

1 **MINUTES OF MEETING**
2 **HARMONY COMMUNITY DEVELOPMENT DISTRICT**
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4 The regular meeting of the Board of Supervisors of the Harmony Community Development
5 District was held Thursday, November 17, 2022, at 6:00 p.m. at the Jones Model Home,
6 3285 Songbird Circle, Saint Cloud, FL 34773.

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8 Present and constituting a quorum were:

9 Teresa Kramer	Chair
10 Daniel Leet	Vice Chair
11 Kerul Kassel	Assistant Secretary
12 Joellyn Phillips	Supervisor
13 Dane Short (<i>via Zoom</i>)	Supervisor

14
15 Also present, either in person or via Zoom Video Communications, were:

16 Angel Montagna (<i>via Zoom</i>)	District Manager: Inframark
17 Sean Israel	District Manager: Inframark
18 Joe Brown (<i>via Zoom</i>)	District Attorney: Kutak Rock
19 David Hamstra	District Engineer: Pegasus Engineering
20 Alfredo Alvarez	Servello & Sons
21 Pete Betancourt	Servello & Sons
22 Scott Feliciano	Servello & Sons
23 Vincent Morrell	Field Services Supervisor: Inframark
24 Brett Perez (<i>via Zoom</i>)	Area Field Director: Inframark
25 Residents and Members of the Public	

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27 *This is not a certified or verbatim transcript but rather represents the context of the*
28 *meeting. The full meeting recording is available in audio format upon request. Contact the*
29 *District Office for any related costs for an audio copy.*
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31 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

32 Ms. Kramer called the meeting to order at 6:00 p.m.

33 Ms. Kramer called the roll and indicated a quorum was present for the meeting.

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35 **SECOND ORDER OF BUSINESS** **Audience Comments**

36 Ms. Kramer stated this is a time where anyone from the audience can join in and
37 provide three minutes' worth of comments or concerns to let the Board know what you are
38 interested in and what your feelings on those subjects are. This is not for back-and-forth or
39 discussion; this is a time for you to share your concerns with the Board.

40 Mr. Joe Janacek stated I have a couple quick items. Watering: if we want to save
41 money, stop watering in the middle of the day when it is 90 degrees. Stop watering the
42 streets, and stop watering when it is raining. Signs: do we really need eleven signs? Can
43 we not just have one big sign or medium-sized sign with a quick-response code ("QR

44 code”) that you can scan on your phone and then go wherever you want to go? I am still
45 curious about a question I asked two meetings ago. About three years ago, we had \$600,000
46 in reserves. Where did it all go? The Estates flooding does not affect me, but they are
47 starting to build houses there. Your contractor will come back with change orders because
48 it will be harder to get in to make any of those fixes. RV parking: I think you are short
49 sighted on that. If you are going to move that trailer, it will cost you \$200,000 to \$300,000.
50 When you factor that in, you are down to a couple hundred thousand dollars to put the road
51 in with a permanent fix. That is only a two- to four-year payback, not ten years. I have a
52 RV there. I have not received my letter, and I have a lease I just signed in October. I do not
53 know where the letter went, but it did not come to me. One of the Board members made a
54 comment that we are in competition with free enterprise. The Board members should be
55 looking out for the residents, not whoever works or has a business downtown. That is not
56 your responsibility. I would hope you would keep it that way. I think the RV lot was
57 something that was sold to me when we purchased here that we had it in our community.
58 Insurance rates and everything else change if you move your RV out of your community.
59 A comment was made that the responsibility for a few should not be placed on the many,
60 I am paraphrasing, and yet you are going to redo all the alleys. I think the majority of
61 homeowners now do not have alleys. Should the alleys be burdened on the others who do
62 not have alleys? I keep shaking my head about this, but when it all started with the RV
63 expansion and other projects, it was \$125,000 or thereabouts for projects; three years goes
64 by, and now it is \$500,000. I do not think all the options were looked at. We have a golf
65 course access road. Did anyone talk with them? That would shorten the road substantially.
66 Maybe you did, and maybe you did not. I have a lot more details, but those are the
67 highlights.

68 Ms. Kassel stated you can reach out to any of the Board members and talk with us
69 individually.

70 Ms. Kramer stated yes, please feel free to do so.

71 Ms. Jeanine Grau stated I own a home on Oak Glen Trail and am renting a home on
72 Bayflower Avenue because the house is not complete yet. We bought property in
73 November 2020 when I drove through the community and fell in love with it, but it was
74 the most amazing thing. We moved here from New Jersey. Frankly, now when I drive
75 through the community, I am embarrassed. The grounds look horrendous. Honestly if I

76 were driving through today looking to purchase land in Harmony, I would not. It is very
77 disappointing. I just paid my tax bill, and seeing what our community looks like now, it is
78 really disheartening that we pay what we pay, and we get less. I do not know what Servello
79 is doing, but branches are still down from over a week ago. I get that this is a big place and
80 they need to clean up everywhere, but it is now a week, and branches are everywhere, such
81 as along Dark Sky Drive and along that pond area. Also coming down the west entrance
82 on Five Oaks Drive, it kind of looks like all the conservation area has had weed killer added
83 because now I can see through onto Schoolhouse Road into their backyards. You are
84 coming into the community, driving on Five Oaks Drive, and it is supposed to look pretty,
85 but it does not. I do not really know how a community development district works because
86 we are new here. I am trying to figure it out and come to meetings and try to help Harmony.
87 From what I read on Facebook, I feel like a lot of people are unheard, and it seems very
88 clique-y here. I am not sure if what I am reading on Facebook is really completely accurate
89 because obviously not everyone comments. As a newcomer coming in and reading what is
90 on the Harmony forum, it seems very clique-y. The other thing I noticed with the agenda
91 today, the lawyer we are paying so much money for, in his findings, he wrote “pubic”
92 streets instead of “public” streets. It does not take very much to proofread a letter before
93 you send it out. Spellcheck does not cover everything.

94 Ms. Phillips stated especially that one.

95 Ms. Grau stated that is kind of embarrassing that we are paying somebody. Someone
96 should check.

97 Ms. Kramer stated feel free to reach out to any of us, and we will be more than happy
98 to sit down and talk with you.

99 Ms. Grau asked what does reaching out actually mean?

100 Ms. Kramer stated we are not going to get into a back and forth.

101 Ms. Grau stated I understand, but how can I reach out?

102 Ms. Kassel stated I will give you my card.

103 Mr. Leet stated on the District’s website, all five Board members’ email addresses are
104 listed.

105 Ms. Grau asked we just express our concerns with you?

106 Ms. Kramer stated email us.

107 Ms. Phillips stated I would sit down and talk with you any time.

108 Ms. Kassel stated yes, let us go have coffee.

109 A Resident asked why do you not do that with the public?

110 Ms. Kramer stated I would be more than happy to meet with residents.

111 Ms. Kassel stated we can do it, but we cannot do it with more than one Board member
112 at a time.

113 Ms. Kramer stated we can have only one Board member present.

114 Ms. Phillips stated Sunshine Law.

115 Ms. Kramer stated I went to the Lakes, and we had a huge group and a fabulous
116 discussion.

117

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

119 **A. Servello & Sons ("Servello")**

120 Mr. Feliciano stated I am the vice president of operations with Servello. First and
121 foremost, I would like to apologize to you for the way the grounds look. It is quite
122 embarrassing when we fall off on details. As to the spraying of the conservation area, that
123 is not Servello. We do not do anything like that. I would like to announce a couple changes
124 to the Board today. Mr. Alvarez will assume all maintenance responsibilities moving
125 forward. Mr. Betancourt will no longer be responsible for any maintenance responsibilities.
126 Mr. Betancourt's main focus will be with Jason, our irrigation technician, and those two
127 will handle irrigation for Harmony. Everything involving maintenance, such as reports and
128 responsibilities of the crews, will now go through Mr. Alvarez. He was foreman out here.
129 I want to be able to let him focus on nothing but maintenance. Mr. Betancourt was focusing
130 on maintenance and irrigation, which in return, was unfair to Mr. Betancourt in a sense,
131 but he could not focus on one thing 100% of the time. Getting the property and some of
132 the areas where we need them to be I think is Mr. Alvarez's responsibility. One other thing
133 I want to bring up is, I was brought into the loop on Clay Brick Road regarding the sod.

134 Ms. Kramer stated yes, and the irrigation problems.

135 Mr. Feliciano stated I spoke with Mr. Perez about it and with Mr. Betancourt about the
136 irrigation. One of the things I explained to our crews is, the reason why the responsibility
137 does fall back on Servello is, regardless where the clock was located at the time, which was
138 on Mr. Fusilier's property, once we were allowed to get on parcel 1 and locate some valves
139 there to know those valves control that area, we should have provided options to the Board.
140 We did not provide options for those areas; therefore, the onus of losing turf is the
141 responsibility of Servello. We will replace those areas.

142 Ms. Kassel asked which areas specifically?

143 Mr. Feliciano stated Clay Brick Road.

144 Ms. Kassel stated we have a proposal in the agenda package for sod replacement that
145 is no longer needed.

146 Ms. Kramer asked Servello will be taking care of that?

147 Mr. Feliciano stated yes.

148 Ms. Kassel stated we have two proposals. One is for irrigation, and one is for Clay
149 Brick Road.

150 Ms. Kramer stated we will need to pay them to fix the irrigation.

151 Mr. Feliciano stated yes, you will still need to fix the irrigation to get those areas up,
152 but we should have provided more information to you, or more solutions. I think another
153 area is Sagebrush Street.

154 Mr. Betancourt stated it is the easement that leads to the pond.

155 Ms. Kramer asked you will take care of that?

156 Mr. Feliciano stated yes. We will take care of those areas, but we walked those areas
157 back when Mr. Steve Berube was on the Board and Mr. Gerhard Van Der Snel, who was
158 not with Inframark at the time. Those areas had construction debris from home
159 construction. A lot of the sod in those areas was bahia that deteriorated because of the
160 construction. I do not have enough documentation. I cannot find an email right now from
161 Mr. Van Der Snel, but I will share with the Board those two areas with bahia sod, we will
162 replace with more bahia. I know Mr. Perez mentioned one time that the Board may want
163 to consider St. Augustine. I have no issue, but there is an expense for that.

164 Ms. Kramer stated when I went out to look at those areas, it seemed what is
165 predominantly there now is St. Augustine. It seems as though they sodded the St. Augustine
166 up to the back property lines where the property lines cut off, and then bahia from there.

167 Mr. Feliciano stated I think what happened was, over a period of time when you have
168 two yards beside each other that have St. Augustine, the runners run into the bahia, and
169 they will suffocate out the bahia if the St. Augustine turf is healthy. I think that is what you
170 are probably seeing there. Originally, those areas were bahia when we first looked at them.

171 Ms. Kramer stated some replacement needs to be done. But if you have to replace it
172 with bahia, you will not take out the St. Augustine and put down bahia?

173 Mr. Feliciano stated you would need strip it.

174 Ms. Kramer asked would you infill with St. Augustine at this point?

175 Mr. Feliciano stated you can, but you will have spotty areas of bahia in it. The problem
176 with these areas being in wide open areas, once you get to the summer months and drought
177 conditions, now you open it up to chinch bugs in those areas. I would caution you on that.

178 Ms. Kramer stated those are irrigated areas in between. I hope we are talking about the
179 same thing. They are access from the road to the back area of the pond.

180 Mr. Feliciano stated yes, I do not know how much the zone in that area covers. I will
181 need to look at that and investigate. If that zone stretches around a pond, then you are going
182 to be watering bahia.

183 Ms. Kramer stated no, it does not. I think Mr. Betancourt investigated it.

184 Mr. Betancourt stated it does. Those zones that water easements also run behind the
185 houses to where the next zone begins. They will water some of the pond.

186 Ms. Kramer stated then I misunderstood what you explained previously. I thought you
187 said those areas, but we can see. Maybe the homeowners will work with us and adjust their
188 sprinklers.

189 **i. Plant Renderings for Ashley Pool**

190 Ms. Kassel stated a couple images are in the agenda package for the Ashley Park pool
191 area, from a prior proposal that I am not seeing. I am not sure what these plants are. It kind
192 of looks like liriopé and maybe arboricola. I do not see a proposal that goes along with the
193 images.

194 Mr. Betancourt stated we had this discussion before. That would be proposal #6611.

195 Ms. Kramer stated that is outside.

196 Mr. Betancourt stated that is also on Mr. Morrell's monthly report for the area at Ashley
197 pool.

198 Ms. Kassel asked what are the plants?

199 Mr. Betancourt stated arboricola and liriopé.

200 Ms. Kassel stated we have a beautiful image but no proposal to go along with it. I was
201 not sure where that proposal was or what month it was. I do not remember how much it
202 was or how much plant material it was.

