they were  
2745 taking responsibility for mowing the edges of their pond, but not the growth in the pond itself. So, we  
2746 need to do that. So, if you will go and look at those and then come back to us with-

2747 Field Director Perez:  
2748 He (golf course general manager) wasn't, by any means a jerk about it. He just says, "Let me check," but  
2749 then he goes, "I don't recall." And called and said, "Yeah. That's what I thought. We don't maintain those  
2750 in terms of treatments." So...

2751 Spv. Berube:  
2752 You'd think they'd want them to look pretty, but...

2753 Spv. Kramer:  
2754 As far as landscape RFP scope review, it's going take some time to really go over this.

2755 Spv. Berube:  
2756 Next month.

2757 Spv. Kramer:  
2758 Next month then. The last item on the agenda is the Swim Club pool pump. Julie, are you still here? The  
2759 testing of the pool water- thank you so much- Mike Scarborough took care of that. It came back  
2760 negative for iron so we are, at this particular moment, in good shape with that. Julie investigated, more  
2761 of, the type of pump we have, the impeller and ...

2762 Julie Yevich, Inframark Svcs.  
2763 So yes, I reached out to Andrew with SPIES Pools and, basically, the question was, what is his best  
2764 estimate about the possibility of that pump causing rust stains on the new surface? His response was, he  
2765 can't tell us specifically without taking that pump apart, which would compromise the integrity of the  
2766 pump anyhow, so that's not recommended. What he did say was, it will, if it hasn't already, it will rust  
2767 and it will stain the inside of your pool. And he sent me a picture of one that they just had taken out of  
2768 another one and showed what it looks like. It's all rusted and falling apart. So, this is exactly what you

2769 have now. It's all metal and what they're proposing is one that has all plastic parts so there won't be any  
2770 rusting and staining on the new surface. So, it's the Board's decision to decide if you want to go ahead  
2771 now and replace that pump with one that has plastic parts so that there won't be any staining. Or you  
2772 could keep what you currently have and just kind of like, throw the dice and see if it's going to hold out  
2773 for another year or two before it starts rusting and staining.

2774 Spv. Berube:

2775 Our water guy is over here and, I'm no water expert, but I've played around with water in pools and I  
2776 believe the only reason you get rust in the water is from iron particulates. Right? You tested it carefully.  
2777 We do have iron and manganese in other pools. So, your test is probably pretty accurate, but in the  
2778 Swim Club pool we had zero. I'm not going to argue with that there's an impeller in there that's probably  
2779 made out of metal. But from testing, we can't say that we had rust. And we could implement, in the  
2780 pool testing procedure, it's easy enough, they're testing pool water daily, something like that? We could  
2781 get the iron test strips for a cheap amount of money and make that part of the water test all the time.  
2782 And test it for iron. When the iron pops up, if it pops up, now you stop work right there and say, "Now  
2783 we gotta fix this.

2784

2785 Spv. Scarborough:

2786 The staining that I see at the Swim Club, the amount of iron that would have to be dissolved in that  
2787 water, it would have to just be tremendous, maybe a couple hundred parts per million.

2788 Spv. Kramer:

2789 Right. That wasn't the issue, the question was being proactive.

2790 Spv. Berube:

2791 We're talking about the future.

2792 Spv. Kramer:

2793 Yes.

2794 Julie Yevich, Inframark Services:

2795 Being proactive to prevent any

2796 Spv. Berube:

2797 Discoloration.

2798 Julie Yevich, Inframark Services:

2799 Discolor- discoloration.

2800 Julie Yevich, Inframark Svcs.:

2801 Okay. So, the only thing that SPIES would say was they can't guarantee that it's not rusting now. The  
2802 only way they can check is if they open it up and nobody wants them to open that pump up.

2803 Spv. Berube:

2804 No.

2805 Julie Yevich, Inframark Svcs  
2806 So, they're just letting me know.

2807 Spv. Kramer:  
2808 They're cautioning you.

2809 Julie Yevich, Inframark Svcs.  
2810 They're cautioning you that if it does stain, if it does start to rust in say a year, it could stain that surface  
2811 and that won't be something that they will be covering. I'm just letting you know that they're not saying  
2812 we have to do this, okay?

2813 Spv. Scarborough:  
2814 Yeah, I get it, but what's the life on the current pump that we have?

2815 Spv. Berube:  
2816 It's not that old, 'cause it got replaced after the flood.

2817 Spv. Scarborough:  
2818 Oh, that's right.

2819 Spv. Berube:  
2820 Which was, you were working there, weren't you?

2821 Spv. Scarborough:  
2822 Yes.

2823 Spv. Berube:  
2824 Four years ago?

2825 Spv. Scarborough:  
2826 Yeah. I think.

2827 Spv. Berube:  
2828 Three or four years ago I think it was.

2829 Spv. Scarborough:  
2830 2017. September 2017.

2831 Spv. Berube:  
2832 So it, it's not all that old.

2833 Julie Yevich, Inframark Svcs.  
2834 It all depends on how-the water quality, the maintenance of it. How often they're serviced. It's like, I've  
2835 had commercial pool pumps last for 10 years and I've had them last for three. It is sometimes the  
2836 bearings that go bad, it all depends on

2837 Spv. Berube:  
2838 That one was 17 years old when it flooded. That was the original. So, I get the problem. But you're  
2839 gonna notice rust coming in the water really quickly. You're gonna see the -

2840 Spv. Kramer:  
2841 So, we're going to be proactive. We're going to provide test strips to add an iron test-

2842 Spv. Berube:  
2843 Sure.

2844 Spv. Kramer:  
2845 ... to our regimen.

2846 Spv. Berube:  
2847 Well, let's look at it a different way, that handheld tester that you have, you know? How much does that  
2848 cost?