203 Ms. Kramer stated I think we are going to have to bring that back.

204 Ms. Kassel asked table it?

205 Ms. Kramer stated yes, let us bring it back when we have the numbers and descriptions.

206 Mr. Feliciano stated I think it was two meetings ago. The last meeting I attended, Board
207 pulled the proposal and you decided to table it until images were provided. I think the
208 mishap probably happened when we did not resubmit the proposal because we assumed
209 you still had the proposal.

210 Ms. Kassel stated we will ask Inframark to include it in the next agenda package. Sorry
211 for the delay.

212 ii. **Servello #7312, Sod at 3308 Cat Brier Trail**

213 Ms. Kassel asked do we have an explanation for this proposal?

214 Ms. Kramer asked did we dig this up?

215 Mr. Betancourt stated Mr. Morrell can explain this. It was a request from Mr. Morrell
216 in front of that house.

217 Ms. Kramer stated it is in front a home. It looks like a gas line may have been put in
218 there or something. I saw a marker, but I do not know what it was from. Did the District
219 need to do some work out there?

220 Mr. Morrell stated this is in the easement in front of the home. Basically, the sod was
221 in bad condition in all the space, so the resident is asking for new sod. This is why we
222 requested a new proposal for sod installation in that easement.

223 Ms. Kassel asked was work recently done there by the District that we damaged the
224 sod?

225 Ms. Kramer asked is it just a resident's request?

226 Mr. Morrell stated yes, it was a long time ago, before the letter was sent regarding the
227 easement.

228 Ms. Kramer stated I do not know what the Board feels. I do not see a significant
229 difference from other areas. There are leaf litter issues.

230 Ms. Kassel stated I saw this and wondered why it was in the agenda package because
231 it had no explanation. Maybe we table it. Now that we know it is a resident request, we can
232 look at it. Essentially, other residents have wanted us to replace their sod. Now, that
233 property is the responsibility of the homeowner, so I am guessing we will end up not
234 approving this, but it is worth a look.

235 A Resident stated 75% of those sections along there do not have grass.

236 Ms. Kassel stated I would not say that. I have grass in front of my house. All my
237 neighbors have grass in front of theirs.

238 Ms. Kramer stated there are a lot of reasons the grass is dying. A lot of it is traffic if
239 they use it as a parking area out front.

240 A Resident stated we are right across from this address, and a lot of it is due to the lack
241 of maintenance on it. I will be honest with you. It is the trees and the grass. We have never
242 been to a meeting, and we wanted to come tonight. Leaves have been on it forever, and if
243 leaves are just sitting on it, that will kill the grass. I agree with a lot of people about why
244 we have to take on the maintenance responsibility now.

245 Ms. Kramer stated at this point, this is strictly among the Board members. We will
246 never finish the meeting if we spend time in discussion with residents. Do we want to table
247 this proposal?

248 Ms. Kassel stated let us table it for now. We can bring it back at the next meeting.

249 **iii. Servello #7313, Sod for Clay Brick Road**

250 Ms. Kramer stated Mr. Feliciano has clarified that Servello will be dealing with this.

251 A Resident stated someone posted on Facebook that chat was disabled on the Zoom
252 call.

253 Mr. Leets stated yes, that is true. Chat is disabled for recordkeeping requirements. Some
254 participants on Zoom wanted to speak during audience comments and did not hear where
255 we asked for their comments.

256 Ms. Kramer stated we can reopen it.

257 Ms. Kassel stated yes, we can do that after we are finished with Servello's report.

258 **iv. Servello #7311, Irrigation Maintenance on Zone 14**

259 Ms. Kassel stated proposal #7311 is to track and locate the valve for Zone 14 and install
260 a node for watering of new sod at the Clay Brick area.

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Ms. Kassel made a MOTION to approve proposal #7311 from Servello to track and locate the valve for Zone 14 and install a node for watering of new sod at the Clay Brick area, in the amount of \$722.

Ms. Phillips asked what is this?

268 Ms. Kramer stated it is an irrigation proposal, and I am not sure why it is before the
269 Board. This could have been approved without coming to the Board based on our
270 purchasing policy, but we will address it since it was in the agenda package. This is an area
271 that was on the irrigation section that the box was on Mr. Fusilier's property, and he locked

272 it so we could not get to it. They found a work around, and this is the work around that will
273 correct it and get that area on Clay Brick Road irrigated.

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Ms. Phillips seconded the motion.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #7311 from Servello to track and locate the valve for Zone 14 and install a node for watering of new sod at the Clay Brick area, in the amount of \$722.

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282

Mr. Leet asked are there expected changes in staffing for the Harmony contract?

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Mr. Alvarez stated absolutely.

284

285 Ms. Kramer stated we look forward to that. I noticed on our invoices for the billings,
286 for irrigation, the new billing is only for irrigation work on lines greater than two inches,
287 but I saw some billings for irrigation less than two inches. I do not know if there needs to
288 be an adjustment in your billing department or what is being submitted to them. If you can
289 take care of that, we need to do that. Also, hopefully you can get up and running quickly
290 with new additional staff until the point where everything is being done on a regular basis,
291 Because we cannot substitute for missed work, we will still be withholding some of the
292 payment for work that is not done so that we are not paying for work that is not done.

292

293 Mr. Feliciano stated that is fine, but I want to also address something. We offered a
294 hurricane cleanup authorization, and you have refused it every year. We take care of
295 Victoria Park, Vista Lakes, and other very large CDDs in Orlando. They put on their
296 hurricane authorization, some just \$5,000 NTE where anything that comes in under \$5,000,
297 you move it off the property. You have refused to do that. We will pick up minor branches;
298 we will do that under contract, but when you are talking about excessive debris, as in trailer
299 loads that have to be taken out of here, the service has to come from somewhere. I have to
300 pay for that somewhere. What we have done with other communities where they cannot
301 afford an additional expense like that, they will say because a lot of hurricane debris is
302 down, do not worry about mowing this week but go ahead and pick up debris. Can we trade
303 services that way? Absolutely. With this last hurricane, it was not a significant hurricane
304 to Harmony, but it had debris everywhere. When the staff came in on Friday, they were
305 supposed to do regular mowing. Friday and Monday, there were seven trailer loads of
306 debris. That should have been an additional expense. I understand the Board wants to hold
back money for stuff we are not doing as contracted, but we are actually being asked to

307 remove debris that is not included in the contract, and we are not being supplemented for
308 it. That does not even include the additional dumping expense that we have to pay for to
309 remove this debris. I want the Board to take into consideration when you are asking us to
310 do things like this, it is one of the reasons why we recommend a hurricane authorization
311 for whatever it costs so we can send an entirely different crew here just to remove that
312 debris, and it does not stop the regular crews from doing what they are doing. They are
313 getting yelled at by homeowners for picking up debris, and the homeowner is under the
314 impression that it is supposed to be Servello, not knowing that it is not part of your contract.
315 I want the Board to take things like that into consideration.

316 Ms. Kassel stated thank you for explaining.

317 Ms. Kramer stated yes, and our field services in the past has always taken care of the
318 bulk of that. I am not sure why they did not do it.

319 Ms. Kassel stated maybe there was a misunderstanding.

320 Ms. Kramer stated we will look into that and make sure the appropriate folks are
321 compensated appropriately. I had another question. I think it was about three or four
322 months ago we had a question about branches that were rubbing on the shade structure that
323 you were going to take care of as soon as the arbor crew came in. They have come and
324 gone, and that has not been handled. Also, this was tree trimming from our last fiscal year
325 contract. Has that been finished?

326 Mr. Feliciano stated you have some areas that still need it. They will be back out here.
327 I pulled them off for hurricane cleanup in Victoria Park. We had probably 40+ trees down
328 in Victoria Park, which is a large community, and the trees were blocking roadways,
329 driveways, and other on structural buildings. So we have been using them there. We just
330 finished that project, so they will be back out here to look at some of them. I know on
331 Butterfly Drive, they will start with hand sawing the smaller oaks. They will not use chain
332 saws but hand saws to make sure we do not harm the oak trees on that road. They will be
333 back out here. For anything on structural, we have to be notified because I do not know. It
334 has to go through Mr. Alvarez and Mr. Morrell to identify those areas.

335 Ms. Kramer stated this is in the Lakeshore playground area. We have the actual shade
336 structures with fabric awnings, and the branches are rubbing against those. They got
337 stressed during the two hurricanes.

338 Mr. Feliciano stated when they come out here, I will let Mr. Alvarez know, and that
339 will be one of the first areas they hit before the children start playing.

340

341

342 **FOURTH ORDER OF BUSINESS** **Audience Comments (Continued)**

343 Ms. Kramer stated we understand some participants on the Zoom call were unable to
344 get through during the earlier audience comments. Hearing no objection from the rest of
345 the Board, we will reopen audience comments.

346 Mr. Steve Hornak asked will you open this for audience members who came to the
347 meeting late?

348 Mr. Leet stated yes, it is only fair.

349 Mr. Hornak stated I wanted to understand. I know some Facebook messaging went out
350 about the RV lot that is potentially closing. I want to ask if it is the intention of the District
351 to close that lot and if you are going to take away an amenity that we have had for years,
352 or if you intend to do something to replace it with another location.

353 Ms. Kassel stated if you read the minutes from the last Board meeting, you will see
354 what the discussion was. Feel free to contact any of us. Audience comments is just for
355 comments by the audience.

356 Mr. Hornak asked are the minutes out?

357 Ms. Kassel stated yes, they are online. For anyone who wants to know, the website is
358 HarmonyCDD.org. Go to District Meetings, then Meeting Agendas, and that is where you
359 will find the minutes.

360 Ms. Kramer stated last month's minutes are in draft form in the agenda package, so
361 they are not totally cleaned up yet, but it will give you the gist of the discussion. You can
362 always get the recording from Inframark.

363 Ms. Kassel stated you can reach out to us.

364 Mr. Hornak stated I will.

365 Ms. Phillips stated we just cannot do it here.

366 Ms. Kramer stated hearing no further comments, we will close audience comments.

367 Mr. Feliciano stated I have one more thing. The annuals are not in the new contract.
368 Right now, we are installing annuals in a lot of our communities and putting in holiday
369 flowers. Mostly we are doing red geraniums with white petunias around them. It is my
370 understanding that proposal has been tabled and not approved. If you want annuals, I will
371 ask the Board to reconsider that because we can get them in from our supplier next week
372 going into Thanksgiving. I know a lot of homeowners will have family members coming
373 into town. Your focal point area are the front entrances and medians.

374 Ms. Kramer stated the last annuals that went in were sorely disappointing. They did not
375 look good at all. I do not know if you are upping your game on annuals now.

376 Mr. Feliciano stated yes, we will have the annual supplier install the annuals
377 themselves. We are not going to do them. Please keep in mind, the annuals we do in a lot
378 of communities we have, they do not have the issues that you have. You have major deer
379 issues here. We try to go deer resistant with certain annuals. A lot of deer love anything
380 that blooms, and they will eat it. We are going to put down some deer repellent. In fact, we
381 have been finding out that using rabbit repellent has been helping with keeping deer off
382 annuals. We have been experimenting with that at Victoria Park because obviously they
383 have deer and bears out there. We have been pretty successful out there with it. I just
384 wanted to point that out. Geraniums and petunias can handle hot and cold weather, and
385 they will bloom so you will get a lot of life expectancy out of them.

386 Ms. Kassel stated I will say that I am in and out of the community twice a day during
387 daylight, so I notice the annuals. I have the same problem with a bunch of coleus where
388 they suddenly got leggy. If they are pruned back, they flush out full again.

389 Mr. Feliciano stated I agree.

390 Ms. Kassel stated what I have noticed is, some of the plants fail because they either
391 have a disease or pest, or they are not watered properly, or something digs them out of the
392 soil such as an armadillo, and they are not put back in fast enough. What I really have not
393 seen is deer eating them. I have not seen that with the annuals. Is it my understanding the
394 contract does not include annuals at this point?

395 Mr. Feliciano stated no, annuals and mulch are not included in the contract anymore.
396 You took them out.

397 Ms. Kassel asked does that mean if we want annuals, we need a proposal?

398 Mr. Feliciano stated we would provide a proposal. It would be an additional expense.

399 Ms. Kassel asked can you submit that for next month?

400 Mr. Feliciano stated absolutely.

401 Ms. Kramer stated fire ant mounds are all around the Long Pond. We need a fire ant
402 treatment. We have copious numbers of fire ants right now. If you can handle that, we
403 would appreciate it.

404 Mr. Feliciano stated the horticultural team will be back out here. I will double check.
405 It might be next week or the week after. Typically, when they are out here and they see ant

406 mounds, they are supposed to down rod them. The only thing he can do is apply ant bait
407 around the ant mound. If you down rod them, it is much better; it kills all the ants.

408 Ms. Kramer stated we also have crabgrass. It was pointed out we have a lot of crabgrass
409 in Harmony Square.

410 Ms. Kassel stated I had a question for the District Manager because now that we are in
411 November and we have Board members who have just been elected by default because
412 they qualified and ran unopposed. Do we need to do a reorganization?

413 Mr. Israel stated we will reseal. We cannot do it before November 22, so that will be
414 part of the December agenda.

415 Ms. Kramer stated the election was very late this year, and we have to wait until the
416 second Tuesday after the election. That will be on next month's agenda.

417

418 **FIFTH ORDER OF BUSINESS** **Staff Reports**

419 **A. Field Manager Report**

420 The field manager's report is included in the agenda package and available for review
421 on the website or in the District office during normal business hours.

422 Mr. Morrell stated respectfully, I would like to take a minute to respond about Servello
423 and what Mr. Feliciano said about the tree branches. Actually, we picked up all the
424 branches throughout Harmony. I have pictures that will show what we were doing. I
425 requested some assistance because we were short staffed, and that was for Cupseed Lane
426 and Beargrass Road. Basically, they picked up tree branches at my request. If they picked
427 up eight loads, that was not by my request.

428 Mr. Sarlo (via Zoom) stated that Servello is blowing leaves from golf course side,
429 blowing the leaves over to the owners' side of Five Oaks Drive and Cat Brier Trail, and
430 not picking them up. (Zoom feed suffered technical difficulties, so further comments were
431 inaudible)

432 Mr. Morrell stated they picked up some tree branches but that was not at my request.
433 If they had eight loads, that was not by ours. Basically, we picked up tree branches the day
434 after the hurricane. I requested they pick up two tree branches. None of the rest they did
435 was ours.

436 Ms. Kassel asked so I understand, they did or did not pick up seven loads of debris?

437 Mr. Leet stated maybe they did, but we did not ask them to. Is that what you are saying?

438 Mr. Morrell stated no, they never asked me about it, so basically they did it but not at
439 my request. They already did it because that was part of the duties but not part of the

440 hurricane contract. I never said something to field services about Servello to pick up all
441 throughout Harmony.

442 Ms. Kassel asked did you see them doing it?

443 Mr. Morrell stated they did it.

444 Mr. Leet stated that is why we have declined that authorization in the past because we
445 had field services.

446 Mr. Morrell stated I requested assistance between Cupseed Lane and Beargrass Road
447 for two tree branches because we are short personnel who were busy in other areas, and we
448 had the District truck fully loaded with tree branches. If they picked them up throughout
449 Harmony, that was on them because nobody said anything.

450 Ms. Kramer stated we need to have Inframark work with Servello because we are
451 paying for a full field staff who would have been able to handle it. We will let the two of
452 them work it out.

453 Ms. Phillips stated we get these wonderful reports from Inframark. Mr. Morrell takes
454 pictures, and we get the report every week of all the things that have been done by
455 Inframark in the community. I wonder if Servello would consider making a master list of
456 all the things that are outstanding and then show us as things are done so we can keep tabs
457 on it. Maybe they did take the branches out, and maybe they did not. If it is on the list and
458 we are all looking at it at least once a week, we can notice if they forgot to do something
459 or if some of the residents call us and say something was supposed to be done. I do not
460 know if we are allowed to do much before we get to this meeting, but we get here to the
461 meeting and say we will look into it, and then it is another month. The reports Inframark
462 sends every month are excellent.

463 Ms. Kramer stated those reports cover the deficits on Servello also, if you see a lot of
464 them are assigned to Servello. Then he does a follow-up report you can compare to the
465 previous one of whether it has been completed or not. Unfortunately, a lot of it has not been
466 completed. That is where the complaints come in from residents about the look of the
467 community. We currently have a request for proposal for landscape maintenance that is out
468 on the streets. We are hoping to address that at our December meeting and possibly select
469 a new landscape company for Harmony.

470 Mr. Morrell stated tomorrow is the pre-bid meeting with them.

471 Ms. Kramer stated yes, with anyone who is interested in bidding on that contract.

472 Mr. Leet stated we received one additional bid than we had.

473 Ms. Kramer stated yes. I look forward to getting those. Hopefully all four of them bid,
474 and hopefully all four of them comply with the requirements so we can consider their bids.

475 Mr. Leet stated we are on our last road with Servello.

476 Ms. Kramer stated yes, we have had it.

477 Mr. Morrell stated the splash pad water pump is still on backorder. I talked with
478 Andrew from Spies yesterday. They said initially last month they received a water pump
479 with a crack, so they sent it back to the vendor. They are trying to get another vendor, but
480 it is still on backorder. I reached out to the first two vendors, and they said it is hard to get
481 this kind of pump with the size and specification of the splash pad.

482 Ms. Kramer stated we are waiting on a pump. We have no control over that. We will
483 get the splash pad up and running as soon as the supply chain allows.

484 Mr. Morrell stated I am in contact with Andrew every two days. Next Monday, 4M&J
485 Services will be fixing the issue on Buck Lane and the dog park. For the Swim Club exhaust
486 fan, we sent the 50% deposit to the vendor. As soon as he receives the check, he will get
487 the supplies and he will contact me to set up a date for the project.

488 Ms. Kramer stated that will repair the Swim Club vent fans that have been down for
489 maybe five years or more.

490 Mr. Morrell stated yes. The Swim Club pool heater was repaired, and all is working
491 fine.

492 Ms. Kramer stated the heater for the Swim Club pool has been going down a lot. Have
493 we figured out what the problem is?

494 Mr. Morrell stated yes, initially it was a 40-amp controller from the well water pump.
495 They replaced it. The next time he came was just to adjust the valve. When the pool
496 maintenance service came, it was supposed to have more water flow going through the
497 heater. It was adjusted. Now it is running from 85 degrees to 88 degrees.

498 Ms. Kramer stated we are having problems. Some residents keep asking to have it not
499 as hot, and others want it warmer, so we are trying to meet that balance. But it is working
500 properly.

501 Mr. Morrell stated yes, it is working properly. We have three vendors for the Harmony
502 sign estimates. I do not know where it on the agenda.

503 Ms. Kramer stated the sign estimates are in the agenda package. I was a little confused
504 about them. The one for the interchangeable sign, we do not need 12 interchangeable signs.
505 We only need one at each entrance, and those would be interchangeable to say things like
506 meeting dates and inform people of where the meetings are and when for the Harmony
507 Residential Owners Association (“HROA”), and even the other homeowners associations
508 (“HOA”) could use those.

509 Mr. Morrell stated I can reach out to get a new estimate for the next meeting.

510 Ms. Kramer stated ask them if they can use the current boards that are up there instead
511 of having to recreate all that. That would be helpful. The other sign estimate, we are not
512 looking for new aluminum signs to go on them. We are looking for just the laminate sheet.
513 If we can get the laminate sheet printed, it just presses on, so it should be a lot less expensive
514 than \$7,000. It should be a couple hundred dollars.

515 Mr. Morrell stated next week, I will reach out to get them for the next meeting.

516 Ms. Kramer stated field services had been assigned to get some more alligator warning
517 signs. There was supposed to be one for each of the foot bridges and a couple for
518 Waterside’s lake. Have those been ordered? You can order them online. They do not have
519 to be specially printed.

520 Mr. Morrell stated a vendor in Kissimmee is supposed to be sending me this. I should
521 have the new estimate next week. Do you mean the locational signs?

522 Ms. Kramer stated no, these are just the small alligator warning signs you can order
523 online, they come in, and you can put them in place.

524 Ms. Kassel stated they are \$30 apiece on Amazon.

525 Mr. Morrell stated I will talk with Mr. Perez regarding this because I have an inventory,
526 and I want to be extremely sure how many we need.

527 Ms. Kramer stated we need two, one for each foot bridge. You need maybe four for
528 Waterside. In a previous agenda package, you have almost 100. We do not need that many.

529 Ms. Kassel stated there are all kinds of signs as low as \$12.

530 Mr. Morrell stated you want low profile.

531 Ms. Kassel stated this one is great. It says, “Danger: Alligators and Snakes in the Area,
532 Stay Away from the Water, Do Not Feed Wildlife.”

533 Ms. Kramer stated that works.

534 Mr. Morrell stated I will do this tomorrow.

535 Ms. Kassel stated this is \$28.64.

536 Ms. Kramer stated keep a low profile. We do not want them up in the air, blocking
537 anyone's view. Also the kiosk signs.

538 Mr. Morrell stated actually, we installed one of them. We figured it out how to copy
539 and laminate it. Tomorrow I can try to get one for a sample from Office Depot. They can
540 make copies and laminate them. We can install them under the plexiglass.

541 Ms. Kramer asked you have gotten all the files?

542 Mr. Morrell stated yes. We are going to paint all the stands and the plexiglass.

543 Ms. Kramer stated that is critical because it really takes our neighborhood down.

544 Mr. Morrell stated we are waiting for reimbursement from Kissimmee Motor Sports
545 for the repairs. They told me they will send it to me onsite, so it will be arriving in our
546 office in Harmony.

547 Ms. Kramer stated that is about \$3,000 for warranty work.

548 Mr. Morrell stated for the clutch repair.

549 Ms. Kramer stated it was about 18 months ago.

550 Mr. Morrell stated when I went to the facility, the person from Polaris was there, so it
551 was easier to explain.

552 **B. Field Proposals**

553 i. **Global Turf #16747, 1200 Hauler**

554 ii. **Global Turf #16746, 800 Haulers**

555 iii. **Advantage Golf Cars #85569, Club Car**

556 iv. **Advantage Golf Cars #85568, E-Z Go**

557 v. **Wesco Turf #14439, Toro Workman GTX**

558 Ms. Kramer stated these are proposals for replacement vehicles. One vehicle was
559 stolen, and one was in an accident. These are vehicles for staff to get around our
560 community.

561 Mr. Morrell stated Mr. Perez had all the information regarding these, but he told me
562 the agenda included the three different prices.

563 Ms. Kramer stated proposal #16747 from Global Turf is for a Cushman for \$12,918.30.
564 I presume that is a new one. Proposal #16746 is for two used Cushman gasoline powered
565 for \$11,990. Proposal #85569 from Advantage Golf Cars is for a new electric club car, 48
566 volt, for \$10,839. Proposal #85568 is for lithium ion E-Z-Go for \$12,530, which has a two-
567 year warranty on the vehicle and five-year warranty on the lithium battery. Westco Turf
568 provided two proposals for Toro Workmans. Proposal #14439 is for a Toro Workman

569 lithium for \$19,589.94 and a Toro Workman electric, which is just batteries, for
570 \$15,318.32. Both of those have a two-year warranty or 1,500 hours. The bigger question
571 we need answered, other than price, is availability. I did not see anything in the agenda
572 package as to which, if any of these, are currently available. I presume the two used ones
573 are available immediately. I presume they are on the lot. Do you know or did Mr. Perez
574 give you any information about this?

575 Mr. Morrell stated the only thing I know is the golf carts have beds for tools.

576 Ms. Kramer asked would the Board consider tabling this until Mr. Perez is able to
577 regain the connection? This is an odd day for our meetings, so Mr. Perez and Ms. Montagna
578 are at other previously committed meetings today.

579 Ms. Kassel stated we need to understand all of this, the pros and cons of each option
580 and what is recommended as giving us the best price and service.

581 Ms. Kramer stated if Mr. Perez joins before the end of the meeting, we will consider
582 these items. If not, we will table this until next month.

583 Mr. Jonathan Sarlo stated this is a thankless job. I understand the frustration of the
584 community members. I understand the frustration probably of the Board members, in terms
585 of seeing a lot of the feedback from out there. It should not fall on deaf ears, and there are
586 a number of issues. (Zoom again had technical difficulties)

587 Mr. Israel stated I would leave it for the end so we can get through the meeting.

588 Ms. Kramer stated yes, if we do resume connectivity with Zoom, we need to leave the
589 rest of audience comments for the end of the meeting so we can get through our business
590 items. We need to wait for our Board member and attorney at a minimum.

591 Mr. Israel stated going back to the parts, they were actively available when these quotes
592 were given, but that was about 60 days ago, so we are not 100% sure if those carts are still
593 available. They were at the time.

594 Ms. Phillips stated we are asking for these quotes, and they are provided for the
595 meeting. Can we just give a list of specifications to Inframark and have them pick out the
596 best one for your duties, not to exceed a certain price? If they bring it to us and there is a
597 shortage, especially with the hurricane in southwest Florida, they will be needing that type
598 of program for all the work that will be going on down there.

599 Mr. Leet stated we will reopen audience comments at the end of the meeting. We have
600 had unexpected connectivity issues. We are moving on to the District engineer's report and
601 through the agenda. We will open the floor for comments at the end of the meeting.

602 **C. District Engineer Report**

603 **i. Updates**

604 Mr. Hamstra stated I have two updates and two questions. First, you approved the
605 milling and resurfacing for neighborhoods C-1 and C-2. The agreement has gone back and
606 forth between Mr. Wes Haber, Greg in my office, and CCI the contractor. He has signed
607 the agreement. I think it has gone back to Mr. Haber to review because he made some
608 changes. If Mr. Haber accepts those changes, then it will go to Ms. Kramer for signature,
609 and they will be good to go. That is in progress.