2849 Spv. Scarborough:  
2850 Oh, you don't want to know the cost. But I can probably get you one. I can probably donate one to the  
2851 CDD.

2852 Spv. Berube:  
2853 And that solves the whole problem, right? That, that's easier than the test strips.

2854 Spv. Kramer:  
2855 Then, we'll be able to keep track of that.

2856 Spv. Scarborough:  
2857 It's very accurate.

2858 Julie Yevich, Inframark Svcs.  
2859 Right. And Vincent is taking the CPO (Certified Pool Operator) class and he'll be taking the test soon.

2860 Spv. Berube:  
2861 And then we can monitor all of our water all the time. Because if the other's start to rise up, we'll know  
2862 right away and we can say, "Hey. Wait a minute. We got a problem here," right? We know with the parts  
2863 per million that we have right now it is not showing any damage, but as those ppms start to go up, and  
2864 we'll be able to monitor it once a week. Boom.

2865 Area Field Director Perez :  
2866 We also have a second employee taking the CPO test.

2867 Spv. Kramer:  
2868 So, we've got a plan in place.

2869 Spv. Kramer:  
2870 So, it's 8:20 right now. We still have...

2871 DM Montagna:  
2872 We can finish surely, right?

2873 Spv. Kramer:  
2874 I don't think so

2875 Spv. Berube:  
2876 I think we can call for adjournment.

2877 Spv. Kramer:  
2878 The one thing I do want to say really quickly, and it will be on our next, next month's agenda, there is an  
2879 issue with the property, evidently we own more property than we realized.

2880 Spv. Scarborough:  
2881 Yeah?

2882 Spv. Kramer:  
2883 Yes. You know that property. We have a piece of property, uh, that we talked about two meetings ago,  
2884 that we got an easement over. But that one that goes straight up through the apartment complex, we  
2885 actually own that.

2886 Spv. Berube:  
2887 Where our pipe is?

2888 Spv. Kramer:  
2889 Where that pipe is. We own that property. We own it cutting it over. We own it up and we own all of  
2890 that fence along 192 including the fence line on the other side of our entrance.

2891 Spv. Berube:  
2892 The east entrance?

2893 Spv. Kramer:  
2894 The east entrance.

2895 Spv. Berube:  
2896 The fence line?

2897 Spv. Kramer:  
2898 The fence line.

2899 Spv. Kramer:  
2900 From just behind the fence. All, including the fence, all the way up to the right of way.

2901 Spv. Berube:  
2902 You mean, heading towards 192, that right of way?

2903 Spv. Scarborough:  
2904 Yeah. Didn't we have this well investigated here?

2905 Spv. Berube:  
2906 Yeah. I mean...

2907 Spv. Kramer:  
2908 We own that. The Harmony Cove development interests are asking if we will find a way to provide them  
2909 with that strip up the middle. The original offer from the Harmony Retail folks was they'll trade us the  
2910 storm water pond for it.

2911 Spv. Berube:  
2912 They'll do what?

2913 Spv. Kramer:  
2914 Trade us the storm water pond that we had an easement over. I wasn't too excited about owning  
2915 another storm water pond.

2916 Spv. Berube:  
2917 That's just additional cost.

2918 Spv. Kramer:  
2919 So again, we will be investigating that much further. I wanted to bring it to your attention, make you  
2920 aware of it.

2921 Spv. Berube:  
2922 That seems like a pretty good bargaining chip.

2923 Spv. Kramer:  
2924 So anyway, that is in the works. So put it in your head, think about it and we'll bring it back next month  
2925 with full details.

2926 Spv. Berube:  
2927 That east entrance piece is pretty interesting. I move to adjourn.

2928 Spv. Kramer:  
2929 I now have a motion to adjourn.

2930 Spv. Scarborough:  
2931 Second.

2932 Spv. Kramer:  
2933 I have a second.

2934 Spv. Berube:  
2935 Aye. Aye. Aye. Aye. Aye. I vote for everybody. We're done. Thank you.

2936 Spv. Kramer:  
2937 All in favor?

2938 Spv. Scarborough, Leet, Kramer, Berube, Kassel:  
2939 Aye.  
2940  
2941

2942 On MOTION by Spv. Berube, SECOND by Spv.  
2943 Scarborough, with all in favor, the Board adjourned the  
2944 meeting at 8:23pm  
2945  
2946  
2947

On MOTION by Spv. Berube, SECOND by Spv. Scarborough, with all in favor, the Board adjourned the meeting at 8:23pm

*Teresa Kramer*