610 **ii. Estates Drainage**

611 Mr. Hamstra stated at the last meeting regarding the Estates, we had grouped together
612 all the recommended improvements. The Board asked me to break those up into pieces so
613 we can phase it. If you recall, we had three distinct repairs. One was two pipes that need to
614 be slip lined because the entire pipe has been compromised. The one pipe was
615 compromised because of fence posts, and all the pipes connect to inlets that had all the
616 leaks and poorly constructed connections. I am recommending, and I brought a proposal
617 from Atlantic Pipe Services, to delay the slip lining of the pipes until the houses continue
618 to be completed so that we do not have any equipment going out there and potentially
619 compromising them. The proposal I will distribute is for the eleven specific repairs: seven
620 where the pipes touch the inlets, and four places where the pipe joints are separated but the
621 pipes are too small to get slip lined. It is eleven repairs in total, in the amount of \$27,715.
622 This will not require any permitting. It is all considered 100% maintenance. I will provide
623 this to Mr. Israel and the Board for your files. I received it just today from the vendor. I
624 told them we were going to put on hold the slip lining for now. This proposal is for the
625 eleven specific repairs that were identified during the closed-circuit televised inspection
626 that was done several months ago before the hurricanes came.

627 Ms. Kassel stated this is asking for a local dump site.

628 Mr. Hamstra stated I am not sure what they have that needs to be disposed. If you
629 approve this, I can talk with Brandon about what he is disposing of. We are not asking
630 them to pull out any products. We are asking them to remove the inlets. I am not sure if it

631 is just the canisters or the products that get delivered when they do the work. I will ask
632 him.

633 Ms. Kramer stated the canisters and stuff would pretty much be our current waste
634 hauler. If you could check on that, it would be appreciated.

635 Ms. Kassel asked to what degree will these repairs help reduce some of the flooding
636 that has been going on in the Estates?

637 Mr. Hamstra stated the only flooding that is taking place is at the Gables, and that is
638 not even flooding. It is a nuisance, but their particular property backs up against the lowest
639 area in the community. The inlet that drains that area is affected by high stages in the pond,
640 which gets affected by the lake it is discharging into. Unfortunately, none of this goes
641 toward alleviating that. This is just to repair a compromised infrastructure. I wish I had a
642 simple solution for them. If we fill in that area, then we are compromising the vegetation
643 and the whole reason we had an open space back there. We cannot install a pump and keep
644 pumping into the lake because it will come back at us since the lake will be high. I wish I
645 had a silver bullet for that to help them out.

646 Ms. Kramer asked those low areas that are common space or District-owned land, were
647 they designed as dry retention? Can you tell?

648 Mr. Hamstra stated I do not think they were designed from the stormwater management
649 system because the ponds were designed to handle quality and quantity. I think it was just
650 the intent not to disturb the vegetation and maybe not looking carefully at the topography
651 versus the ponds. Maybe it should have been caught.

652 Ms. Kramer stated it is not going to correct that problem, but that problem is not a
653 flooding problem that will endanger anyone's home. It is not really flooding.

654 Mr. Hamstra stated it is not structural flooding; it is nuisance flooding.

655 Ms. Kassel stated we only had this problem since we have had a lot of rain. When the
656 lake was low and the ponds were lower, it was not an issue. But because we have had a lot
657 of rain—this spring, last year, a hurricane with twelve inches of rain in September—I think
658 that has added to the problem the Gables are experiencing. There is just a high-water table
659 right now. The ponds and the lake are high.

660 Mr. Hamstra stated we had problems in other areas, but we found out the County has
661 some plugged pipes. They came out and unplugged them, so that solved that issue. That
662 has gone away, so that has been fixed by the County. During dry periods, it should be

663 perfectly normal. During above-average wet seasons, like we had this year, it will be
664 problematic for them, unfortunately. Mosquitoes are quite out of control sometimes.

665 Ms. Kramer stated these repairs are going to fix and prevent the problems that we saw,
666 maybe before Mr. Hamstra's time, near the tavern where we had a break in the pipe and
667 the soil went down the pipe, which resulted in further pipe clogging and deposition in the
668 stormwater ponds.

669 Mr. Hamstra stated the pipe joints being separated too far causes the earth above it to
670 eventually create a little sinkhole. It dumps the dirt in the pipe. The pipe gets clogged again.
671 Then people are concerned if they have a sinkhole in their yard. It is to remedy those
672 situations.

673 Ms. Kramer asked that is this proposal?

674 Mr. Hamstra stated that is the eleven repairs.

675 Ms. Kramer stated the remainder of the repairs will be done after they build out the
676 Estates because the construction process could affect those pipes.

677 Mr. Hamstra stated the two locations where the pipes need to be slip lined, once those
678 adjacent lots are done, then we can do them. We do not need to wait for the whole
679 subdivision. It is two distinct areas where the pipes will be slip lined. If they ever finish the
680 houses near the Gables which are taking forever, we will look into that. I know you wanted
681 to separate this and delay some of the costs to the Estates, but this first one is the eleven
682 repairs specifically to the pipes and inlets.

683

684 Ms. Phillips made a MOTION to approve the proposal
685 from Atlantic Pipe Services for eleven pipe and inlet repairs,
686 in the amount of \$27,715.

687 Ms. Kramer seconded the motion.

688

689 Ms. Phillips stated we do not want to do it.

690 Ms. Kassel stated we do not want to spend the money.

691 Ms. Kramer stated we do not, but this is the core of what the District does, which is to
692 maintain the infrastructure to make sure our houses do not flood. This is the core mission
693 of the District.

694 Ms. Kassel stated especially when it comes to water issues.

695 Ms. Kramer stated yes, especially in Florida. Does Mr. Short have any questions? I
696 know you do not have a copy in front of you.

697 Mr. Short stated I do not have any questions. It seems like a logical path. It seems
698 overdue.

699 Ms. Kramer stated yes.

700 Mr. Leet stated it will not get any cheaper.

701 Ms. Phillips stated exactly.

702

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706

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Atlantic Pipe Services for eleven pipe and inlet repairs, in the amount of \$27,715.

707 Mr. Hamstra stated I will have Atlantic Pipe Services get with Mr. Haber to get the
708 agreement underway to get them started.

709 **iii. Hurricane Nicole Request for Public Assistance**

710 Mr. Hamstra stated my last item is a question for Mr. Israel or the Board on the debris
711 cleanup. Are you filing for public assistance from FEMA? Or are you just absorbing those
712 costs?

713 Mr. Israel stated I think our intent is to try to get it wherever we can.

714 Ms. Kramer stated I do not know what the process is. Will it cost more to apply for it?
715 We had very little debris.

716 Mr. Hamstra stated it will take three to five years to get reimbursement. It is quite a
717 process, and they are very specific about regular yard debris, debris caused from the storm,
718 and trash. If you were not careful about keeping track of those independently, your chances
719 of receiving reimbursement will probably be compromised.

720 Ms. Kramer stated I do not think we had any trash at all. We had minor tree debris. A
721 lot of the residents, when the tree debris fell on their yards, cleaned it up themselves. We
722 had maybe one or two trees that had already died and came down, but they were very small.

723 Mr. Hamstra stated I bring it up because there is a 60-day clock in which to apply.

724 Mr. Israel stated I can get with Ms. Montagna and Ms. Brenda Burgess to see if they
725 started that process. I know that was one of the first things we did for pretty much all our
726 districts. We started going down that process.

727 Ms. Kramer stated let us balance out the cost for applying to what we might get back.

728 **iv. Miscellaneous**

729 Ms. Kramer stated the road through the garden, there was an issue. There was some
730 confusion. The Harmony Central folks in exchange for an easement agreed to grade that
731 road. Evidently when our previous attorney provided the documents, it only included that

732 area in the pipeline right-of-way and not the area from the right-of-way to where the RV
733 storage gates are now. They have done that. I spoke with Mr. Dan Evans, who is heading
734 up the development in Harmony Central. He understood and was confused. He said the
735 person who negotiated this was a man. Evidently, it was Mr. Berube. He did not carry
736 through on what the desires of the Board were to have, not just the area that they were
737 going to damage graded but our entire road in exchange for the easement. That fell through
738 the crack. I spoke with Mr. Evans, and he said he will be getting with Jr. Davis and get
739 back with us. He is pretty sure that if we can arrange to provide the shell material that the
740 road is made out of now, he can get them to come in gratis and grade it and improve that
741 road. I wanted to check with Mr. Hamstra. Is shell material the right thing to put down
742 there now?

743 Mr. Hamstra stated gravel is better, but if you are getting it done for free, do it.

744 Ms. Kramer stated they are not going to provide the material. The District has to
745 provide the shell or gravel. You are recommending gravel?

746 Mr. Hamstra stated yes.

747 Ms. Kramer stated they mentioned shell.

748 Mr. Hamstra stated shell kind of degrades when it gets wet. They have only done
749 parallel to the road; when it peels off toward the RV lot, they did not do that portion.

750 Ms. Kramer stated correct. But he said he would try and work it out to where they will
751 provide the equipment and manpower if we can provide the material. They could come in
752 here and just knock the top off and knock them in, but we have seen already on the part
753 they already did that it is deteriorating quickly again.

754 Ms. Kassel asked really? On the part we just did?

755 Ms. Kramer stated yes. It is starting to rut quickly. Maybe that is why it is important to
756 put gravel on it, to mix it in with the shell. I will stay in touch with him and get that worked
757 out and get field services to find some providers of gravel so we can get that done.

758 Mr. Hamstra stated when all the paperwork is signed for the milling and resurfacing,
759 we may want to do some type of information, door hanger, or email for a heads up for those
760 residents when they will be doing the work because it will be making some noise. Probably
761 after the holidays.

762 Ms. Kramer stated that sounds great. One other thing we discussed when you first were
763 engaged were the cattails in our stormwater ponds that we are responsible for maintaining
764 on the golf course. Have you been out there to assess those golf course ponds yet?

765 Mr. Hamstra stated I have not been yet. Mr. Morrell and Mr. Perez let me know that
766 Mr. Morrell and his staff have finished my first round of cleanups on ponds outside the
767 golf course. Now that the weather is getting nice, I will get the interior as well.

768 Ms. Kramer stated that will be great because the golf course has contacted us. We are
769 also having cattail growth. As you know, it was pretty bad already, and it has gotten
770 exponentially worse. As I think we were advised by either Catherine or you that when the
771 biomass gets that big, then it is no longer a spray treatment but is a harvesting. It looks like
772 we are there.

773 Mr. Hamstra asked is that a District responsibility or the golf course?

774 Ms. Kramer stated it is our responsibility.

775 Mr. Hamstra stated I know the control structures are yours. I did not know if the ponds
776 on the golf course were yours.

777 Ms. Kramer stated we have an easement and agreement.

778 Ms. Kassel stated to maintain the stormwater drainage system.

779 Ms. Kramer stated yes. The golf course folks were a little upset that we were
780 erroneously told or informed that they wanted us to keep our hands off the ponds. I think
781 that was three or four years ago.

782 Ms. Kassel stated I was told as a Board member that the golf course did not want us
783 managing their ponds.

784 Ms. Kramer stated that was erroneous. That was not right.

785 Mr. Hamstra stated that is why the map shows blue outside the golf course for District-
786 maintained ponds, and inside the golf course we did not do the ponds but the control
787 structures. If you are telling me that we also maintain the ponds, I will update the map.

788 Ms. Kassel stated they do not belong to the District, I do not think, but we are obligated
789 to maintain them because they are part of the stormwater management system.

790 Mr. Hamstra stated I will give them a different color to distinguish that.

791 Ms. Kassel stated it is interesting because up north, we have problems with the common
792 reed, *Phragmites*, and are always looking for cattails, but they are a problem here.

793 **D. District Counsel Report**

794 **i. Memorandum to District Regarding Surplus Property**

795 Ms. Kramer stated this memorandum on surplus property is how to deal with disposing
796 of surplus property in the District. It is my understanding that this was provided for
797 guidance only, in that, we should follow this but not necessarily for any Board action. Is
798 that correct?

799 Mr. Brown stated yes, that is correct. Depending on the Board's evaluation and the
800 property in question, the memorandum lays out three basic paths for you to consider for
801 whenever you are prepared to make a decision about the sale or donation of any surplus
802 property the District owns. I will give you my 10,000-foot thoughts on it. The first option
803 is just to limit the sale or donation to non-profit or other public entities, first within the
804 County and then outside the County. The process is a little less involved from a procedural
805 standpoint, but of course you are talking about a more limited pool of potential purchasers.
806 That might be a good option if the Board is inclined for policy reasons or because you had
807 particular entities or non-profits in mind. If you want to go that route, it is a little less
808 cumbersome but procedurally a little more constrained with respect to the parties that you
809 would be negotiating with. The other option is under Section 274.06, Florida Statutes, and
810 there are two paths under that Statute, depending on the value of the property. If it is less
811 than \$5,000, there is less procedure involved, and you have a broader scope of potential
812 buyers, including private properties in addition to public entities and non-profits. If it is
813 greater than \$5,000 in value, there is more process involved: a public auction and the
814 requirement to make the sale to the highest possible bidder, and a published notice, for
815 example. You have a couple different options for the Board to weigh from a policy
816 perspective, depending on the facts, the value of materials, and what the Board envisions.

817 Ms. Kramer stated they provided the different resolutions that would be used for each
818 of the different categories. My understanding is we may have some surplus property in the
819 vehicles that we will be scrapping once the insurance is finalized. At this time, we will take
820 that under consideration and select the proper resolution at the time.

821 **ii. Meeting Videos on a Third-Party Website**

822 Ms. Kramer stated this is a question we had previously about being able to post our
823 meeting videos on a third-party website, such as YouTube.

824 Ms. Kassel stated there was nothing in the agenda package regarding this, no
825 memorandum.

826 Mr. Brown stated no, there is no memorandum. It is my understanding that you can
827 post the meetings on YouTube. In particular, I think there may have been a question about

828 the requirements to include closed captioning for the videos. There is no requirement to
829 include closed captioning for those videos posted on a private, third-party site, like
830 YouTube.

831 Ms. Kramer stated at this point, it seems we are allowed to do that. If the Board is
832 interested in doing that, I think we should just go ahead and entertain a motion to permit
833 that to be done.

834 Ms. Kassel stated I do not know who is going to do it, but I will make that motion.

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836
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839

Ms. Kassel made a MOTION to approve Mr. Leet posting meeting videos on YouTube for public consumption.
Ms. Kramer seconded the motion.

840 A Resident stated if you put Mr. Leet's name in the motion, you will have to amend it
841 later when he leaves the Board.

842 Ms. Kramer stated we can just say "the Board."

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Ms. Kassel AMENDED the motion to approve the Board posting meeting videos on YouTube for public consumption.
Ms. Kramer seconded the amendment.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to the Board posting meeting videos on YouTube for public consumption.

852 Ms. Kassel stated when Mr. Leet is no longer on the Board and is no longer posting
853 these, just because he is not on the Board does not mean he cannot record them via Zoom
854 and post them on YouTube. But my question is, what happens that we have now approved
855 this, and Mr. Leet moves or is no longer able to post them.

856 Ms. Kramer stated the Board will have to readdress it at that time.

857 **iii. Right-of-Way Mowing Responsibility**

858 Mr. Brown stated I believe we provided an email in your agenda package that Mr.
859 Michael Eckert prepared, laying out the summary of his findings regarding this issue, in
860 particular focused on the grass in between lots and the street, the landscaping within the
861 rights-of-way in that area. The bottom line is reflected in the materials in the agenda
862 package, that the District has the ability to maintain that area if it would like to because it
863 owns that area, but there is a clear requirement in the covenants and restrictions for the
864 community that imposes an obligation on the adjacent property owner to maintain that strip

865 of grass and the landscaping. In terms of obligations of the District as opposed to rights,
866 the District has a minimum obligation to maintain it at the level required by County code.
867 I believe the covenants and restrictions impose a higher standard on the property owners
868 to maintain it to the standard in the community, which would exceed the bare minimum
869 required by County code. Beyond that, if there is a life or safety immediate issue, the
870 District should address it and not try to address through, for example, working with the
871 HOA for the homeowners to maintain that area. I think that is a basic summary of what
872 Mr. Eckert provided for the agenda package. I can address any questions if there are any.

873 Ms. Kassel stated I will just say that the memorandum in the agenda package is the
874 result of some residents coming to the meeting last time and asking about the legal authority
875 to require residents to maintain their easements: the area between the sidewalk and the
876 curb. The developer had decided it would be included in landscaping on the boulevards,
877 namely Five Oaks Drive, Cat Brier Trail, and Schoolhouse Road, because those are the
878 boulevards that everyone passes when they come to look at a house to buy. The developer
879 included that. In an attempt to save money, partly, and also in an attempt to make things
880 more equal because the people who lived in those homes for 20 years have the benefit of
881 not having to pay or deal with the maintenance for those areas, we thought it was time to
882 return the responsibility over to the people who own those lots for maintenance of those
883 particular areas and also save the District—and all the residents—money at the same time.
884 That was the thinking behind returning, or turning over, the maintenance, which includes
885 fertilization and weeding. We will continue to water because the irrigation system runs
886 under there. The District will continue to water and maintain the irrigation for those areas,
887 but residents are required to fertilize, mow, weed, et cetera in those areas. At the last
888 meeting, several people asked how we can require them to do that. So, we asked our
889 attorney to look into the legality of the District turning this area over to owners to maintain
890 and now it is your obligation to maintain it. This memorandum in the agenda package
891 explains why it is legal.

892 Ms. Kramer stated excellent summary.

893 Ms. Phillips stated I believe it was \$17,000 the District will save.

894 Ms. Kassel stated through Servello. Another vendor was \$120,000.

895 Ms. Phillips stated I just figured out how much if we did all of Harmony, so everyone
896 is treated the same, because they do not take care of my verge. For mowing, there are 1,580

897 homes, and at \$17,000 for approximately 100 homes, it is \$170 per year for each home.
898 For 1,580 homes, it would be \$268,600.

899 Ms. Kramer stated that is considerable.

900 Ms. Phillips stated that is if we want it to be fair. We all have verges. Why are some
901 people getting theirs taken care of? I understand why the original developer did it, but we
902 are not him.

903 Ms. Kramer stated thank you for that analysis.

904 Ms. Phillips stated I drove Mr. Perez and Ms. Montagna crazy. They just wanted to
905 understand what I was asking, and I got it finally. I suspect we do not want to take a motion
906 to maintain everyone's verge, to the tune of \$268,600.

907 Ms. Kramer stated that was at \$17,000.

908 Ms. Phillips stated yes, that was at the low estimate.

909 Mr. Leet stated while we are discussing this, I guess this goes to one of the proposals
910 we discussed earlier, I agree we definitely have the legal standing to make this change and
911 treat all the property owners the same way, where they are required to maintain that area
912 in front of the sidewalk. In this particular case, though, in the past where the District had
913 been responsible for the maintenance there and that maintenance was lapsing, and now we
914 are throwing the switch and saying it is the owners' responsibility, I think we should at
915 least look at that. There may not be a perfect solution to this, and maybe this blows away
916 how much we save in that first year and then it is a savings going forward, but I think we
917 should at least consider making sure that when we turn over this responsibility that we are
918 at least leaving it in decent shape, and if it had lapsed, we address it.

919 Ms. Kramer stated I understand what you are saying. We had several proposals for the
920 frontage on just one home or a number of them. One proposal was \$1,000 per home to do
921 the grass in front. This latest one was \$1,600 for one home, and then multiply that times
922 100 homes.

923 Mr. Leet stated I am just bringing it up for consideration. I do not think all 100 homes
924 have lapsed.

925 Ms. Phillips stated we can make decisions on an individual basis.

926 Mr. Leet stated that is something maybe Inframark can look at.

927 Ms. Kassel stated I would like to see, at least minimally, leaf removal, fertilization, and
928 checking that the irrigation is working correctly.

929 Ms. Kramer asked as a one-time event?

930 Ms. Kassel stated yes.

931 Ms. Kramer stated we can ask Inframark for a proposal to do that.

932 Ms. Phillips stated there is also an option of putting down groundcover if you do not
933 want grass. I am in the process of fixing up my yard, and I see some really nice groundcover
934 on some of them.

935 Ms. Kramer stated that is what we have discussed because they are very shaded.

936 Ms. Phillips stated for people who park in front of their house instead of the garage,
937 they are walking over it many times a day.

938 Ms. Kassel stated there is a particular house on Cat Brier Trail that we were requested
939 to look at over a year ago, actually a number of areas. The problem was, the leaf litter had
940 not been picked up, the irrigation had been turned off, it had not been fertilized, and it was
941 just being ignored. As I mentioned at the last meeting, I did not feel good about turning
942 over these easements to homeowners to maintain when the District had not maintained
943 them very well. Please look into it.

944 Mr. Short stated this falls under the residents' responsibility due to the HOA. Does the
945 HOA also dictate what kind of groundcover can be there and what kind of grass and things
946 can be put there?

947 An HROA board member stated yes.

948 Ms. Kramer stated Inframark will be looking into doing a survey of what might be
949 needed and what the cost would be to do some preliminary work to get those areas up to
950 par at this time. We will bring it back for the December meeting.

951 **iv. Consideration of Resolution 2023-02, Use of Private Emails**

952 Mr. Brown stated you have a resolution in the agenda package, which establishes a
953 policy reflected in Exhibit A thereto for use of District email addresses by Supervisors. The
954 policy, in short, requires Supervisors to use those email addresses. In the event you receive
955 an email that would be a public record concerning District business at your private email
956 address, it would require a Supervisor to forward that to their District email address for
957 purposes of maintaining public records and ensuring those records are preserved.

958 Ms. Kramer stated a little background behind this is, when we were looking into the
959 legality of the RV parking area and storage area, it came to our attention that a previous
960 Board member had been using his personal email address, and so very little, almost none
961 of the items that are supposed to be in our public record repository dealing with that issue

962 are in them. We wanted to immediately clean that up and get all the Board members now
963 and in the future to use District email addresses. I think it was an incipient policy in the
964 past that we all use our District email addresses, to be sure we maintain the public records.
965 It was not complied with, and it may end up costing the District money to regain those
966 public records. That is also being looked into, to basically close the barn door.

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Ms. Kassel made a MOTION to approve Resolution 2023-02, regarding use of private email addresses.
Ms. Phillips seconded the motion.

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Mr. Leet stated I want to make sure this resolution is strictly talking about email communication. If communication is taking place by, say, text messages, does that need to be included in this or handled separately? I want to make sure we all understand.

975

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Ms. Montagna stated you should not be communicating District business via text. We try to stay away from that. In the case where you do, yes, that is subject to a public record, as well. I can let legal opine on that, but you should try to stay away from that.

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Mr. Brown stated the resolution itself does not speak to text messages or other forms of communication. It is specific to emails. That is correct, whatever the form of communication, if you are creating a record regarding communication of District business, that would constitute a public record, whether it is on Facebook or through a text message. All those things could potentially end up being public records, and there would be an obligation on the part of the District to maintain. Sometimes, those things are unavoidable. As to the comment that was just made, if there are instances where communication of District business or back-and-forth between a resident and a Supervisor, for example, by text message, I will ask you to take a screenshot of that and email it to your District email address. We try to avoid those things unless it is something the District has a plan in place to ensure that its records are being maintained.

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Ms. Kramer stated a question for Ms. Montagna, for yourself, and Mr. Perez, are your text messages with Supervisors maintained as public records at this time? Being that you have Inframark phones and are the public records custodian, if we are texting you or Mr. Perez or another Inframark employee, do those then get catalogued? Or should we be taking screenshots and saving them to our emails?

994 Ms. Montagna stated anytime that I send texts to a Supervisor, if I am traveling or
995 something and cannot get to my email, I usually follow it up with an email, but we will
996 make sure those are screenshot and deposited in the District files.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-02, regarding use of private email addresses.

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Ms. Kramer asked does Mr. Brown know about this issue, as far as the letter of request?

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Mr. Brown stated yes, I do. I am familiar with the background on this issue and that there is an issue with the leveling of the basketball court and pooling or puddling issues because there are some deviations in the surface of the basketball court. I also understand there were some preliminary representations by a representative of the contractor who did that work, and they were going to work with the District to make repairs. That did not happen, and I believe we received some correspondence from an attorney retained by the contractor demanding payment of the remaining amount under the contract to be paid. Our recommended course of action would be to prepare a response to that demand letter, explaining the contractor's failure to perform and stating payment will not be made until the defects are addressed. We cannot make any promises at this point about what the outcome would be from this point going forward. In my experience in the service industry, you end up with some sort of what I call settlement posture, where maybe you do not get everything you might want out of this, but it is some sort of resolution for the District, and certainly not just turning over what remains to be paid on the contract given the failure to perform. We will evaluate how things proceed from here, but as an initial first step, our recommendation is to prepare a response to that letter.

1020

Ms. Kramer asked do you need any direction from us?

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Mr. Brown stated no, I do not believe we need any direction. If the Board has any questions or if there is a desire to consider alternatives, the Board has them, but this is our recommended next step.

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Mr. Leet asked do you have the information we collected about the performance not being to the contract?

1026

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Mr. Brown stated I believe we do. I think Mr. Haber has all that. I would ask if there is anyone in particular we should be coordinating or interfacing with on preparing that letter,

1028 or if the Board would like to appoint a particular Supervisor—the Chair or Vice Chair, for
1029 example—to provide final review and approval of the response.

1030 Ms. Kassel stated I am happy to let the Chair review and approve if she wants to.

1031 Ms. Phillips stated I am, too, since she is the one who measured all the depths and is so
1032 familiar with it.

1033 Ms. Kramer stated that, I am. Yes, I will go ahead and do that if you will let Mr. Haber
1034 know I will be his contact on this. Hopefully we can resolve this to everyone’s satisfaction.

1035 Ms. Phillips stated they sounded agreeable on the phone that night when we brought it
1036 up. It does not appear they made any attempt to rectify it, other than to go straight to their
1037 attorney.

1038 Ms. Kramer stated in fact, they did not even invoice us for the final payment. They just
1039 sent a letter from the attorney. That speaks volumes. I looked back through the minutes,
1040 and the key statement is, “Mr. Leet stated we are clear there will be some water. I think we
1041 are talking about one-eighth inch versus three-quarters inch.” The representative from
1042 AAA Court Services, Ms. Leonard, stated, “yes and that is a very large difference. We
1043 definitely need to correct that issue.”

1044 Ms. Kassel stated then she said she was going to check with the owner of the company.
1045 Apparently, he must not have agreed.

1046 Ms. Kramer stated yes, this is where we stand right now. We will work to have it
1047 resolved. I would love for them to come back in and fix that pending issue. We will do our
1048 best to do what is best for the District on this.

1049 **vi. Miscellaneous**

1050 Mr. Brown stated I will relay these issues to Mr. Haber and Mr. Eckert.

1051 Ms. Kassel stated I have a question about the public records from our previous legal
1052 counsel, whether or not they have been received, and what the status is.

1053 Mr. Brown stated they have not been received. It is my understanding that our office is
1054 working on a sternly worded letter to your former counsel and some others with regard to
1055 production of those records.

1056 Ms. Montagna stated I am not sure if Mr. Haber or Mr. Eckert had updated you
1057 regarding Mr. Leet’s question about placing videos on YouTube. I do not know if you have
1058 that information, but it came down to yes, we can place them on YouTube as a resident, as
1059 opposed to as a representative of the District.

1060 Ms. Kramer stated we dealt with that already. They announced it was fine for the
1061 District to post those.

1062 Ms. Montagna stated great.

1063 Mr. Brown stated the videos being recorded are public records, so if an individual
1064 resident wanted to come in and record a meeting, they could. They could post it where they
1065 wish. There is no issue with who is posting those.

1066 Ms. Montagna stated perfect, thank you.

1067 Ms. Kramer stated there is one other item I would like to inquire of or mention to the
1068 Board, while we are under the legal counsel agenda item because it bleeds over into the
1069 manager's report. I wanted to touch on it right now. As we look toward moving field
1070 services, which is required because we are not up to code having the trailer in the back
1071 corner, we investigated the possible location where we could move that facility. Because
1072 there is the easement language, they looked at it and determined that the easement, unless
1073 it has been affirmatively in writing conveyed to another entity, it is still held by Birchwood
1074 LLC. Birchwood Partners is still an active entity within the State of Florida. This easement
1075 language not only flows to the parcels in question—U-2 and B-1—but it is also attached to
1076 our linear park around the golf course, to all of the areas adjoining our streets and homes.
1077 All of our pocket parks are burdened by these easements, and this puts us in a potentially
1078 very dangerous position in the future if someone wanted to come in and do anything with
1079 these parcels. I would like to propose tonight for the Board members to think about and
1080 come back maybe in December and discuss it further, which is possibly have our District
1081 legal counsel to approach whoever the current controller of Birchwood Acres is. My
1082 understanding is, this entity has moved completely out of the area and is not involved in
1083 any development at this point to our knowledge. Approach them and see if they would be
1084 willing to release the blanket easement language over all those multiple parcels throughout
1085 Harmony. We can do it that way. The other thing we could do, he indicated we could go to
1086 eminent domain if we needed to go that far with it, or just ignore it and make them force
1087 us out, which I do know I am very uncomfortable with that option. Think about it, and next
1088 month we can make a decision as to which direction we go to clear up those legal questions
1089 on our land ownership. Did I explain that okay?

1090 Mr. Brown stated yes, very well.

1091 **E. District Manager Report**

1092 **i. RV Lot Closure**

1093 Mr. Israel stated we drafted a letter that is included in your agenda package. It was sent
1094 on November 8, and it informs the residents of the closure that will take place at the end of
1095 the year with the refund of fees that will be on a prorated basis.

1096 Ms. Kassel stated I heard that some have not received that letter.

1097 Mr. Israel stated yes, I will doublecheck when I get back to the office, but as far as I
1098 am aware, November 8 is when they were at least dropped off at the post office.

1099 Ms. Kassel stated it is nine days later.

1100 Ms. Kramer asked has anyone here not received the letter?

1101 Two residents indicated they have not received the letter.

1102 Ms. Kramer stated we know the postal system is having serious problems. Hopefully,
1103 if you will give us a heads up by email if and when you get those letters, that way we can
1104 follow up.

1105 Ms. Kassel stated I wonder if we may need to, at this point, since it has been three
1106 weeks when we hoped that letter would go out, maybe we extend the date.

1107 Ms. Kramer stated we could hand deliver the letters. There are only 25.

1108 Ms. Phillips stated I was going to bring this issue up at the end, but I did not know
1109 when to do it.

1110 Ms. Kassel stated you can do it now or under Supervisors' Requests.

1111 Ms. Kramer stated now works.

1112 Ms. Kassel stated I was going to suggest we extend the closure until January 31, 2023.

1113 Ms. Montagna asked if we have email addresses for everyone, and I do not know if we
1114 do, but if we do, would it be beneficial to email them a copy of the letter that was mailed?
1115 They were, in fact, dropped off at the post office on November 8.

1116 Ms. Kassel stated be that as it may, two of the people at the meeting have rental spots
1117 at the lot, and neither of them received the letter, and it is nine days later.

1118 Ms. Phillips stated she is saying she can do it by email instead.

1119 Ms. Kassel stated I understand.

1120 Ms. Montagna stated I understand that.

1121 Ms. Kassel stated it is already nine days later, which is 10+ days later after we requested
1122 a letter go out. What I am saying is, we might extend the closure by a month. Next week is
1123 Thanksgiving, and people may have family in town, and then it is the holidays. Maybe we
1124 just give them more time.

1125 Ms. Phillips stated we have been talking about the RV lot, but at the meeting last month,
1126 we finally made the decision to close it because of the County codes and the expense. It
1127 was difficult. But then, all of a sudden, we discussed when we are going to close it, and we
1128 jumped on it. This has been eating at me since last month because they were not going to
1129 get their letters until November, and now we are in the busiest time of the year with the
1130 holidays and Christmas coming. I really do not think the County would do anything to us
1131 if we gave them even until March 31, 2023. The ones with huge vehicles will take some
1132 doing. We could do the end of their lease or March 31, 2023, whichever comes first. If
1133 someone's lease ends at the end of December, then they have to move it.

1134 Ms. Kramer stated I want to provide it because I think it is important. We are in this
1135 situation because a Board member withheld a lot of information from the entire Board.

1136 Ms. Phillips stated yes.

1137 Ms. Kramer stated I did inquire of our legal counsel and of our District manager as to
1138 the liability because someone posted that we have insurance to cover any liability. They
1139 investigated, and just like any homeowner's insurance, our insurance has the same out, that
1140 if we are operating any kind of facility or amenity that is not in compliance with County
1141 codes, they do not cover us.

1142 Ms. Kassel stated but we have been operating it for all these years.

1143 Ms. Kramer stated I want you to be aware that we are hanging out on a limb. That being
1144 said and you now having all the facts before you, I would entertain a motion if the Board
1145 so desires to change the final date of closing.

1146 Ms. Phillips stated I had one other idea, too. Can I bring that up now?

1147 Ms. Kramer stated you certainly may.

1148 Ms. Phillips stated we have 73 spaces, and it will cost approximately \$500,000 to do
1149 the whole road going back there.

1150 Ms. Kassel stated it was less than that. It was the road, fencing, landscaping, and
1151 lighting.

1152 Ms. Phillips stated I heard only \$500,000.

1153 Ms. Kramer stated let me add this, though. The one thing we never got to was the cost
1154 of actually improving the lot itself. The County is requiring us to actually pave the area
1155 road in there. They gave us a waiver on paving; they let us work a deal with Florida Gas
1156 Transmission, which ended being enormously expensive anyway. But they did not waive

1157 or negotiate the requirement to pave into and all the driving lanes throughout. That will be
1158 additional funds. It will be \$500,000+.

1159 Ms. Phillips stated just to present my idea, I will use my estimates. I found out there
1160 are 73 spaces. I already did the calculations, so I will use my numbers.

1161 Ms. Kramer stated I understand.

1162 Ms. Phillips stated there are 73 spaces. Maybe that could be more or fewer depending
1163 on the layout if it got paved. To raise that \$500,000, it would be \$6,850 per rental space.
1164 Some are bigger than others, but I am using straight calculations. If people really want this
1165 RV storage and are willing to pay \$600 per month, why not? As long as it is not costing
1166 the other 1,500 residents of Harmony for them to have that lot, which is what we were
1167 trying to avoid. If they are willing to shell out the money, I do not see any reason not to do
1168 it, but it will be \$600 per month to store their vehicles.

1169 Ms. Kramer stated it will be something more than that with the additional paving.

1170 Ms. Phillips stated yes, but still, I guess maybe we should have given that as an option.
1171 Some people may say they want to keep their RV there and are willing to pay it. But we
1172 need all 73 to say that.

1173 Mr. Leet stated it does not work to piecemeal it. What if only eight people are willing
1174 to do that?

1175 Ms. Phillips stated that is why I just said, 73 of them should do it. This was an idea I
1176 came up with. We all felt bad about closing it, but we do not have a lot of options. Of
1177 course, we could just wait until we can bring it in from the other direction.

1178 Ms. Kramer stated if we can get it to that point, it makes it much easier.

1179 Ms. Phillips asked does anyone have an idea how much it costs to rent an RV storage
1180 lot at one of the storage facilities?

1181 A Resident stated \$200 for an RV.

1182 A Resident stated \$180.

1183 Ms. Phillips stated so you would not want to pay \$600 to keep it here.

1184 The Resident stated it would not be a good amenity.

1185 Mr. Leet stated we have mentioned the other approaches. The Harmony Golf Preserve
1186 owns that entire property to the northwest of the parcel. Have we approached them? I want
1187 to say this happened in the past, but have we at least approached them to see if there is any

1188 interest? I do not even know looking on a map where the road would be without affecting
1189 their operations.

1190 Ms. Kramer stated we went all over that. We walked it and tried to see. The problem
1191 is, the traffic through there would conflict with their operations. We can try. I have a feeler
1192 out right now to talk with them about another issue we will discuss in a minute. I can broach
1193 that with them also.

1194 Ms. Kassel stated even so, even if they were to allow us access to this road, it would
1195 still not be an allowed use without paving the lot, which is going to be expensive. Does
1196 anyone know what the price per square foot?

1197 Ms. Kramer stated for a brand-new road, not repaving.

1198 Ms. Kassel stated I am not talking about a road; I am talking about a lot.

1199 Ms. Kramer stated like our alleys, it would not be repaving. It would be a new road
1200 because you have to do a roadbed and everything associated with a new road.

1201 Mr. Leet stated yes, that is not a magic bullet, but at least it would give us the best-case
1202 scenario. Yes, we still have other paving to do, but we could take the access road repaving
1203 out of the picture. I do not know if the price will be close enough that we could swallow it.

1204

1205 Mr. Leet made a MOTION to postpone the closure of the
1206 RV lot to March 31, 2023, with digital notification and other
1207 possible follow-ups.

1208 Ms. Phillips seconded the motion.

1209

1210 Ms. Phillips stated I would say March 31, 2023, or the end of their lease, whichever
1211 comes first. Some of them might end December, January, or February. We can phase it out
1212 that way.

1213 Ms. Kramer stated we have quite a few like that.

1214

1215 Mr. Leet AMENDED the motion to postpone the closure
1216 of the RV lot to March 31, 2023, or at the end of the lease
1217 term, whichever comes first, with digital notification and
1218 other possible follow-ups.

1219 Ms. Phillips seconded the amendment.

1220

1221 Ms. Phillips stated otherwise, we have to write new leases for these people. Let us keep
1222 it simple.

1223 Ms. Kramer stated I appreciate that.

1224

1225 Upon VOICE VOTE, with all in favor, unanimous approval
1226 was given to postpone the closure of the RV lot to March 31,
1227 2023, or at the end of the lease term, whichever comes first,
1228 with digital notification and other possible follow-ups.

1229

1230 Ms. Phillips stated we still need to decide how we are going to notify people.

1231 Ms. Kramer stated I think we should email it. I think there are only 25 who live in the
1232 neighborhood. We might be able to have field services drop off the letter at their house.

1233 Ms. Phillips stated send it certified.

1234 Ms. Kramer stated I do not know; certified mail gets very expensive.

1235 Ms. Phillips stated it is only \$2.00 each.

1236 Mr. Israel stated we can email the letter.

1237 Ms. Kramer stated in my discussion with Mr. Daniel Evans from Harmony Central, I
1238 would like to know what the feeling is. It dawned on me that we will be chatting when I
1239 return in a couple weeks because we have that interconnect the County is requiring of us
1240 in that location.

1241 Ms. Kassel asked what location?

1242 Ms. Kramer stated at the location where the dirt road is now on the pipeline easement.
1243 That pipeline easement area is supposed to have an interconnect.

1244 Mr. Leet asked is it in the planned development (“PD”)?

1245 Ms. Kramer stated yes, the PD requires us to have an interconnect with Harmony
1246 Central there. It says equestrian, pedestrian, bicycle, and I guess we could consider golf
1247 carts, but they said absolutely no automobile traffic.

1248 Mr. Leet stated we have an interconnect between us and Harmony West.

1249 Ms. Kramer stated yes, we have two interconnects with Harmony West. I wanted to let
1250 everyone know we will be talking, and I will bring back any information to the Board. He
1251 indicated that they may be willing to improve that pathway to make it a lot nicer, even our
1252 side of it. We will keep our fingers crossed that they will be able to do that for us.

1253 **ii. Discussion of Deed of Dedication**

1254 Mr. Israel stated we have been looking at new options for the field services office. I
1255 would like to get some clarity of what the Board would like for that office, in terms of
1256 construction material, potential square footage, permanent or semi-permanent building
1257 based on what we have heard in terms of that easement. Ms. Kramer sent us a picture, as
1258 well, of a potential option or an idea of what that would look like.

1259 Ms. Kramer stated this is a modular building that then the community has it dressed up
1260 with a pergola out front, which made it look so much nicer than our field services trailer
1261 currently does. I wanted to let you know it does not have to be a big, ugly trailer sitting out
1262 there, nor would we want it to be. We also have a trailer rental currently, which is \$490 per
1263 month. If we are going to do this, we may want to buy a trailer or even a portable classroom
1264 and fix it up like this. I cannot see us doing something that would cost us hundreds of
1265 thousands of dollars. It just does not make sense at all for what this use is. Mr. Israel
1266 brought for each of you a handout that basically shows our PD approval for Harmony. It
1267 also shows what the different categories are. Up above, it shows community maintenance
1268 facilities. If you run across, it shows where they are permitted. Basically, they are permitted
1269 in every category except conservation area. If we did not want to look at the location we
1270 are currently discussing, we would have to find something we owned somewhere else in
1271 the community. This is just for you to look at and get familiar with to see if there is some
1272 other location. The deed of dedication, as we mentioned, does have that easement over it.
1273 When I spoke with our legal counsel, he said that there is a possibility, if we do not get it
1274 cleared, that if we put something there, they could come in and say they want to use the
1275 whole area for parking and have an easement to do it. He also indicated it may be very hard
1276 for them to get us to move. It would be a back-and-forth. We have already seen that the
1277 finance people, based on what we went through with Harmony Cove, are not comfortable
1278 with the easement language and feel it could be broken. Again, it might behoove us to use
1279 a modular or easily moved structure, just in that case. I would not want to jeopardize a lot
1280 of the District's monies putting something permanent in and then having to move it.

1281 Mr. Israel stated you could do something semi-permanent, where you would actually
1282 have pillars versus a foundation, so it would have a crawl space. Then that building could
1283 potentially be relocated, versus having a slab. That is where you would fall in the semi-
1284 permanent. It just depends on the budget and what you are looking for in terms of use, as
1285 well. Do we want to have a garage door so we can store some of our supplies in there, like
1286 the Umax? Or are we looking to keep it similar to where we are at, which is probably what
1287 you will get with a trailer, more of an office space.

1288 Ms. Kassel stated we have no idea what the cost of these things are.

1289 Mr. Israel stated I think you also need to provide a budget. If we are not 100% sure
1290 what we want, whether building material or permanent versus semi-permanent modular, if

1291 we can get a budget and an idea of the use we want, I go back and can look at providing
1292 the Board with some options, maybe across the whole board, as long as I have a budget
1293 that I can use.

1294 Ms. Kassel stated we have no idea what a reasonable budget would be. I would like to
1295 keep it low, like \$60,000 or less, but I do not know what we will get for \$60,000.

1296 Ms. Phillips stated if it had a meeting room, we would save a monthly meeting fee.

1297 Ms. Kassel stated we are not paying anything for this meeting room.

1298 Ms. Phillips stated someday, we might have to.

1299 Ms. Kassel stated you will not get that in a trailer.

1300 Ms. Phillips stated we could get a modular.

1301 Ms. Kramer stated a portable classroom or something like that.

1302 Ms. Phillips stated you can also do a concrete block.

1303 Mr. Israel stated you also have options of steel-style workshops that are a lot nicer than
1304 they used to be. Those can run anywhere from \$15,000 to \$30,000 for the structure, and
1305 then the foundation. Concrete can be expensive.

1306 Mr. Hamstra stated it is anywhere from \$150 to \$175 per square foot if you were to
1307 build a house, if you want to scale that back and want x number of square feet for Mr.
1308 Morrell's new area.

1309 Mr. Israel stated that is another thing to take into consideration, where a shop like that
1310 is the internal build-out, but that can potentially be something over time, however you want
1311 to look at that.

1312 Ms. Kramer stated these are some things we want you to think about, and we can bring
1313 it back to the December meeting for further discussion. Inframark will continue to reach
1314 out and look at different options and bring this back.

1315 Mr. Israel stated I will start with \$60,000 as a baseline.

1316 Ms. Kassel stated I just threw that out. I do not know how the rest of the Board feels
1317 about it. I also do not know what kind of site development costs we would have, either
1318 within that or on top of it.

1319 Ms. Kramer stated luckily, I pulled up the Harmony Cove. They did extensive work in
1320 that area, and sewer is right there. In fact, that is the lift station that is fenced in that area.
1321 It looks like site development requirement is one parking space for every 500 square feet

1322 in the building. That will not be a big deal. I think we can, right now just on that little street
1323 apron that comes in there, probably park three cars, at least.

1324 Ms. Kassel stated it would be great to have a garage that could fit our vehicles.

1325 Ms. Phillips stated also when they are working on something and it starts raining, they
1326 are indoors and can keep working.

1327 Ms. Kramer stated or under cover.

1328 Ms. Phillips stated yes, under cover is what I meant.

1329 Ms. Kassel stated back in early 2019, I paid about \$20,000 for an 18-foot by 22-foot
1330 garage, but it is just metal framing and corrugated metal sides with corrugated metal roof.
1331 I imagine costs have gone up.

1332 Mr. Israel stated they are actually fairly reasonably priced for those.

1333 Ms. Phillips asked are any of the high schools or colleges around here training people?
1334 Do they ever get involved in projects like this?

1335 Ms. Kassel stated typically when you buy one of those kinds of buildings, you buy a
1336 kit and they come and install it. That is included in the price.

1337 Ms. Phillips stated for the other things we are looking at; we can see if there is a shop
1338 teacher at the high school who would like to take that on.

1339 Ms. Kramer stated I have been in areas where they have done that, where the high
1340 school actually builds the structure to your specifications as a project, and then it is
1341 transported and set up on your lot.

1342 Ms. Kassel stated at the very least, maybe a pergola if not the building.

1343 Ms. Kramer stated so those are all considerations for everyone to think about. In not
1344 knowing where it might go and knowing it is important that we move with all haste in this,
1345 I did reach out to the golf course folks because we did have field management, and that
1346 area is perfect. Field management blends with golf course management. They will reach
1347 out to the owners. The owners were confused as to why we moved out of there in the first
1348 place. It seems Mr. Fusilier never owned that property. They thought we moved out
1349 because Mr. Fusilier owned the trailer, and that is why we were ejected. He did not own
1350 the trailer at all, so that seems to be why we are here. He said that he would check to see if
1351 the owner would be amenable to us moving back there for a short period of time during the
1352 transition period, or if we could work something out long term. That would be an ideal
1353 location. The water and sewer, electric, everything is right there ready to just hook up.

1354 Ms. Kassel stated the only problem is, if we move the trailer there, we still do not have
1355 a garage for the vehicles.

1356 Ms. Kramer stated yes, we would still have the containers we are keeping them in.
1357 Again, we can look at something there. I will see if they are amenable at all and what can
1358 be worked out.

1359 Ms. Kassel stated that would be easier and quicker.

1360 Ms. Kramer stated yes, it would. Regarding the discussion of the deed of dedication,
1361 that was not just here, but I did want to report that I found another deed in the mystery of
1362 missing deeds. It is quite a long roadway easement that cuts down. It is the back 30 feet of
1363 what used to be Central Bark. Then it cuts down all the way through to U.S. Hwy 192. We
1364 are working with the County to get that enshrined in the property appraiser's database and
1365 working with them on that. This does have the same restrictions as all the others, so if we
1366 can get Birchwood to release those, this would be released also. I wanted to bring it to your
1367 attention and answer any questions if you have them on that parcel.

1368 Mr. Israel stated I will work with the property appraiser's office. I had reached out to
1369 them once, and they initially told me it has been replatted and is part of our property. After
1370 further discussions with Ms. Kramer, we recognize that it is not. I will go back to the
1371 property appraiser's office and start working with them again to make sure that is rectified.

1372 Ms. Kramer stated yes, a very small piece of the section that intersects Five Oaks Drive
1373 is contained in the Phase 3 plat. The remainder of it is in unplatted land, but it is sectioned
1374 off and if sectioned off would have been considered metes and bounds, and it runs all the
1375 way down through that area.

1376 Ms. Phillips stated this is mind boggling to me about all this.

1377 Ms. Kramer stated that this is all floating out around there and we did not even know
1378 we had it.

1379 Ms. Phillips stated yes.

1380 Ms. Kassel stated I have been pushing about the dog park for some time, for Central
1381 Bark.

1382 Ms. Kramer stated I told you I would look for it.

1383 Ms. Kassel stated thank you.

1384

1385 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

1386 **A. Minutes for the October 27, 2022, Regular Meeting**

1387 **B. October 2022 Financial Statements**

1388 **C. October 2022 General Ledger Detail**
1389 **D. #270 Invoices and Check Register**

1390
1391 Ms. Kassel made a MOTION to approve the consent
1392 agenda, minutes as amended by Ms. Kassel and Ms. Kramer.
1393 Mr. Leet seconded the motion.

1394
1395 Ms. Kramer stated I want to mention one thing on the invoices. I was concerned that
1396 Servello's entire invoice, which is invoiced a month ahead of time and the invoice is in the
1397 agenda package, but I understand there will be some monies withheld from that invoice. if
1398 we can also amend the motion to include any reduction in Servello's invoices that the
1399 District manager has deemed appropriate for withholding for that and the changes in two
1400 inches or less of the irrigation lines as appropriate to our contract.

1401
1402 Ms. Kassel AMENDED the motion to approve the consent
1403 agenda, minutes as amended by Ms. Kassel and Ms. Kramer,
1404 the invoice from Servello to be reduced as the District
1405 manager deems appropriate to be withheld, and the Servello
1406 invoice amended for two inches or less of the irrigation lines
1407 pursuant to the agreement.
1408 Mr. Leet seconded the amendment.

1409
1410 Upon VOICE VOTE, with all in favor, unanimous approval
1411 was given to the consent agenda, minutes as amended by Ms.
1412 Kassel and Ms. Kramer, the invoice from Servello to be
1413 reduced as the District manager deems appropriate to be
1414 withheld, and the Servello invoice amended for two inches
1415 or less of the irrigation lines pursuant to the agreement.

1416 **SEVENTH ORDER OF BUSINESS** **New Business Matters**

1417 There being none, the next order of business followed.
1418

1419
1420 **EIGHTH ORDER OF BUSINESS** **Old Business**

1421 **A. Informational Signs**

1422 Ms. Kramer stated we discussed this earlier in the meeting and will be tabled to the
1423 next meeting to get appropriate dollar amounts. I would encourage everyone if you can put
1424 together a little description of what you think might be best to put on those signs, that would
1425 be great.

1426 **B. Discussion of Donation of Royal Poinciana Tree** *(Nancy Snyder)*

1427 Ms. Kramer stated Ms. Kassel was going to look for possible locations.

1428 Ms. Kassel stated yes. Before the previous meeting, I had sent out a list of suggested
1429 locations. Some are along Lakeshore Park where it was not going to be close to any
1430 sidewalks or any facilities, so it could be messy and not in an area where dogs are passing
1431 by or children who could pick up seeds that could potentially be poisonous. There is the
1432 area by the pavilion between the pavilion and the entry into the parking lot for Lakeshore
1433 Park. There is an area sort of by the bat house, which is behind the pond. There are other
1434 large strips of land in front of the pond where there is a pretty big margin between the
1435 sidewalk and the pond where it could go. Any of those locations would have a lot of
1436 community visibility.

1437 Ms. Kramer stated without endangerment.

1438 Ms. Kassel stated exactly.

1439 Ms. Kramer stated the area you mentioned between the pavilion and the entrance to
1440 Lakeshore Park, those trees in that area that are going down toward the docks are kind of
1441 waning. I guess they are elms and others and are not looking very healthy. Maybe that
1442 would be a good place.

1443 Ms. Kassel stated the only thing is, a bunch of trees are there.

1444 Ms. Kramer asked this could be on the other side?

1445 Ms. Kassel stated yes. I do not know enough about the particular requirements if it does
1446 not like wet feet or if it does not like to be kept dry or if it does not like a lot of moisture. I
1447 do not know who can give me the answer to that.

1448 Ms. Kramer stated I am a native Floridian who knows native landscaping, but I do not
1449 know about this species. Would Ms. Kassel be willing to take this on? I would be
1450 comfortable turning it over to you to locate it and follow up on it, if you are willing to do
1451 that.

1452 Ms. Kassel stated yes. It grows in a variety of soils. Once established is highly tolerant
1453 of drought and salt. It does not say anything about moisture. My suggestion is between the
1454 pavilion and the entrance where everyone passing by would see it, and they do not have to
1455 go into the park to see it. That is what I propose if we accept the tree.

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Ms. Kassel made a MOTION to accept the donation of the Royal Poinciana tree from Ms. Nancy Snyder with gratitude, to be planted between the pavilion and the entrance to the parking lot.

1462 Ms. Phillips asked is that at Buck Lake?

1463 Ms. Kassel stated yes.

1464 Ms. Phillips stated I did not know that was called Lakeshore Park.

1465 Ms. Kassel stated it is the right side of the entrance to the parking lot to Buck Lake.

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Ms. Kassel clarified the MOTION to accept the donation of the Royal Poinciana tree from Ms. Nancy Snyder with gratitude, to be planted between the pavilion east of the entrance to the Buck Lake parking lot and the entrance to the parking lot.

Ms. Kramer seconded the motion.

1473

1474

Ms. Montagna asked who will plant the tree?

1475

Ms. Kassel asked can field services help plant the tree?

1476

Ms. Kramer stated it will be very easy to plant. It is maybe six feet tall in a pot. It is not

1477

heavy.

1478

Ms. Kassel asked is it a five-gallon pot?

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Ms. Kramer stated it might be a little larger. It is maybe 10 or 12 gallons.

1480

Ms. Phillips asked it is already in a pot?

1481

Ms. Kramer stated I have been babysitting it.

1482

Ms. Kassel asked do we have a tractor?

1483

Mr. Morrell stated yes.

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Ms. Kramer stated I do not think it would even take a tractor, just a couple shovels and

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strong backs.

1486

Ms. Montagna stated I just wanted to be sure who you wanted to plant it.

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Ms. Kassel stated it is a District thing, so we do not want to have Servello charge us

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\$300.

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Ms. Montagna stated yes, that is where I was going with the question.

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Upon VOICE VOTE, with all in favor, unanimous approval was given to accept the donation of the Royal Poinciana tree from Ms. Nancy Snyder with gratitude, to be planted between the pavilion east of the entrance to the Buck Lake parking lot and the entrance to the parking lot.

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C. Proposal for Removal of Concrete Pads Around Oak Tree (*Pocket Park in Primrose Willow-Beargrass-Schoolhouse Alley Triangle*)

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1499 Ms. Kramer stated we have five panels that are upheaved and are very much trip-and-
1500 fall hazards. If we remove those five panels, the remaining panels which is the bottom of
1501 the semi-circle, would allow for a walk-through from one side of the park to the other. The
1502 proposal originally was \$1,080, but that was for all nine panels. They said they would
1503 prorate it down for the number of panels we choose. If we accept that, we can get the
1504 proposal corrected immediately.

1505 Ms. Kassel stated I want to make sure it is just those five panels.

1506 Ms. Kramer stated it is the top five panels.

1507 Ms. Kassel stated you just said the bottom panels. Now you are saying the top.

1508 Ms. Kramer stated I am sorry; the ones that are not in the connecting portions.

1509 Ms. Kassel stated they are on the far side of the tree.

1510 Ms. Kramer stated yes.

1511 Ms. Kassel stated from the path that goes from one side to the other.

1512 Ms. Kramer stated from the bench.

1513 Ms. Phillips stated the sidewalk will still go through.

1514 Ms. Kassel stated yes.

1515 Ms. Phillips stated you can just take out the ones that make it a circle.

1516 Ms. Kassel stated yes.

1517 Ms. Phillips stated I went and looked at it.

1518 Ms. Kassel stated I use it frequently. I do not run on the other side of the circle.

1519

Ms. Kassel made a MOTION to remove the five panels on the west side of the circle around the oak tree in the pocket park between Primrose Willow, Beargrass, and Schoolhouse Road, the cost to be prorated at \$120 per panel, or \$600.
Mr. Leet seconded the motion.

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1526 Ms. Phillips stated I want to point out that if we do not do this, it will just get worse.

1527 Ms. Kramer stated yes.

1528 Ms. Phillips stated it is a big oak tree.

1529 Ms. Kramer stated, and it is dangerous.

1530

Upon VOICE VOTE, with all in favor, unanimous approval was given to remove the five panels on the west side of the circle around the oak tree in the pocket park between

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1534 Primrose Willow, Beargrass, and Schoolhouse Road, the
1535 cost to be prorated at \$120 per panel, or \$600.

1536

1537 **NINTH ORDER OF BUSINESS** **Supervisors' Requests**

1538 Ms. Phillips stated we received a report for resident issues when they call in with
1539 problems.

1540 Ms. Kassel stated it just came in today.

1541 Ms. Phillips stated yes. Several said trash was overflowing at the dog park. Are people
1542 sabotaging it? What trash? I take my dog to the dog park and play with my dog. I have
1543 waste bags, and I put my waste in the receptable because it is not trash. How can these
1544 trash cans be getting that full that quickly?

1545 Ms. Kassel stated I will tell you that I pass by those trash cans twice a day, seven days
1546 a week, rain or shine or hurricane. I have not really seen that the trash cans or even the
1547 doggie pots are overflowing. I am not sure what that is about.

1548 Ms. Phillips stated I wonder if someone is taking trash over and dumping it.

1549 Ms. Kassel stated maybe.

1550 Ms. Phillips stated several other reports said the doggie bags were gone. I know we
1551 have 83 stations with doggie bags, and they fill them every week. Is someone stealing
1552 them?

1553 Ms. Kramer stated we have some problems in some locations. We can ask field services
1554 to come back and give a full report. Sometimes kids will get carried away and take one and
1555 run it out. This happens. Some people take more than one, which is typical because they
1556 are walking, not staying at the stations.

1557 Ms. Phillips stated if this happens, then it is not something new.

1558 Ms. Kramer stated they are monitoring it, and they keep it in good shape. They are very
1559 responsive when they get complaints. We had a rash of complaints because Tuesday is the
1560 normal day to empty them, and we had a hurricane on Tuesday. Would you like a formal
1561 report at the next meeting on that?

1562 Ms. Phillips stated no, this is the first time I saw this. It sounds like this happens
1563 periodically. If we were starting to get sabotaged, then I was worried.

1564 Ms. Kassel stated I pass those doggie pots and there is no trash can by the dog park on
1565 Five Oaks Drive. There is one trash can inside the small dog park and one right outside the
1566 big dog park. There is another one as you are coming from Primrose Willow to the dog

1567 park, so three trash cans are right there. As I said, I am typically there twice a day. I have
1568 not seen an issue with overflowing trash.

1569 Ms. Kramer stated sometimes we have a situation where a report is called in or sent in,
1570 and it may not be founded. They still go out and check it to make sure.

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1573 **TENTH ORDER OF BUSINESS** **Audience Comments**

1574 Mr. Leet stated I apologize for all the connection issues. I think we figured it out and
1575 have stayed away from it the past hour. We have Wi-Fi that is provided by Jones Homes
1576 for us to use the model here. Usually it is sufficient, but I will look at ways we can make it
1577 a little more secure in the future. With the rest of the Board's permission, some residents
1578 have been waiting very patiently if we can permit them to take three minutes to address the
1579 Board.

1580 Ms. Phillips stated one gentleman started to speak and then got cut off.

1581 Mr. Leet stated yes, Mr. Sarlo.

1582 Ms. Phillips stated his three minutes can start over.

1583 Mr. Sarlo stated I have been in the community for two years. I fell in love with the
1584 community when we first drove through. We moved here from Seattle. It was an absolutely
1585 beautiful community when we first moved in. A lot of concerns right now from my part. I
1586 will go on record that I am an active critic of the way the community is currently being run
1587 from multiple points of view. I run a multimillion-dollar budget. I am quite familiar with
1588 budgets. I have a procurement organization and have spent a lot of money. I understand
1589 what goes into it and what it takes. I am fully qualified to understand what goes into profit
1590 margins and understand procurement costs and going out to source stuff. When I see things
1591 that have gone into the budget, I spend close to \$4,000 per year in District assessments
1592 and maintenance assessments to live here in Harmony. I see a lot of money right now, quite
1593 frankly, going up in smoke. I understand a lot of things need to be rectified and supported
1594 in the community. I do not think the excuse should be, which I have heard multiple times,
1595 about the sins of the past of what may or may not have been done by previous Boards, but
1596 we can control what we have now. The one thing I have concerns with is the amount of
1597 expense that is being spent right now, especially in a time when people are hurting for
1598 money. I have participated in a number of these meetings. My three main items that I think
1599 the Board needs to take a look at, I heard Ms. Phillips make a comment that it is not fair
1600 for community members whether it is the RV lot or easements being maintained. Quite
1601 frankly, life is not fair. I pay a lot more money to live on a perimeter road. Those who live
1602 on interior streets do not pay as much as I do in assessments. There are benefits to living
1603 on a perimeter road rather than an interior road. Let us just put that out there for what it is.
1604 I do pay more money. I have a lot of concerns. Another item that was addressed in the
1605 meeting, as well, was it can go in the HROA, and they can govern what can be done. You

1606 can put down mulch or turf or rock. What is it going to look like, Board members, coming
1607 into the neighborhood when I put in turf or rock, and my neighbor has a different material,
1608 and the next neighbor has another material? My family has owned multiple trailer parks.
1609 This is not a trailer park. This is a multimillion dollar, tens of millions of dollars,
1610 community. The appearance means a lot to me because of the value of my home. If we are
1611 going to neglect the streets, especially the perimeter streets, the quote was for \$17,000 or
1612 \$20,000, it is not fair that only certain people get the benefit. My quote of the night is life
1613 is not fair. It is not protecting the investment of the community. I think we need to ensure
1614 we are keeping that all in line. I sit here. I work from home. I have a window right in front
1615 of me. Servello has now started blowing all the debris from the golf course side over onto
1616 our side. This is not appropriate. I have told them multiple times to knock it off. It needs to
1617 be addressed. I have not seen anything that has been addressed.

1618 Ms. Kramer stated thank you for your input and your time is up.

1619 Mr. Sarlo stated I agree this is a thankless job. I appreciate you sitting in your seats. It
1620 is a hot seat. But there is some amount of responsibility that comes with running a multi-
1621 million-dollar community and lack of control.

1622 Mr. Shirley asked how many certified pool operators do we currently have on staff at
1623 Harmony? The previous years, we had at least two, and I think we have zero now.

1624 Ms. Kramer stated we have a certified pool operator under contract with Inframark,
1625 who is paying their fee. We have only had one in the past, although we were led to believe
1626 we had two. When we verified, that individual did not have their certified pool operator's
1627 license.

1628 Mr. Shirley asked so we have had a certified pool operator who has been unable to fix
1629 the splash pad, diagnose the main pool, or anything else?

1630 Ms. Kramer stated if you want to provide more comments, you are welcome to for
1631 another two minutes, but this is not a back-and-forth.

1632 Ms. Kassel stated of course, we are happy to meet with you individually, or you can
1633 contact the District manager about that issue.

1634 Mr. Leet stated I apologize but when we were disconnected, those issues were updated
1635 by field services. We understand the heater is up and running. We are working on the splash
1636 pad. We are fixing things as fast as we are able.

1637 Ms. Jacqueline Meek stated I was listening to the part about the tree donation. Was it
1638 mentioned that this tree can be poisonous to dogs and other animals? And why is it
1639 acceptable to plant it in a community that is very animal forward and friendly, and we have
1640 many dogs living in the community?

1641 Ms. Kassel stated this is not a back-and-forth, but I will say the tree was originally
1642 proposed to be planted in a much more accessible area, and now we are looking to accept
1643 this tree and plant it in a much less trafficked area.

1644 Ms. Meek asked has it been looked into whether it is an invasive species of a tree?

1645 Ms. Kassel stated yes, it has been looked into.

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1647 **ELEVENTH ORDER OF BUSINESS Adjournment**

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On MOTION by Ms. Phillips, seconded by Mr. Leet, with
all in favor, the meeting was adjourned at 8:45 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair