

1 **MINUTES OF MEETING**  
2 **HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The regular meeting of the Board of Supervisors of the Harmony Community  
5 Development District was held Thursday, January 26, 2023, at 6:00 p.m. at the Jones Model  
6 Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

7  
8 Present and constituting a quorum were:

9 Teresa Kramer Chair  
10 Kerul Kassel Assistant Secretary  
11 Joellyn Phillips Supervisor

12  
13 Also present, either in person or via Zoom Video Communications, were:

14 Angel Montagna District Manager: Inframark  
15 Michael Eckert District Attorney: Kutak Rock  
16 David Hamstra District Engineer: Pegasus Engineering  
17 Vincent Morrell (*Zoom*) Field Services Supervisor: Inframark

18  
19 Residents and Members of the Public

20  
21 *This is not a certified or verbatim transcript but rather represents the context of the*  
22 *meeting. The full meeting recording is available in audio format upon request. Contact the*  
23 *District Office for any related costs for an audio copy.*

24  
25 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

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

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

28  
29 **SECOND ORDER OF BUSINESS** **Audience Comments**

30 Ms. Kramer stated the first order of business as always is, our audience comments. This  
31 is a time where we provide 3 minutes to anyone in our audience to provide input. We have  
32 received two speaking requests and so I would like to call those individuals up,  
33 Barry Unterbrink . If you would like to come up and that way we can get you on the record.

34 Mr. Unterbrink stated thanks for taking care of it, so address you?

35 Ms. Kramer stated right here, and you will address the Board. Give your name and  
36 address for the record.

37 Mr. Unterbrink stated my name is Barry Unterbrink. I live at 3130 Dark Sky Drive,  
38 Harmony. I have been a resident here for five years. My comment, per my request, was I  
39 would like to, I spoke to Mr. Morrell about this in December. It would be really nice if we  
40 could have a bench installed, somewhere north of Dark Sky Drive, on the retention pond.  
41 I made a little photo here. Because I think that area, where I live on the western side of

42 Dark Sky Drive, I think that was developed like last in the community on that side of  
43 Harmony. And there is a few, there is a few seating areas that are not portable. There are  
44 very few benches that are that are on the West Schoolhouse Road and then North of Dark  
45 Sky, so our proposal if accepted would be to have a bench installed there.

46 Ms. Kassel asked so is this on the backside of the of the pond? The woods would be on  
47 this side and this is the sidewalk that goes around the pond.

48 Mr. Unterbrink stated right behind the photo would be going north to Buck Lake.

49 Ms. Kramer stated and this area where we just treated the Kogon grass, you can see the  
50 dead grass. So actually, that would be a good spot for this, that way we can put it in while  
51 the grass is being replaced too from the Kogon grass infestation.

52 Ms. Kassel stated well, we should check with Field Services to see if we have any  
53 benches available.

54 Ms. Kramer stated yes. Do we have benches available? We have asked.

55 Ms. Montagna stated yes, but I do not know how many, but I know there is at least two.

56 Mr. Unterbrink stated and a follow up to that is I had kind of a marketing idea for the  
57 CDD. I do not know you can make this happen somehow but if you could propose, let us  
58 say a nominal fee of like \$50.00 and people could sponsor a bench. In other words, they  
59 could have a design of like a one by three brass plate, they can put on what they want, like  
60 loving memory of my father, whatever. Easily attached with two screws. They pay like 50  
61 bucks to the CDD for that. So be a way to get the community involved with having an  
62 interest in their bench and bring in a little bit of money besides. So that is my idea on that.

63 Ms. Kramer stated thank you so much, we appreciate your input.

64 Ms. Kassel stated we did have somebody who passed, we had a fundraiser, and the  
65 fundraiser bought the bench, because the benches are over \$1000.00. And then there is the  
66 cost for the plaque as well, so.

67 Mr. Unterbrink stated sure, that is \$3.00 on eBay. Keep that, that is yours. Thank you.

68 Ms. Kramer thank you, sir.

69 Ms. Kramer stated alright our next speaking request form is Mr. Timothy Dwyer.

70 Mr. Dwyer stated, Timothy Dwyer, 3313 Primrose Willow Dr. and the topic I would  
71 like to talk about is Billy's Trail, in particular access to the trail via existing Harmony CDD  
72 property. I put together a memo, sent it to the Board. I think you guys may have seen it,

73 but if not, I have some copies and I do not know if we want to talk about it now or talk  
74 about it later when the engineer is here.

75 Ms. Kramer stated it is on the agenda and your memo is in the agenda packet. So, we  
76 would rather wait. This is your time to just address us.

77 Mr. Dwyer stated, so my wish is that, via discussion with the Board, that we take some  
78 concrete actions assigned to specific people with a due date to move this forward. I do not  
79 know, there may be some things that are holding it up, but I cannot see anything that is  
80 preventing us from moving forward and executing a plan that identified two culverts be  
81 installed along our property and giving us access to Billy's Trail. So, I would like to see the  
82 Board act on that and move it forward.

83 Ms. Kramer stated thank you so much.

84 Ms. Kassel stated thank you.

85 Ms. Kramer stated ok, those are all the speaker request forms, is there anyone else in  
86 the audience who would like to address the Board? Yes sir, state your name and address.  
87 Oh, previous speaker Mr. Timothy Dwyer, what is your address 3313 Primrose Drive.

88 Ms. Kassel stated he did say it.

89 Ms. Kramer stated oh, I am sorry. Thank you.

90 Ms. Kramer stated your name and address.

91 Mr. Varacky stated I am Tom Varacky, 3470 Sagebrush. I would like to read an answer  
92 real quick. It is in regard to dog parks. "Dog parks were not designed to cater to different  
93 size dogs. We have discussed this issue several times. Both were mine and have decided to  
94 leave it alone." No reason why. I just I respectfully disagree, particularly on the new dog  
95 park. When that was built, it looked like it was built for two different sizes because there  
96 is an entryway on the left, there is an entryway on the right, there is a bench on the left and  
97 the bench on the right. I do not understand why we cannot put in another 30 or 40 feet of  
98 fencing to divide that in half. And another question I would like to the board. Would you  
99 take your eleven-pound Chihuahua in there if there was already one hundred-pound  
100 German Shepherd in there? I have a terrier that weighs eleven pounds, and probably out of  
101 maybe ten percent of the time I have taken him in because they are bigger dogs in there. I  
102 do not see why that cannot be divided. Again, and to me, just "we have decided not to" is  
103 not a proper answer. There is not a good reason why. And then, that is my key that is the  
104 one that I am really passionate about, I guess. Another one was on signage. In Harmony, it

105 was stated then that the previous field manager did not take care of the signage. This was  
106 from February of last year. The new manager was supposed to look into that. To me, the  
107 signage is as bad now, as it was then.

108 Ms. Kassel asked can you tell me what signage you mean specifically?

109 Mr. Varacky stated If you walk around the path going towards Buck Lake around where  
110 the basketball court is.

111 Ms. Kassel asked you are talking about the stands that have a?

112 Ms. Kramer stated educational signage that are being refurbished.

113 Mr. Varacky stated ok, well they were being refurbished last February.

114 Ms. Kramer stated most of it is taken apart. They repainted the signs. They are waiting  
115 for the contractor to present the signs so we can replace them under plexiglass. It is  
116 underway.

117 Mr. Varacky stated ok, ok, good. And just one more. Is there any maintenance going  
118 to be done on the statuary? When you come in the figures that are like 12 foot tall they look  
119 like they could use a paint job. But anyhow, I am really passionate about the dog park  
120 because I can walk to that dog park, but yet I cannot take my dog there most of the time.

121 Ms. Kassel stated I would be happy to talk to you about it anytime.

122 Ms. Kramer asked do we have anyone else? Yes sir, would you like to come forward  
123 and state your name and address for the record.

124 Ms. Kramer stated your name?

125 Mr. Van Houten stated so I am Michael Van Houten, I live at 3322 Sagebrush, and I  
126 am the President of South Lake Homeowners Association. We came to CDD back in the  
127 fall with three items. Two of the three have been addressed. One item we are still waiting  
128 for, which is the property, the CDD land between 3391 and 3393 Sagebrush. When Lennar  
129 finished their part of the build out in South Lake, that land was not properly leveled so  
130 there is a hump so the water drainage when you have rain flows towards the houses versus  
131 down into a gully that then feeds to the street and to the retention ponds behind the house.  
132 So right now, it is still this hump that is there and note the grass is also not growing  
133 properly, some of it is dead, some it is, it just looks a mess, so we brought up to the CDD  
134 last fall, have not seen anything done on it. I was wondering if that is still on your action  
135 items for this year.

136 Ms. Kramer asked what was the address again?

137 Mr. Van Houten stated 3391, it is between 3391 and 3393. There is a property the CDD  
138 owns.

139 Ms. Kramer stated that is the access way to the pond.

140 Mr. Van Houten stated correct, and it is not graded properly it is graded this way versus  
141 this way. So that is preventing, when it rains it flows towards the people's homes leaving,  
142 basically water, you could potentially get to water intrusion if it is not addressed properly.

143 Ms. Kramer stated ok, we will look into that with our Engineer and see if it needs to be  
144 regraded and if he would be able to do it or need somebody else to do it.

145 Mr. Van Houten stated ok, appreciate that. And the other is a new request. Some of the  
146 homeowners in South Lake, the parking on Five Oaks basically when you come to exit of  
147 South Lake the parking leaves the cars right up towards to the curb so you cannot see  
148 around and with all the volume of traffic in the area is it possible to put a set of mirrors like  
149 you did down at the gardens so that we could see oncoming traffic or people, bicyclists, or  
150 whatever, because it is really the traffic issue trying to pull out and make sure that you  
151 could see properly.

152 Ms. Kramer stated that needs to be addressed to the County.

153 Mr. Van Houten stated ok, I was not sure.

154 Ms. Kramer stated if you go to the County, and I will try and remember to get you the  
155 information.

156 Ms. Kassel stated roads and bridges.

157 Ms. Kramer stated it is roads and bridges, but I have a contact. They did the same thing  
158 down it is either Feathergrass or Middlebrook. But what they did is they did an evaluation  
159 and just moved that parking back.

160 Mr. Van Houten stated yes, I saw that they actually.

161 Ms. Kramer stated and that is safer than the mirrors, the mirrors are really not best way  
162 of doing it.

163 Mr. Van Houten stated yeah that would be even better. So, you think it is roads and  
164 bridges of the County?

165 Ms. Kramer stated yes.

166 Mr. Van Houten stated ok, I can send them a letter on the topic. I appreciate that, thank  
167 you very much.

168 Ms. Kramer stated alright, do we have anyone else? Yes ma'am.

169 Ms. Gaarder stated my name is Karen Gaarder.

170 Ms. Kramer stated come on up front. Name and address for the record.

171 Ms. Gaarder stated my name is Karen Gaarder, I live at 3535 Clay Brick Road in  
172 Harmony. I am the new kid on the block here just moved here back in November. I am  
173 really concerned about the Sycamore trees we have back there. There are giant Sycamore  
174 trees that drop their leaves constantly and they actually have very invasive root  
175 system. They are going into everybody's foundations and stuff. There is a concern about  
176 that. And the leaves are being dropped constantly and there is no one picking them up, so  
177 people are riding around and there are kids are sliding on their on their bikes with them and  
178 falling into them and everything like that because it is too slippery.

179 Ms. Kramer stated does the condominium association pick up the leaves in the  
180 condominium area?

181 Ms. Gaarder stated no they do not.

182 Ms. Kramer asked they are not doing that?

183 Ms. Gaarder stated not at all.

184 Ms. Gaarder stated they did pick them up the first time I think last week's the first time  
185 they picked them up.

186 Ms. Kramer stated ok.

187 Ms. Gaarder stated we have like heaping like piles of them.

188 Ms. Kramer stated right, and typically it is the adjoining property owners that are  
189 responsible for picking that up.

190 Ms. Kassel stated it is not the CDD's responsibility. Either the homeowner's  
191 association or the property owner.

192 Ms. Gaarder stated so how about the invasive root systems that go into foundations?

193 Ms. Kassel stated it is all over Harmony.

194 Ms. Kramer stated yes.

195 Ms. Gaarder stated it is what?

196 Ms. Kassel stated it is all over Harmony wherever there are sycamore trees. There are  
197 lots of roads in Harmony where there are sycamores between the curb and the sidewalk,  
198 and they are just, it is a mess. The reason the developers picked the sycamores is because  
199 they grow fast and so they can put in young trees, and they grow quickly so that they can  
200 sell their homes more easily because it looks like a more mature landscaping.

201 Ms. Gaarder stated ok, so I understand that but then what happens with, I just cut off a  
202 four-foot root system under my garage.

203 Ms. Kramer stated yes.

204 Mr. Eckert stated I can, I mean I will tell you what the law is in general in Florida.

205 Ms. Kassel stated you should introduce yourself.

206 Mr. Eckert stated I am sorry. My name is Mike Eckert, and I am with Kutak Rock, and  
207 I serve as District Council. So, in Florida the law is that you can cut off limbs or roots at  
208 your property line and that is allowed. So, if you have a tree on a neighboring property that  
209 is growing into your yard or roots growing into your yard you are allowed to cut them off  
210 at the property line.

211 Ms. Kramer stated so that is something that the Condominium Association.

212 Mr. Eckert stated yes, unless the CDD is an adjoining property owner on either place  
213 then it is not CDD issue it would be a condominium or an individual homeowner issue.

214 Ms. Gaarder stated ok, so that is it.

215 Ms. Kassel stated sorry.

216 Ms. Gaarder stated that is ok.

217 Ms. Kramer stated thank you so much. Ok, do we do we have any other comments on  
218 audience comments? Anyone on Zoom?

219 Ms. Montagna stated nobody has their hands raised.

220 Ms. Kramer stated alright thank you. Seeing there is no one else is requesting to  
221 comment before the Board we will close this portion of the agenda and move on to our  
222 Contractor Reports.

223

224 **THIRD ORDER OF BUSINESS** **Contractor Reports**

225 **A. Servello**

226 Mr. Feliciano stated I guess if you guys have questions for me go ahead, this is the last  
227 meeting.

228 Ms. Kramer stated come on up. We have Mr. Feliciano here today. We are getting to  
229 the end. We appreciate all you have done for us. I do have a couple of I just want to touch  
230 on, but do any of the other Board members have anything? Yes ma'am.

231 Ms. Montagna stated I do.

232 Ms. Kramer stated this is not a Board member, but this is Ms. Montagna.

233 Ms. Kassel stated Ms. Montagna introduce yourself for the audience.

234 Ms. Montagna stated I am Ms. Montagna, I am the District Manager for Harmony  
235 CDD. A couple of things, I think Mr. Feliciano already knows. The interior tree trimming  
236 began, and do you have an upgrade update on the progress?

237 Mr. Feliciano stated on the CDD portion, yes, that is done.

238 Ms. Montagna stated ok, complete.

239 Mr. Feliciano stated yes.

240 Ms. Montagna stated ok. The sod?

241 Mr. Feliciano stated on Clay Brick, yes we are going to be installing sod Monday and  
242 Tuesday on Clay Brick there. The only thing I have to find out, obviously you know my  
243 irrigation tech went down with a heart attack, and I need to find out from the other tech did  
244 the node that was installed over there. But also note that node is on Fusilier's land, that is  
245 not your property still so that is.

246 Ms. Kramer stated he does not own it anymore.

247 Well, whomever owned it at the time, I think it was Fusilier at the time, we did not  
248 have access to it and that is part of the reason why the sod went down. Now we are going  
249 to install the node there, but you need to let your new contractors know whose ever property  
250 that is, it is not CDD property. So, it is going to be installed there. So, yes that will be  
251 completed between Monday and Tuesday.

252 Ms. Kramer stated and there was some sort of sod in the Lakes you were going.

253 Mr. Feliciano stated yes, Sagebrush.

254 Ms. Montagna stated Sagebrush.

255 Mr. Feliciano stated yes, and I am kind of happy you touched on it a little bit. We are  
256 going to go ahead and install some Bahia there because that was originally installed. Ok,  
257 that Bahia is going to die again. Ok? The ground is completely uneven throughout the  
258 Lakes, all of the community, all the areas look like that and not only that is when they did  
259 the construction of homes, a lot of new debris and everything else they built the homes  
260 from it is in the dirt and surface there. So, all that sod is on uneven land plus it is just going  
261 to continue to die. It needs to be regraded.

262 Ms. Kassel asked well, is that something that we can do? Do we have a box blade on  
263 that tractor that we own?

264 Ms. Kramer stated we do, and we could possibly use the.

265 Mr. Feliciano stated you need more than a box blade. You are probably going to need  
266 a Bobcat to dig down in there and grade those areas out. That is how bad it is and some  
267 areas you still have wood in certain areas, nails, rock, and that is throughout the Lakes. I  
268 only agreed to do it just because. But we are not going to do throughout, just that one area.

269 Ms. Montagna asked this is in the Lakes?

270 Mr. Feliciano stated yes, all throughout the Lakes. If you look at all the easement areas  
271 throughout the Lakes, all of them are completely the same.

272 Ms. Montagna stated regrading you know that is something the Board will need to  
273 discuss and how you want to move forward with it.

274 Mr. Feliciano stated, and you do have irrigation in there as well.

275 Ms. Kramer stated yes, so you have to be careful of that, we do not want to bust that  
276 up.

277 Ms. Montagna stated ok, trimming the tree limbs off the shade structures?

278 Mr. Feliciano stated that should have been done. I will double check since we are here  
279 Monday and Tuesday, but they were doing it last week.

280 Ms. Montagna stated it was completed; you are right. Oak trees that are damaged on  
281 Five Oaks?

282 Mr. Feliciano stated I was sent a picture of one oak tree that looked like it was damaged,  
283 which we spoke to the guys about it, but I mean if you drive through Harmony, you will  
284 see the old damage from mowers and stuff like that. I cannot say it was Servello or anyone  
285 else.

286 Ms. Kramer stated ok, it is recent damage. And I think it is with your new crew. What  
287 has happened is, I sat there and watched him and instead of circling the tree with the mower  
288 deck to the outside, he clips it all the time and the tree rings that should be there have not  
289 been maintained all the way down Five Oaks. From here all the way down to the clubhouse,  
290 and if you go down you can see almost every tree, I counted 39 trees.

291 Mr. Feliciano stated I saw some scarring, but I saw some scarring on the trees too that  
292 looked like it was done years ago. So again, I can say, I am not.

293 Ms. Kramer stated there are some real fresh stuff.

294 Mr. Feliciano stated ok, and that is something we constantly talk to our crews about  
295 and stuff. It happens in the landscape world, it is not just Servello, it happens. All you can  
296 do is try to coach and train your guys not to do it again.

297 Ms. Kramer stated the problem is that you guys have not been maintaining the mulch  
298 rings around them. They are so close to the street that if we had properly maintained mulch  
299 rings they would not have any need to be on that side of the tree at all. The problem is it is  
300 such a narrow area and that is why they are clipping them.

301 Mr. Feliciano stated I would not necessarily say not controlling the tree rings, as your  
302 trees get larger the ring should get larger as well. I mean if we went in there and pretty  
303 much sprayed where the ring should be, you would have no sod against your concrete areas.  
304 That is how large trees are. So, and the reason I am bringing that up is because we did that  
305 on Clay Brick and then the Board went back and asked us to replace the sod there which  
306 we told him it was going to die, and it did die. That was from your previous Board. Because  
307 you have very large trees, and your tree rings expand out. Most of your trees are up against  
308 concrete sections so you have small sections. Now if you want us to go back through  
309 Monday and Tuesday while we are here and edge the tree rings and do whatever, I would  
310 be more than happy to. But I am just telling you your trees are too large for the areas that  
311 they are sitting in.

312 Ms. Kramer stated right, but having grass between the curb and the tree causes the  
313 crews to actually come in and clip the tree which is really damaging to the tree and so  
314 hopefully they will all heal, and we will be OK. But that is a problem.

315 Mr. Feliciano stated I understand. They will. And again, we will speak to our crews  
316 about it.

317 Ms. Kramer stated if the tree ring had been maintained, then there would be no reason  
318 for them to be there. It would not, you are right, the mulch ring would be right on that curb  
319 but that is the intent. And we do have that in other areas of Harmony where that mulch  
320 ring, you had maintained it right on the curb because of the tree growth.

321 Mr. Feliciano stated and there are some areas you do not have sod at all. And again,  
322 that is just you know coaching and talking with the guys. I know that these trees will be  
323 fine because you have got scars on these tree is that is probably been there eight to ten  
324 years. And the trees are still healthy. As long as you are not cutting into the tree beyond  
325 four inches of the tree, you are not really doing anything. You are just giving an ugly  
326 appearance, so to speak.

327 Mr. Feliciano stated I cannot say how many we have done. I cannot say how many the  
328 previous company before us had done. It is just a coaching thing in the landscape industry.

329 Ms. Kassel stated alright, Ms. Montagna, I have a question. Do you have more for him?

330 Ms. Montagna stated I do not that was all I had.

331 Mr. Feliciano stated thank you.

332 Ms. Kassel asked did we sign the contract; did we not do a contract with you guys for  
333 annuals?

334 Mr. Feliciano stated you did do one, and our install manager at the time tried to make  
335 contact with his contact out here to say hey you want pink and red geraniums the red  
336 geraniums were available the pink were not. The pink were available in a certain flower so  
337 I told him before you do that, you and Alfredo get together and speak with Mr. Morrell at  
338 the time to make sure they are ok with it. We got no word back out of it, so we did not  
339 install the annuals, so we did not send an invoice or anything to you guys for that.

340 Ms. Kassel stated ok, just checking.

341 Mr. Feliciano yes, we did not bill for it, so.

342 Ms. Kramer asked Ms. Phillips, did you have anything to ask Mr. Feliciano?

343 Mr. Kassel stated thank you for your service.

344 Mr. Feliciano stated it has been a pleasure.

345 Ms. Kramer stated do not go yet. It is my turn.

346 Mr. Feliciano stated oh, ok.

347 Ms. Kramer stated I just have a couple of quick questions and you have answered most  
348 of my questions. One of the questions is we have three oak trees to put in on Cupseed and  
349 they were the wrong size. You guys came in and put just beautiful specimens in there. All  
350 three of them are dead as a door nail.

351 Mr. Feliciano stated yes, and that is not our responsibility unfortunately because we do  
352 not control the irrigation there, the CDD controls the irrigation there. And if you look at  
353 proposal it stated that we do not control irrigation there, you have to have water bags put  
354 on them which we have done in the past and Field Services are responsible for water  
355 because if we went out and watered those trees that are on CDD property then we will be  
356 held responsible for it. if we put it in writing, we did not put any of that in writing that is  
357 not our responsibility. I saw the trees and I called Mr. Perez and I talked to Mr. Perez about  
358 the trees as well. On one of the trees, I did shake it and leaves fell off which was good thing  
359 means it is going to push some growth but at the edge of Cupseed and Schoolhouse, and  
360 then you got another one further on down, they are dead. They are dead, and they are not

361 the responsibility of Servello because that is not on CDD property, and it is not even  
362 irrigated there.

363 Ms. Kramer stated ok, so you are saying the one further down away from the school is  
364 doing well?

365 Mr. Feliciano stated, it was one by a homeowner's property. That one there, the leaves  
366 have dropped. I even looked at it today before I came here and.

367 Ms. Kramer stated so you anticipate it coming back, but the other two are?

368 Mr. Feliciano stated I think that one will come back. And I called Mr. Perez and Mr.  
369 Perez said they were watering twice a day. The other two, they are not coming back.

370 Ms. Montagna asked how many are there?

371 Mr. Feliciano stated there are two.

372 Ms. Montagna asked there are two of them?

373 Ms. Kramer stated two of them will not come back and the third one he thinks will  
374 come back.

375 Mr. Feliciano stated, and we have done that numerous times.

376 Ms. Kramer stated yes, but the two put in on my side of Cupseed, I ended up watering  
377 them and keeping them alive.

378 Mr. Feliciano stated that is unfortunate, but that is what has to happen is the owner take  
379 responsibility of doing it because those water bags you are only going to get four, maybe  
380 five days of drip out of them. And sometimes.

381 Ms. Kramer stated oh, you do not even get that.

382 Mr. Feliciano stated well, it depends on how much you open them up, and I do not  
383 know if they were watered or not.

384 Ms. Kramer stated yes, I do not think they got watered. Thank you, sir.

385 Mr. Feliciano stated thank you, take care.

386 Ms. Kramer stated alright, the next item on our agenda is the, oh, let me see if I can. I  
387 if the Board does not mind, we do have one item that we may be able to help some folks  
388 out by moving it up on the agenda and that would be the, can you help me?

389 Ms. Montagna stated Benchmark.

390 Ms. Kramer stated Benchmark yes. The name?

391 Ms. Montagna stated yes.

392 Ms. Kassel asked Green Leaf/Benchmark Merger, 5A?

393 Ms. Kramer stated so if you all do not mind, we can move it up so that they can address  
394 what is going on and our Attorney can tell us what we need to do about it and we can move  
395 on from there.

396 **Green Leaf/Benchmark Merger**

397 Ms. Kassel stated just say your name, the company name for the minutes.

398 Mr. Atkin stated Jason Atkin, Benchmark Landscaping, previously Greenleaf  
399 Landscaping.

400 Mr. Botkin stated Mike Botkin with Benchmark Landscaping.

401 Mr. Mootz stated Jacob Mootz, Benchmark Landscaping.

402 Ms. Kramer stated ok, so gentlemen, tell us what has gone on since we awarded our  
403 contract.

404 Mr. Atkin stated so what has gone on since we have been awarded the contract, Mr.  
405 Botkin, and I, Mr. Mootz was actually in the meeting as well, when we did the pre-bid  
406 meeting we were introduced to each other by seeing Harmony. We looked at the property,  
407 went through the property, and actually got to know each other that day. As we got to know  
408 each other that day we developed a relationship, and we decided it was best for my  
409 company and Mr. Botkin's company at the time come together and be one company  
410 together. So, we consummated that before the first of the year and we are now all  
411 Benchmark Landscaping.

412 Mr. Botkin stated he is still an owner, and I am still an owner.

413 Mr. Atkin stated we are still both owners.

414 Ms. Kramer stated ok, great.

415 Mr. Botkin stated we picked the Benchmark name for no other reason than we already  
416 had all of our shirts and stuff.

417 Mr. Atkin stated by the way, we are on record of being very disappointed that he won  
418 the bid.

419 Ms. Phillips stated you could have saved us a lot of agony if you had done this before  
420 we had to vote.

421 Mr. Botkin stated we had no idea.

422 Mr. Atkin stated the elephant in the room of that is, and I am sure your attorney can  
423 attest, when you are discussing things like this merger and are under an NDA (non-  
424 disclosure agreement), he knew, and I knew and obviously our attorneys knew, but no one  
425 else our company knew. He actually put our bid together for Harmony and again I am just

426 going to say for the record, we did not know how they were bidding they did not know we  
427 were bidding until the summary came out what the bid was because as I am sure you can  
428 attest deals fall apart left and right so up until essentially 24 hours before closing was when  
429 we pretty much knew we were going to close because there is a million factors. I think you  
430 are an attorney you understand of what happens. Yes.

431 Ms. Kramer stated yes, many times. So, at this point, is there any action we need to  
432 take? We entered an agreement with Greenleaf and that was the name on the contract.

433 Mr. Eckert stated correct, that is how you awarded rank number one was Greenleaf and  
434 that was why I advised that the contract be written in the name of Greenleaf. When do you  
435 all start, or did you start?

436 Mr. Atkin and Mr. Botkin both replied next Wednesday.

437 Mr. Eckert stated ok, so what we would need to do today is go ahead and approve an  
438 assignment of that contract to Benchmark, as a Board, and we would want to see, as soon  
439 as that assignment is approved, we want to see the insurance certificate from Benchmark  
440 which I think they are prepared to provide as well. But I just wanted to make sure that we  
441 signed the initial contract with the company we picked.

442 Mr. Atkin stated I think we did, obviously we can send it again, but we did submit the  
443 COI and W9, with all that.

444 Ms. Montagna stated we have that.

445 Mr. Botkin stated ok yeah all the requirements needed, we.

446 Mr. Eckert stated yes, it just needs to be dated after the assignment.

447 Mr. Botkin stated ok perfect, it is not a problem.

448 Ms. Kramer stated ok, great.

449 Ms. Kassel stated so I move to approve assignment of our contract from Greenleaf to  
450 Benchmark. Do we need anything else in that motion?

451 Mr. Eckert stated no, that is it.

452 Ms. Kramer stated do I have a second?

453 Ms. Phillips stated second.

454

455 Ms. Kassel made a MOTION to approve the  
456 assignment of the Greenleaf Landscaping contract to  
457 Benchmark Landscaping. Ms. Phillips seconded the motion.  
458 Motion passed unanimously.

459

460 Ms. Kramer stated welcome aboard.

461 Mr. Botkin stated thank you.

462 Mr. Atkin stated thank you for having us.

463 Ms. Kramer stated glad to have you. And I want to let the residents here know that we  
464 selected the lower price on the bids, so we get the benefits of both companies. Glad to have  
465 you on board.

466 Mr. Atkin stated part of an acquisition merger of two companies like this is you get the  
467 best of both staffs, as well. So, the other gentleman that was here, Cal, he will also be a  
468 fixture here. Jacob will be the primary contact on site. Cal with the support on that side of  
469 the wall.

470 Mr. Botkin stated, and you also have both owners that are fully committed.

471 Ms. Kramer stated wonderful.

472 Ms. Phillips stated today I sat there I knew that I knew you guys, but I could not,  
473 because I forgot your names, sorry.

474 Mr. Botkin stated that was not your first meeting was it?

475 Ms. Phillips stated no, but the fact that you were here again it never crossed my mind  
476 that it was the landscape people.

477 Ms. Kramer stated well, thank you all very much. We look forward to seeing you  
478 February 1.

479 Mr. Botkin asked by the way, if the bench gets approved, can we donate the first bench  
480 please?

481 Ms. Kramer stated we would love it.

482 Ms. Montagna stated perfect. And the last bench that was in storage was rusted and  
483 could not be used. It was rusted out. So, we do not currently have any benches.

484 Mr. Atkin stated we have a supplier, and we would love to donate the first bench.

485 Mr. Botkin stated I think it is approved.

486 Mr. Atkins stated I do not know if you guys are going to discuss this later but there was  
487 an issue about on-site storage and that was kind of up in the air of yeah or nay.

488 Ms. Kassel stated that was so, yes go ahead, Teresa.

489 Ms. Kramer stated yes, we would have to put in a road basically that would cost us a  
490 quarter of a million dollars, in order to continue using that landscape storage area. So, at

491 this point unless we are able to sweet talk the County which who knows but right now we  
492 cannot.

493 Mr. Atkins asked so that plan is out? Ok.

494 Ms. Kramer stated unfortunately.

495 Ms. Kassel stated sorry.

496 Ms. Kramer stated now if you need ... in the future we will let you.

497 Mr. Atkins stated we knew it was in flux, but we just wanted to put it to bed for our  
498 sake for next week.

499 Ms. Kramer stated right now do not plan on it and we will grant you that gift if we are  
500 able to work something out.

501 Ms. Kassel stated I also want to talk about the annuals because we had a contract, you  
502 heard me talk about, so we need some annuals.

503 Mr. Botkin stated you are going to be between cycles, unfortunately.

504 Ms. Kassel stated yes.

505 Mr. Botkin stated if your cycle can wait until about March it is going to be a hot button  
506 item. It is when your.

507 Ms. Kramer asked can we approve it for when they are to go in for the Spring?

508 Mr. Botkin stated I can send that over.

509 Ms. Kassel stated what if we were to approve something that could go in now and last  
510 through to the next cycle, to the summer cycle. I know it could be a little iffy because we  
511 are in the colder weather and by the time we get to May or June it is going to be pretty hot  
512 and what we put in now may not, but maybe there is something that we could, I mean  
513 geraniums should be ok until May or June.

514 Mr. Botkin stated as long as we can find that quantity.

515 Mr. Atkin stated yes, if we find the quantity and we will certainly do our best to make  
516 something happen knowing that is the hot topic.

517 Mr. Botkin stated I wrote down the color.

518 Ms. Kassel stated thank you.

519 Ms. Kramer stated we were thinking Christmas colors back then but now. So, if you  
520 want to approve them going ahead and installing, if you want to make a motion based on  
521 their installation.

522 Ms. Kassel stated I make a motion we go forward with the contract for the annuals that  
523 get installed now that can bring us through to the next, to the to the summer cycle.

524 Ms. Kramer stated ok.

525 Ms. Kassel stated because otherwise we are going to be you know a month and a half  
526 again.

527 Mr. Botkin stated sure.

528 Ms. Phillips asked are we going to put a dollar limit on it?

529 Ms. Kramer stated they have a first install in the contract. So, do I have a second.

530 Ms. Phillips stated I will second.

531 Ms. Kramer stated I have a motion and a second to go ahead with an annuals installation  
532 that will take us through to the summer cycle.

533

534 Ms. Kassel made a MOTION to approve the contract for  
535 the installation of annuals that will last to the summer cycle.  
536 Ms. Phillips seconded the motion.  
537 Motion passed unanimously.

538

539 Ms. Kramer stated thank you so much.

540 Mr. Atkins stated you are welcome.

541 Ms. Kramer stated that was item 5A that we brought forward, for the record.

542

**FOURTH ORDER OF BUSINESS Consent Agenda**

543 **A. Minutes for December 15, 2022, Regular Meeting**

544 **B. December 2022 Financial Statements**

545 **C. December 2022 General Ledger Detail**

546 **D. #272 Invoices and Check Register**

547 Ms. Kramer asked do we have any?

548 Ms. Kramer stated do we have any?

549 Ms. Kassel stated move to approve. I am sorry go ahead.  
550 Ms. Montagna stated that is fine, you can move to approve, but I do have some updates  
551 to that I need to provide.

552 Ms. Kramer stated ok, let us do the providing them for.

553 Ms. Montagna stated so there are a couple of questions Ms. Kramer sent in, and also  
554 one Ms. Phillips sent in. So, you saw some Home Depot receipts that stated Riverwood.  
555 Those are Harmony charges but the tax ID number that is assigned to Harmony is also  
556 attached to a phone number at Inframark that states Riverwood. So, they are in the process  
557 of changing that, it is a process. But the charges are, in fact, for Harmony.

558 Ms. Kramer stated let us stay on that real quick. There were a couple of those receipts,

559 two of those receipts were actually charged sales tax. Is that being taken care of in the  
560 process?

561 Ms. Montagna stated yes, that has been refunded.

562 Ms. Kramer stated ok.

563 Ms. Montagna stated, and you will see that on your next statement. Also, there was  
564 Tom Parrish, it was questioned why that bill took that long to pay. On December 15, the  
565 invoice was processed, Ms. Chalkley was out on vacation, it was paid on December 22.  
566 Looking at the vendor history, his invoices, they were not sending them straight to AVID,  
567 they were sending hard copies to Coral Springs. So that was the delay there. Also, Ms.  
568 Chalkley has gotten with Mr. Parrish, that when he is used in the future, to please send  
569 them there so they can be automatically processed, and he does not have to wait. There was  
570 also a revised invoice that he had to submit that caused a little bit of delay as well. So that  
571 was that. And, Mr. Parrish has been spoken to as far as anything regarding his payment.

572 Ms. Kramer ok that was confusing because when I looked in AVID, it showed that it  
573 had been approved in AVID in March of 2022.

574 Ms. Montagna stated the new invoice had to be requested and then we also had to get  
575 his W9 which took a little bit. Because in order to pay a new vendor, we have to have a  
576 W9, a certificate of insurance, in order to do that.

577 Ms. Kramer stated ok because we paid an invoice previous to that for the correction of  
578 the sewer pipe from the Swim Club.

579 Ms. Montagna stated that is the information that Ms. Chalkley gave me.

580 Ms. Kramer stated ok. Let us stay on top of that and make sure we do not, because he  
581 is a great plumber, and he has provided great prices. I would hate to lose him. So,  
582 everything is smoothed over with him?

583 Ms. Montagna stated yes, he is perfectly fine.

584 Ms. Kramer stated ok good.

585 Ms. Montagna stated no issues. Another thing that was asked, Pegasus bill on  
586 Southeastern survey and mapping. Mr. Hamstra did a digital elevation map that shows the  
587 high and low elevations throughout the entire subdivision that was used in a few meetings  
588 back to show what areas in the community will flood when the lakes rise. This map was  
589 used during our post Ian flooding discussion. Southeastern was used due to Dotty being  
590 out sick. Is that an accurate summation?

591 Mr. Hamstra stated you are spot on.  
592 Ms. Kramer ok. So that explains what that is and, yes. So, DM is digital mapping.  
593 Ms. Montagna stated yes, sorry.  
594 Ms. Kramer stated I found that out, but I did not know if Board members would.  
595 Mr. Hamstra stated elevation.  
596 Ms. Montagna stated yes.  
597 Ms. Kramer stated digital elevation model.  
598 Ms. Montagna stated so that answers that part. Servello tree replacement of Sycamores,  
599 we discussed that earlier. and then where the three oaks near the school, yes, it was three  
600 oaks they mislabeled their proposal.  
601 Ms. Kramer stated ok, not sycamores.  
602 Ms. Montagna stated correct.  
603 Ms. Kramer asked so with the two that have passed away, you guys will be replacing  
604 them?  
605 Ms. Montagna asked where are they? Because Mr. Perez said the ones when.  
606 Ms. Kramer stated the one is the right across from my house.  
607 Ms. Montagna asked is it Cupseed?  
608 Ms. Kramer stated on Cupseed right across from my house and the other one is right  
609 on the corner of Schoolhouse and Cupseed.  
610 Ms. Montagna stated because the arborist Stacey or whoever came out, I will have to  
611 get her name called and told Mr. Morrell and Mr. Perez that the trees are in shock effect  
612 when they were planted, and the cold of the weeks was bad for them, and they are going to  
613 come back. That is what she stated.  
614 Ms. Kramer stated I think she is horribly mistaken.  
615 Ms. Montagna and these are Cupseed, is that accurate? Is that the location you are  
616 referring to?  
617 Ms. Kramer stated well there was one on Cupseed that he said is going to come back.  
618 But no, this is not. The other two?  
619 Ms. Montagna ok yes. Then yes. The answer to that question in short is if they are in  
620 fact dead because the proposals Servello is absolutely right. On the proposal it clearly states  
621 that Inframark would keep refilling those water bags.  
622 Ms. Kramer stated ok.

623 Ms. Montagna stated yes, and I think that was all you had. No there is one Toho, 3200  
624 Schoolhouse meter. Why does it use so much water? It states twice what the meter uses.  
625 The monthly bill averages \$2000.00 with high on September 22. Mr. Morrell and Mr. Perez  
626 reached out to Barbara with Toho to have a tech onsite, followed up multiple times.  
627 Servello did not find any issues out there. They share those reports with the landscape  
628 vendor to review any overages currently the status is waiting on a response from Toho  
629 regarding having a tech to come on site and look and see.

630 Ms. Kramer stated alright, I mean one bill was \$4600.00 for one month and that is  
631 more than we spend anywhere else in Harmony.

632 Ms. Phillips stated yes, and that is reclaimed water, that is not even clean water.

633 Ms. Kramer stated no, that is irrigation water.

634 Ms. Montagna stated just to go back to the Tom Parrish, that first invoice, that you were  
635 referring to, that was paid on Mr. Perez's pcard. Which was why they were not initially  
636 setup with a W9 because he paid it on his corporate card and then just passed the cost  
637 through to the District.

638 Ms. Kramer stated that makes sense.

639 Ms. Montagna stated so that is where you saw the delay. I believe that was all of your  
640 questions, did I miss one?

641 Ms. Kramer stated there were a couple.

642 Ms. Montagna stated oh Avalon.

643 Ms. Kramer stated yes, the Avalon pool.

644 Ms. Montagna stated so the Inframark invoice for November, Mr. Perez's card for  
645 \$580.00 for Avalon pool cleaning/repair from 9/20/22 was repair of a Stenner pump. And  
646 that would be charged to the District, that would not be part of  
647 what Inframark, Inframark pays their \$2000.00 and whatever.

648 Ms. Kramer stated right, to provide the CPO.

649 Ms. Montagna stated yes, this was repair of the Stenner pump.

650 Ms. Kramer stated yes, I saw cleaning and repair and I was not sure what in the world  
651 that was.

652 Ms. Montagna stated yes, that is what that was from.

653 Ms. Kramer stated alright, the other is the Five Oaks Swim Club, their OUC meter, that  
654 I think runs our pool heater.

655 Ms. Montagna stated it runs your swim club pool pumps, heaters, and bathroom  
656 electrical. In the cool season, the heaters draw more energy for the heat pumps to keep the  
657 pool warm.

658 Ms. Kramer stated yes, we just need to with OUC, because it may be the simple thing  
659 of we alternate which heater is on, so they do not both kick on at the same time. If they  
660 both kick on at the same time, being that it is on a demand meter, it shoots our cost out the  
661 roof. So, it may be as simple as that, putting one just slightly delayed from the other. The  
662 first kicks on and then the other one kicks on so if we can do that great.

663 Ms. Montagna stated yes, we will check into it.

664 Ms. Kramer stated yes, the last thing would be the Inframark bill, which we wanted to  
665 discuss later. So, I would request that we approve the agenda withholding out the bill for  
666 December.

667 Ms. Kassel stated my motion is amended, so amended.

668 Ms. Kramer asked second?

669 Ms. Phillips stated I will second.

670

671 Ms. Kassel made a MOTION to approve the consent 672 agenda, withholding the Inframark December bill. 673 Ms. Phillips seconded the motion. 674 Motion passed unanimously.
--

675

676 Ms. Kramer stated ok, 5A we have already dealt with.

677

678 **FIFTH ORDER OF BUSINESS** **Staff Reports**

679 **A. Green Leaf/Benchmark Merger ---Moved up to Contractors Reports**

680 **B. Field Manager's Report**

681 Ms. Montagna stated if you guys have any questions, I would be happy to answer them.

682 I pretty much went over, there is a couple of other open items. You just heard from  
683 Benchmark and Greenleaf. Field Staff and Area Field Manager to review storage  
684 containers need to ID surplus items, that was completed.

685 Mr. Morrell is waiting on contractors to meet with him regarding the Ashley Park Pool  
686 office refurbishments. Which we are going to talk about later when we talk about field.

687 Ms. Kramer asked talk about options?

688 Ms. Montagna stated yes. The Polaris XD engine is still needed. I have followed up  
689 with Briggs three times. I have now escalated the request back to the contact at Polaris,  
690 Mr. Brent Maynard.

691 Toho weekly meter readings. There is one on Schoolhouse that Mr. Morrell is waiting  
692 for a tech for. We just talked about that.

693 Brightview trimming was completed. I have not heard any complaints about their work  
694 so far.

695 Ms. Kramer stated all compliments. Everybody was very pleased with it.

696 Ms. Montagna stated BrightView Proposal for Feathergrass and Middlebrook is up for  
697 discussion and vote this evening.

698 Ms. Kramer stated yes.

699 Ms. Montagna Benchmark and BrightView provided proposals for tree removal and  
700 replacement, revised proposals were shared with the Board and staff to include the oak at  
701 the intersection of Catbrier and Primrose. You all see and have access to the drop box that  
702 has all of that information in it. Do you need me to go over it?

703 Ms. Kramer stated no, but it is.

704 Ms. Montagna asked it is what?

705 Ms. Kramer stated it does not contain even a small percentage of what gets in.

706 Ms. Montagna stated of what, what get in?

707 Ms. Kramer stated of what residents and others send in.

708 Ms. Montagna stated ok, yes, he does not put every single thing in. If it is something  
709 they go out and fix right away, my understanding is no that does not go in there because  
710 you would have five million things. It is the major things, but I will talk with him and see  
711 what exactly is missing.

712 Ms. Kramer stated yes.

713 Ms. Montagna stated Malever Construction new phase in Harmony East Five Oaks, I  
714 may have butchered that name, sorry. Benchmark is working with the developer to move  
715 irrigation valves in the middle of an entry road.

716 Ms. Kramer stated yes.

717 Ms. Montagna stated the valve and mainline are district property the work will be paid  
718 for by the developer. Garden Road grading update: Lamar from Gary's Grading stated work  
719 should begin in two weeks. The rock supplier is out of inventory, which is happening  
720 everywhere, and they are wrapping up two current jobs. So, that is your update.

721 Ms. Kramer asked out two weeks?

722 Ms. Montagna stated yes, about two weeks out from today and if something changes  
723 obviously we will provide an additional update.

724 Ms. Kramer stated ok.

725 Ms. Montagna stated so that is the field update.

726 Ms. Kramer stated one question there is that Primrose Willow there was a whole section  
727 that was missed in the whole project. And it has got a.

728 Ms. Kassel stated a sidewalk replacement and refurbishment, right?

729 Ms. Kramer stated yes, and we kept asking about it and asking about it and it was  
730 missed.

731 Ms. Montagna stated it was missed; it was just missed.

732 Ms. Kramer stated, and it did not go into the change order, or anything. So how soon  
733 can we because that is a two-inch uneven.

734 Ms. Kassel stated it is more like close to three inch.

735 Ms. Kramer stated yes.

736 Ms. Montagna stated for panel replacement, you are asking? Mr. Blanco was out here  
737 today and yesterday, so that is coming. And we have got two.

738 Ms. Kassel stated I was wondering if we could just grind it down, I mean it really is a  
739 hazard.

740 Ms. Kramer stated oh, it is a major hazard. Or come in and put something like over on  
741 Bluestem. Before you guys even came on board, somebody, and I think it was the  
742 homeowner, came in and put some sort of grout or concrete to transition it and it has held  
743 up wonderfully. If they could at least do that, so it is not that blunt trip hazard.

744 Ms. Kassel stated yes, kids riding bicycles.

745 Ms. Montagna asked Blue Stem, you say?

746 Ms. Kassel stated no, it is on Primrose Drive.

747 Ms. Montagna stated no, I know. I meant what was done.

748 Ms. Kramer stated it is on Bluestem right at the curve where it comes around and starts,  
749 behind the school. If they want to take a look at that and see if that is something that they  
750 could do over there.

751 Ms. Montagna stated we will do something and maybe even go out and grind it or  
752 something.

753 Ms. Kramer stated it is just horrible.

754 Ms. Kassel stated it has been bad and I have mentioned it. I think in June I said  
755 something.

756 Ms. Montagna stated right it goes back to May. Or at least, that is what I found. So yes.

757 Mr. Eckert asked is it marked, at this point?

758 Ms. Kramer stated yes, it is marked.

759 Ms. Montagna stated it is marked but still.

760 Ms. Kassel stated but if it is dark, you are not going to see it.

761 Mr. Eckert stated yes, I understand. Ok.

762 Ms. Montagna stated yes, it is marked but I mean.

763 Ms. Kramer stated yes, we just need to get that done because it has been sitting. And  
764 there are several other sections that need to be replaced.

765 Ms. Montagna stated yes, Mr. Blanco is doing it actually. He went out today  
766 and yesterday and marked all of the major panels throughout the community.

767 Ms. Kramer stated ok.

768 Ms. Montagna stated but this Primrose section, I will go out and look at Bluestem see  
769 what they have done there and if that is something that can be done maybe we can just do  
770 that. But in the meantime, maybe grind something, at least to get the big lip down.

771 Ms. Kramer stated ok, that would be great. The other thing I would like, Jessica  
772 Sullivan with IFAS have recommended against going in and cutting the roots of the trees  
773 because of the possibility of creating instability in the trees. And she had some alternative  
774 methods so if you all could look into that. That way it will preserve the trees yet allow our  
775 sidewalks to be safe.

776 Ms. Kassel stated so I think it was like grading.

777 Ms. Montagna stated it is, it is like a slope.

778 Ms. Kassel stated or the kind of stuff we have in the small dog park off of Primrose  
779 Willow around the benches it is rubberized.

780 Ms. Montagna stated to spray under there that lifts the sidewalk panel.

781 Ms. Kassel stated or to remove the panel because the root is going to be there and  
782 replace it with that.

783 Ms. Kramer stated so some alternatives, if you all can explore those and maybe that  
784 could be a test site for one of those.

785 Ms. Montagna stated yes, definitely we can look at that.

786 Ms. Kramer stated ok. Alright, any other questions before we go into proposals?

787 Ms. Kassel stated I have a question about one of the tree removal and replacement.

788 **i. Tree Proposals**

789 Ms. Kramer stated ok, let us start first with the Feathergrass and Middlebrook. This is  
790 tree proposal A.

791 **a. BrightView #497490, Southern Live Oaks Proposal**

792 Ms. Kramer stated this is basically an extension of the contract that they have already  
793 done for inside tree trimming. But because they had not given us a quote on Feathergrass  
794 and Middlebrook, because those were County streets, but we have decided to include the  
795 County streets. It is before you again. That is the same per tree price that they gave us for  
796 Butterfly for trees of the same age. And they did again go in and select and suggest  
797 trimming only the ones that really need it. So, at this time, so we have consistency with  
798 inside tree trimming, I would entertain a motion to approve.

799 Ms. Kassel asked so this is, we are talking about 5Bia?

800 Ms. Kramer stated yes, and that is a separate from the other proposals. The other  
801 proposals are all alternatives of the same work, so it was kind of confusing when I first saw  
802 it.

803 Ms. Kassel stated, and I was confused because we received revised proposals and I was  
804 confused too, because they came in relatively late, I was confused as to which of these four,  
805 A, B, C, D, that the revisions were on.

806 Ms. Kramer stated ok that first. The revisions were not on A. So, A is strictly the  
807 periodic tree trimming for those trees on Middlebrook and Feathergrass .

808 Ms. Kassel stated move to approve, BrightView #497490.

809 Ms. Kramer stated I have a motion to approve, do I have a second?

810 Ms. Phillips stated I will second.

811

812 Ms. Kassel made a MOTION to approve BrightView  
813 proposal #497490, Southern Live Oak tree trimming, in the  
814 amount of \$6,030.00. Ms. Phillips seconded the motion.  
815 Motion passed unanimously.

816

817 And that contract we can just have District Management just take the one we have for  
818 the remainder of the Community and paste in the new price and the new scope, and they  
819 provided you with the scope and the graphics for that so that.

820 Mr. Eckert stated as long as you are not approving the terms and conditions on the  
821 BrightView proposal. Ms. Kramer stated right, it will just be the same contract.

822 Ms. Montagna stated exhibit, and just the scope would be the exhibit.

823 Mr. Eckert stated I understand. I am just saying they have their preprinted terms in here.

824 Ms. Kramer stated yes we do not want to approve that.

825 Mr. Eckert stated ok.

826 **b. BrightView #501149, Tree Removals**

827 **c. BrightView #8017941, Tree Removals and Replacements**

828 **d. Benchmark #230118-02, Tree Removals**

829 Ms. Kramer stated alright, B, C, and D are all alternatives to the same work,  
830 BrightView, in B., has recommended that they are going to remove and stump grind seven  
831 trees and not replace them. They have added the eighth tree because it was left out when  
832 the scope was given to them, and the eighth tree is that one that is split over there on  
833 Beargrass that IFAS told us because of its location it could be hazardous, so they added  
834 that one. C is also BrightView, is removing those same trees and replacing them with new  
835 younger trees at three-inch caliper. And then D is a proposal from Benchmark for the  
836 removal and replacement but only five trees this leaves out the two trees on Five Oaks that  
837 were damaged by the vehicles, that have the severe bark damage. So basically, we are  
838 looking at approving one of these three.

839 Ms. Kassel stated or the revision to B, which is the removal of eight trees instead of  
840 seven and not replacing. I did not have time the to take a look at the locations of all these  
841 trees. I mean, I know that Ms. Sullivan told us that if we have a tree that is being removed,  
842 and there are trees on either side of it that are doing well that we should not replace them  
843 and I did not have time to go to each of these sites to see whether it was the case but you  
844 said you have.

845 Ms. Kramer stated I have. I went out and looked at each and every one of them and  
846 what I saw is for all of them they do have healthy trees on either side with the exception of  
847 one on the west entrance on Five Oaks. The one adjacent to it is floundering a bit but the  
848 indication when I spoke to her was that that one might flourish if the other one was removed  
849 so it would be kind of like it would be better to remove it and see how the other one  
850 responds and then it that one does not respond well then take that one out and plant the  
851 next one in between those two instead of replacing both of them. But all the other ones do.  
852 The only ones I had a question about was, there was the one, it is a maple, at 6850 Sundrop.

853 Ms. Sullivan or maybe it was BrightView rated it as health was 60% it was in fair health.  
854 It did look a little scraggly but not more so than some of ours. So that would be the only  
855 one that I am not fully sure of. The laurel oak has got definite trunk and base damage and  
856 it has a dead tree across the street that is only a stump now so if they could take that stump  
857 out while they are there that will be good. But again, that may fall it is really scraggly and  
858 we may take it out and see how the adjacent trees do and possibly replace it in the future  
859 but not right now.

860 Ms. Kassel stated so I see there is proposal #504130 from BrightView. Is that the one  
861 of these are removal and stump grinds that is the revision that Mr. Perez sent. Is that the  
862 one that we are considering along with these? Is that the replacement for

863 Ms. Kramer stated #501149?

864 Ms. Kassel stated no #504130 it is a removal and stump grind of 8 trees.

865 Ms. Kramer stated eight trees, ok so that is the revised number?

866 Ms. Kassel stated yes, that is from his email.

867 Ms. Kramer stated ok.

868 Ms. Kassel stated that was on the 23<sup>rd</sup>.

869 Ms. Kramer stated I thought they were using the same number and, can you give me  
870 that number again?

871 Ms. Kassel stated you bet, just give me a moment.

872 Ms. Kramer stated sure.

873 Ms. Kassel stated the amount is \$6400.00.

874 Ms. Kramer stated yes.

875 Ms. Kassel stated move to approve BrightView proposal #504130 for the removal and  
876 stump grinding of eight trees.

877 Ms. Montagna stated what is the number?

878 Ms. Kassel stated the proposal number? It is #504130.

879 Ms. Kramer stated ok, I have a motion do I hear a second.

880 Ms. Phillips I will second.

881

882 Ms. Kassel made a MOTION to approve BrightView  
883 revised proposal #504130, removing and stump grinding  
884 eight trees in the amount of \$6,400.00. Ms. Phillips seconded  
885 the motion.

886 Motion passed unanimously.

887

888 **ii. Symbiont Service Maintenance Proposals**

889 Ms. Kramer asked would you like to take that one?

890 Ms. Montagna stated sure. The first one is #342455 that is to replace both pool side  
891 condenser coils that are leaking water, sight glass and dryer. Includes two condensers, drier,  
892 sight glass, torch, vacuum, freon reclaim and return, and labor. So, I was out there today  
893 with another pool vendor, and it is leaking water.

894 Ms. Kramer stated running up our water bill.

895 Ms. Montagna stated yes, I have to check on that and see what the what that entails but  
896 this is, there is a leak. And the problem of going to other vendors is it is a Symbiont heater,  
897 so you have to, Symbiont is the one you have to fix it unless the District wants to go with  
898 whole new vendor with a whole new system.

899 Ms. Kassel stated we are out of warranty.

900 Ms. Montagna stated correct, so there is a one-year warranty on parts and labor on this  
901 and one year, so it tells you all the warranty stuff, but it definitely needs to be fixed. Right  
902 now, you have one heater working and it is heating the pool and it is heating it to 83 but  
903 the problem is you cannot turn off that main valve to stop the leak because the water has  
904 to flow through both, or it will not heat at all. So, it definitely has to be fixed. And the  
905 systems are very old, and it is about \$50,000.00 to replace those heaters. I talked to another  
906 gentleman, and you can go to a whole new system that is through Symbiont is about  
907 \$50,000.00 but you can go to a whole new system there is a couple out there. Bosch is one  
908 of them and so.

909 Ms. Kassel stated and tell us about this second proposal it is for some kind of service  
910 agreement.

911 Ms. Montagna stated so apparently, the District had a maintenance plan on these  
912 heaters for a while. For whatever reason back in 2019 the Board decided to do away with  
913 the maintenance plan. There has been no maintenance on these machines since 2019, since  
914 you cancelled the maintenance plan.

915 Ms. Kassel stated the Board did not do that.

916 Ms. Montagna stated I do not know why and did not research minutes to find out. That  
917 is something I have Christy looking at now, but that is what the Symbiont who is been the  
918 rep out here for however long said that there used to be a maintenance plan and there has  
919 been no maintenance on these since 2019 and that is when the maintenance plan was  
920 cancelled. I say "by the Board" because I.

921 Ms. Kramer stated well I would imagine it would take a vote of the Board.

922 Ms. Montagna stated that is my assumption, whether it was a field manager that, I have  
923 no idea, but it was cancelled. So, there has been no maintenance done on these since 2019.  
924 So, the recommendation is yes you should have a maintenance plan on these, these are very  
925 expensive pieces of equipment that this District uses.

926 Ms. Kramer stated, and this is essentially a sole source because it is a Symbiont product.

927 Ms. Montagna stated that is correct.

928 Ms. Kramer stated it has to be Symbiont; another vendor would not service it. So, I  
929 guess our decision is to accept this or to shut down the pool heater and investigate replacing  
930 it or choosing not to have any heated pools. Is that what that what I am hearing?

931 Ms. Montagna stated those are your options right there.

932 Ms. Kramer stated ok.

933 Ms. Kassel stated I am looking for a quote. Ok, so I move to approve Symbiont Service  
934 Corporations quotes Q7681 and SA2784-Q, which are the two proposals in the agenda.

935 Ms. Kramer stated I have a motion; do I hear a second?

936 Ms. Phillips stated I will second.

937 Ms. Kassel stated I would like to know what this service agreement includes.

938 Ms. Montagna stated right here.

939 Ms. Kramer stated yes, it is pretty extensive.

940 Ms. Montagna, yes, it is in the agenda.

941 Ms. Kassel stated oh, ok.

942 Ms. Montagna stated that is everything for your plan maintenance, a 28-point checklist.  
943 So, this is everything and also being that you would be a maintenance plan holder, you  
944 have preferred discounts on all parts and labor that are not covered under the warranty, the  
945 manufacturer's warranty. So, they give you some sort of discount for being in their  
946 maintenance program.

947 Ms. Kassel stated, and nothing is under warranty anymore, right, except for. Or are  
948 some of these parts.

949 Ms. Montagna stated yes if you look on here it tells you.

950 Ms. Kramer stated yes, they will be warrantied once they are replaced.

951 Ms. Montagna stated that is right we have one year warranty on parts and labor on one  
952 thing another thing is another one-year parts and labor warranty as well.

953 Ms. Kassel stated ok.

954 Ms. Kramer stated any further discussion? Hearing none, I will call the question. All in  
955 favor?

956 All Supervisors replied aye.

957 Ms. Kramer asked all opposed? Hearing none, motion passes unanimously.

958

959

960

961

962

963

964

965

966

Ms. Kramer stated we will keep the heater running for everybody.

967

Ms. Montagna stated I felt it today and it is chilly out and it felt like a hot tub.

968

Ms. Kramer stated it is pretty nice when it is heated.

969

970

Ms. Montagna stated I was surprised that it was as warm as it was when I felt it. I was  
not expecting it to be that warm and it was like a hot tub. Yes, kind of crazy.

971

### **iii. Update of Staffing Issues**

972

973

Ms. Montagna stated so, next you have staffing update. So, I have a couple things. You  
know I have heard several different, not several, a bunch of issues that have come through.

974

Ms. Kramer is going to be able to touch on those if she would like. So essentially I had

975

planned to come today with a whole package of kind of some different things with staffing,

976

our field and what they do on a daily basis and all those things. I do not have all of that put

977

together. I was out here today for three hours and basically for some pool stuff but ended

978

up looking around. So, the staffing update, Ms. Kramer's interested in what kind of credit

979

from Inframark is willing to give the district back. And as it sits today, we do not, Inframark

980

does not feel that we owe you a credit. As of November, Chris and Asher quit, or resigned.

981

This was during the hurricane stuff. Chris went to do, not that it matters but he went to do

982

some like adjuster work, and then Asher kind of shortly after, so you were down two

983

people. as far as staff wise. We had people from our general field staff coming out. Mr.

984

Baez, Mr. Blanco, Mr. Simmons, a few different people here and there if things needed to

985

get done. Also currently, you are staffed with temporaries, as well. Temporary staff, they

986

work the full hours, but they are they are not Inframark staff, we are paying for them,

987

obviously, and we paid forty-eight percent on that. So, you do have staff. You know I will

988 say that some things have fallen through the cracks, need to get rectified. Would I say it is  
989 a horrible job and your field staff has done a horrible job out here, no. No, I would not say  
990 that. I would say that some things have definitely fallen through the cracks, some things  
991 that need to be done a little bit better, but we can always get better every day and that is  
992 what we strive to do. But I think the field staff has been somewhat responsive in that respect  
993 and getting stuff done. So that is kind of where it is at. So, my plan is to provide a full kind  
994 of comprehensive package in your February agenda that the Board can review and kind of  
995 decide what you want to do from there. Mr. Eckert and I talked about the Inframark  
996 contract. I do believe your contract needs to be updated and or revised. I know there was a  
997 lot of things you know that were said we talked about it before about different things so I  
998 definitely think that that is something the Board needs to visit and maybe look at the scope,  
999 come to some sort of expectation of what this Board expects of your field staff, and get it  
1000 written in a scope definitively however you all see fit and maybe it is the same scope you  
1001 have now I do not know but that is something that I think you all need to discuss and then  
1002 maybe give it to Counsel and say look this is the scope we want, build a contract and then  
1003 authorize your Counsel to enter into negotiations with Inframark to do that. We are making  
1004 a change, a couple of changes internally, Mr. Morrell will no longer be out here. And he  
1005 will be here until we have a couple of people already, but he obviously will make sure they  
1006 are familiar with the property and things like that. Mr. Perez will as well, but we are already  
1007 talking to Mr. Morrell and have already made that change but he still has to be out here  
1008 with Mr. Morrell for a few weeks at least maybe even a month of just being a shadow and  
1009 Mr. Perez being out here and really showing and knowing what needs to be done which is  
1010 another reason why in February I would like to make sure maybe you are fine with this  
1011 current scope. I know that Ms. Kramer sent out the contract to all the Board members, so I  
1012 would advise you review that see if you have any changes or additions that you would like  
1013 to make to that scope or see something different in that scope and then maybe send it to me  
1014 so I can include that in the package that you all can review for your February meeting and  
1015 then come to some sort of consensus. Obviously, your other option is you can go a different  
1016 direction and go with another company if you are not happy with Inframark field. So that  
1017 is kind of where it ends or where it is and that is it.

1018 Ms. Kramer stated thank you.

1019 Ms. Montagna stated yes, of course.

1020 Ms. Kramer stated any comments or questions?

1021 Ms. Kassel stated I received a call last week, earlier this week, I cannot recall.

1022 Ms. Montagna stated last week.

1023 Ms. Kassel stated it was last week asking for my feedback but the fact that Mr. Morrell  
1024 is being replaced is coming as a surprise.

1025 Ms. Montagna stated I am sure it is.

1026 Ms. Kassel stated, and I am sure I will see him around. I actually, I think today, I was.

1027 Ms. Montagna stated he is on Zoom. He is not here tonight because he is ill. And being  
1028 that we are in such a tight space even though even today outside he was wearing a mask  
1029 but being that we are in such a small space I just asked him if he would join by Zoom just  
1030 to be safe. But he is not feeling good at all.

1031 Ms. Kassel stated I am sorry; Mr. Morrell I hope you are feeling better very soon. Sorry  
1032 to hear that you are not going to be in Harmony much longer, and I wish you the very best  
1033 and if I see you around I will say hi.

1034 Ms. Kramer stated my concern is being fiscally responsible for this to the CDD. We  
1035 pay a little over \$28,000.00 a month for our Field Services staff and that staff is to include  
1036 one manager and four line workers. We have been down two staff members since the  
1037 beginning of November so that is three months now. And they have tried very well to send  
1038 substitutes and day laborers over and that has filled in the gaps to a certain extent, but the  
1039 efficiency and the effectiveness of that just does not bring it up to the standard where if we  
1040 had the full contingency of workers who are trained in the Harmony area that it would be  
1041 and some of the things have been lacking and being as we spent \$65,000.00 bringing our  
1042 sidewalks up to ground zero with the one missed section but the rest of them and we have  
1043 spent \$194,000.00 getting our Old World Climbing Fern cleared out to the point where our  
1044 staff, putting in a basically the 32 hours a week on it, will be able to keep up with it. But  
1045 because, like Mr. Vinson who does our spraying and our Old World Climbing Fern  
1046 mitigation so to speak, he has been cleaning bathrooms and doing all these other jobs  
1047 instead of being out there staying on top of it and keeping us in compliance.

1048 Ms. Montagna stated first let me interrupt for second. He was not out there doing it  
1049 because you guys were having a vendor come in and do it so that is why. But he is about  
1050 to start doing it based off of the experts that you hired, Ms. Catherine Bowman and Mr.

1051 Bill Snively, I always get his name wrong. So that work is about to have to start again  
1052 during.

1053 Ms. Kramer stated yes, they finished up the third week of December and so there is  
1054 work. This is typically the slower period because not as much work has to be put in on the  
1055 pools and the bath houses, they are not getting used daily with regularity of large groups.  
1056 This is usually when we get a lot of extra projects done. There is just, it is our responsibility  
1057 to the CDD is to ensure we are paying appropriately for the service we are getting but then  
1058 when there are services down I would, when we had this discussion previously about how  
1059 long do we give Inframark to get new people on board before we do withhold some of the  
1060 funding, we agreed, the board agreed, to a one month period. And so that would have been  
1061 the month of November.

1062 Ms. Montagna stated we have had staff here, and it does not say that we have to  
1063 have Inframark staff. We staff them with our current field staff and temporary staff and  
1064 that is where Mr. Tarase feels that he does not owe a credit because we have had staff here.  
1065 They are not in Inframark permanent, but they are still full-time employees that work here  
1066 the scheduled hours 7:00 a.m. to 2:00 p.m., I think, it is maybe 4:30.

1067 Ms. Kassel stated so I do not know that we could quantify what we feel has not gotten  
1068 done. One of my comments had been that when I had that call with Sean, was that we have  
1069 an essentially a weekly report that has photographs and 95% of it is referred to Inframark,  
1070 but there is plenty of things that Field Services should be doing that are not on the list.

1071 Ms. Montagna stated no Inframark is Field Services, do you mean Servello? Oh ok,  
1072 that is ok.

1073 Ms. Kassel stated I am sorry. Is it past my bedtime?

1074 Ms. Montagna stated that is ok.

1075 Ms. Kassel stated so most of their photographs and items are for Servello and very few  
1076 are Inframark, or Field Services, and it seems to me that there is a lot that is not on there  
1077 that should be Field Services responsibility. For a while it seems like things have not gotten  
1078 dealt with but I do not know that we can quantify it at this point but moving forward from  
1079 this point I wonder what can be done to make sure that the quality and quantity of work  
1080 that needs to be done to maintain the District properly by Field Services according to our  
1081 contract, what can be done to ensure that it gets done to the standard that it needs to be.

1082 Ms. Montagna stated agreed and that that is where I talked to Ms. Kramer and I even  
1083 talked to your Counsel and I think taking that scope that you all have now look at it review  
1084 it just based off of what you have seen and what, if there is anything you would like to add  
1085 to it because I want there to be something in there that like you said can quantify right now  
1086 and I have talked to Mr. Eckert above this the contract is very

1087 Ms. Kassel stated mushy?

1088 Ms. Montagna stated vague.

1089 Mr. Eckert stated well I would say that it identifies positions, but it does not say how  
1090 much time has to be devoted and so that is where it is a little bit squirrely in terms of how  
1091 you interpret that but it does identify a specific positions with specific duties but it does  
1092 not have a time commitment in terms of those that I could see and maybe.

1093 Ms. Kramer stated right, those were basically full-time positions.

1094 Mr. Eckert stated ok, yes.

1095 Ms. Kramer stated one FTE for each of those categories.

1096 Ms. Montagna stated and that is why I think, for the Board, not only for you but for  
1097 Inframark too, so you can be able to push back like this and go ok look we did not get, we  
1098 are not getting we expected this. This is, this is our level of expectation. This is what we  
1099 want, this is what we expect, so I just think getting that cleaned up in a little more tightened  
1100 up and definitive I think would be great and then we can be able to be able to move forward  
1101 and say look this is what we are not getting. And maybe even put into the contract, we have  
1102 another District where, actually Celebration is one as well, where every six months the  
1103 Board nominates, which in their case they did the chair, where they do a review of the  
1104 services that they are supposed to be getting via contract versus what we have seen or what  
1105 other board members have reported and it has worked out great because then it is actionable  
1106 things of everything is great or here is what we have seen and then there is a cure period  
1107 and then we move on. So that has worked out very well and I do not know if that may be  
1108 an option that you want to look at as well. But we do it there it works out well. We do it at  
1109 other Districts, and it works out well where it is a six-month kind of review instead of an  
1110 annual review.

1111 Ms. Kramer stated, and I agree that we can fine tune that, but right now you know  
1112 Inframark has an obligation to provide us with a certain number of staff members. To me  
1113 they have definitely filled in one of those vacant staff members by using Celebration staff

1114 and day labor, but we have had numerous instances where Mr. Vinson has been working  
1115 on his own and there have been no other staff members on, and we typically always have  
1116 at least two if not three staff members sometimes four on site, sometimes five. But we are  
1117 definitely down, and we are definitely not getting the work done, so I would propose that  
1118 we withhold the equivalent of one FTE for each of the months of December and January.

1119 Ms. Montagna stated, and we would need examples of that, and times and dates that  
1120 nobody was here because we also have where we pay our Celebration staff overtime to  
1121 come and work on the weekends with Mr. Vinson and we have documentation of that. So,  
1122 and I talked to Mr. Tarase on the way here and essentially that is his stance but if the Board  
1123 can provide you know data showing this is where you failed then he is happy to entertain  
1124 it. I mean we have a good partnership and want to remain that way.

1125 Ms. Kramer stated well are you going to provide us with the worksheets that say who  
1126 is here when and you know again.

1127 Ms. Montagna stated we certainly can.

1128 Ms. Kramer stated the problem is it is a day laborer.

1129 Ms. Montagna stated it is still an employee.

1130 Ms. Kramer stated it is an employee, but you know, at most, it is equivalent to maybe  
1131 half a person, if not then.

1132 But Ms. Kramer, that is your opinion. That is your opinion and that person, I mean we  
1133 have had to pay a day laborer.

1134 Ms. Kramer stated I understand.

1135 Ms. Montagna stated to come out here and do these things.

1136 Ms. Kramer stated they are unable to properly do all the work. They have to ride along.  
1137 I mean, I have been observing it. They have to ride along and be trained, and you know  
1138 they have to be monitored by the existing staff so that is taking away from their ability to  
1139 do their jobs all the time.

1140 Ms. Montagna stated it is whatever the Board wants. I am happy to do. That is what it  
1141 essentially comes down to. I am happy to do whatever the Board would like to do. I will  
1142 take back whatever the direction is to Mr. Tarase and go from there.

1143 Ms. Kramer stated yes, Ms. Phillips.

1144 Ms. Phillips stated excuse me. This is all new to me, so I am trying to follow along but  
1145 are there certain things that did not get taken care of?

1146 Ms. Kramer stated yes, there is certain things, there are again Mr. Vinson should have  
1147 already been out in January and into the field at the end of December because that is it is a  
1148 continual activity to keep down and we do not want to go backwards so that has been  
1149 missed.

1150 Ms. Montagna stated according to Catherine he is not supposed to start yet and I have  
1151 that in writing from Catherine and Bill Snively. Because we checked on that because I  
1152 wanted to confirm what the schedule should be, and I talked to you about this, Ms. Kramer.  
1153 It is what the schedule should be because we want to make sure. You just spent  
1154 \$195,000.00 and we want to make sure that he is doing how many hours he should be doing  
1155 and when he should be doing it. And we actually asked her too to make sure double check  
1156 the math and make sure are there are areas on here, so I think it is color-coded.

1157 Ms. Kramer stated yes, I have her email here.

1158 Ms. Montagna stated and see what areas he was going to cover so we reached out to  
1159 her and Mr. Snively.

1160 Ms. Phillips stated so who makes a decision, when if there is a day that there is not  
1161 enough people here? Who makes the decision that Mr. Vinson cleans the bathrooms instead  
1162 of taking care of the grass?

1163 Ms. Kramer stated that would be Mr. Morrell.

1164 Ms. Montagna stated that is correct.

1165 Ms. Kramer stated and so he has not been on this. We have not had the sidewalks being  
1166 ground as often as they should be so we are getting behind on that too which means we  
1167 may again, we are losing ground from the \$65,000.00 project that we got up to speed on.  
1168 So, all this money we have invested to get ahead of the problems, we are now losing on  
1169 because we have been short staffed for so long. And that is my concern, and you know we  
1170 have a duty to be responsible to our residents to make sure that they are getting their  
1171 money's worth.

1172 Ms. Phillips stated I understand that, and I agree with that 100% and I have not been  
1173 here that long so, but it looks to me like Inframark is trying to fill in the gap because  
1174 everybody knows it is hard to keep employees.

1175 Ms. Kramer stated they are trying, and I applaud them on that and they

1176 Ms. Phillips so I guess I am more leaning towards let us roll with it for another couple  
1177 months and see what happens this might all resolved.

1178 Ms. Kassel stated as I said before the ability to quantify is, I think, we are where right  
1179 now. We have a deficit of information.

1180 Ms. Kramer stated that is because we have not been getting up front regular reports  
1181 from Inframark on the status of all this. And that is a problem. I mean, there just has not  
1182 been the forthcoming, how can we quantify when we do not have the information.

1183 Ms. Montagna stated what information are you referring to?

1184 Ms. Kramer who has been staffing when and like you know do they.

1185 Ms. Montagna asked are we were supposed to report that to you? I do not know we  
1186 were supposed to.

1187 Ms. Kassel stated I think it is the lack is.

1188 Ms. Kramer stated the lack of forthcoming and.

1189 Ms. Kassel stated so first of all, I want to say I applaud your desire to get a credit of  
1190 funds for what has not been addressed and I think what Ms. Kramer is trying to say is when  
1191 there are staffing issues and there are gaps maybe you would be wise to let the Board know.

1192 Ms. Montagna stated ok.

1193 Ms. Kassel stated that that is the case. My feeling is moving forward let us look at the  
1194 contract maybe revise it a bit so that we have a better way of quantifying when things are  
1195 not done, and when they are not done they are tracked and then we can request a credit but  
1196 at this point I am not sure that we have valid reliable information data in order to say we  
1197 deserve a credit for this much.

1198 Ms. Phillips stated and maybe we need to be more specific like if there is a day this,  
1199 this, and this is happening, take care of the thing we have invested \$150,000.00 in and we  
1200 will just shut the pools down if we have to for a day until someone can clean the bathrooms.  
1201 I mean I hate to shut the pool down but that is a lesser evil than letting something happen  
1202 to something that we invested a lot of money in and want to keep in good shape.

1203 Ms. Montagna stated I am just saying that is obviously never the goal.

1204 Ms. Phillips stated no.

1205 Ms. Montagna stated but yeah and that is why we have sent additional people out  
1206 because, I mean again, it comes down to we have a partnership we want to continue that  
1207 we want to do what is right for Harmony and we want to make sure we are doing that and  
1208 that is why I think it too is important to look at that scope and see and see how it can be  
1209 tightened up and I am not saying that because your scope is bad that that is why staff is not,

1210 things are getting done or slipped, that is not what I am saying at all but I just think you  
1211 need to look at your contract too and talk about that and see if there is some revisions and  
1212 some clarity or tightening up for your expectations and then like I said there is other  
1213 measures we can put in place too like I mentioned you know a six every six months it is a  
1214 review this is what is not being done how is it going to be fixed we are giving you 30 days  
1215 to fix it or correct or what have you.

1216 Ms. Kramer stated right.

1217 Ms. Montagna stated there is a multitude of things.

1218 Ms. Kramer stated you know we did do the annual review and unfortunately some of  
1219 the things we agreed on did not get followed up on. So, again that is the difficulty I am  
1220 having. But, maybe we can get past this maybe until we get fully staffed up you can  
1221 concentrate some of the special crew that does sidewalk grinding and that is, I want to make  
1222 sure our health and safety issues are at the top of the list.

1223 Ms. Kassel stated liability.

1224 Ms. Kramer stated right.

1225 Ms. Montagna stated we had this conversation today. Just so you know, like Ms.  
1226 Kramer said herself, bathrooms do not need to be cleaned that often, nobody is using them,  
1227 right? So maybe we, as Ms. Phillips stated, and we take those, your crew, four or three  
1228 guys, let Mr. Vinson go do his thing, and start focusing on that and send three or four guys  
1229 out to get some of this major grinding done.

1230 Ms. Kramer stated right. And then maybe instead of just a person to tag along, either a  
1231 day laborer or Celebration person, if you send the sidewalk grinding crew who knows how  
1232 to do that and can hit the ground running. They do not need any specific direction or  
1233 anything and then our folks can concentrate on doing the other things that need Harmony  
1234 specific knowledge on.

1235 Ms. Montagna stated ok we can look into it.

1236 Ms. Kramer stated and that way we are not having them double up. And you know I sat  
1237 and watched two employees, of either Celebration or a day laborer, stand there with Mr.  
1238 Santiago filling water bags for fifteen minutes or a half an hour. And you know it is stuff  
1239 like that that you start noticing that it is just it does not have the efficiency or effectiveness  
1240 of having true staff on the ground. and I know it is hard to get staff.

1241 Ms. Montagna stated oh yes, especially out here.

1242 Ms. Kramer stated yeah I sympathize with your position and the difficulty, but I think  
1243 there is more that you guys can put on the table to help us stay ahead since we have invested  
1244 major funds to get ahead of all this stuff and we were anticipating you would be able to  
1245 keep up with it all. So that is my message.

1246 Ms. Montagna stated sure absolutely.

1247 Ms. Kassel asked can move on?

1248 Ms. Kramer stated we can move on.

1249 Ms. Kassel stated vandalism.

1250 Ms. Kramer stated vandalism on boardwalks-security camera.

1251 **iv. Vandalism on Boardwalks-Security Cameras**

1252 Mr. Eckert stated before we get into this, we cannot talk about locations of security  
1253 cameras, types of security cameras or anything like that in an open meeting, If that is the  
1254 nature of the conversation you want to have, I would suggest that we move it to the end of  
1255 the agenda and then we have to ask everybody to leave while we have that conversation  
1256 because in Florida you are not supposed to make public the details of your security system  
1257 so bad people can figure it out and then break in, so.

1258 Ms. Kassel stated, thank you, Mr. Eckert.

1259 Ms. Kramer stated we will postpone that to the end of the agenda.

1260 **v. Frontage Fence**

1261 Ms. Kramer asked do we have any proposals or anything in the discussion about the  
1262 frontage fence?

1263 Ms. Montagna stated he has reached out to four different fence vendors which I have  
1264 covered in my report that I read to you guys. He is hoping to get those.

1265 Ms. Kassel stated so this is to replace some broken pieces?

1266 Ms. Montagna stated this is. He, Mr. Morrell, was able to get a section replaced with  
1267 some materials we already had. So, he was able to get a section of it replaced and get a  
1268 section of it cleaned but then you know that big section he has got to get proposals. It is  
1269 just falling apart. You talked about removing it also, right?

1270 Ms. Kramer stated well that would be the question to the Board. I think we are the point  
1271 with the fence where we either bite the bullet and replace the whole thing or we need to  
1272 decide that maybe we do not need a fence on the frontage of the property and do we want  
1273 to do something different and just take it down or what, so

1274 Ms. Montagna stated and just so you know he is getting proposals to replace the entire  
1275 section and also just a section that or the entire fence, but he is also getting working on  
1276 getting proposals directly correlates with the code violation that little section too. So, he is  
1277 getting both and what I talked to Ms. Kramer about and what she just stated it is something  
1278 the Board needs to look at because that fence is, it is falling apart. It is just old, the sun has  
1279 beat it up you cannot even really clean it without it.

1280 Ms. Kramer stated powdering away?

1281 Ms. Montagna stated yeah, I do not know that you have to have the fence there so it  
1282 may be something you want to look at taking down I know that brings up.

1283 Ms. Kramer stated the fence is Harmony.

1284 Ms. Kassel stated well I think it gives people a psychological sense of security.

1285 Ms. Montagna stated it does. It does. I mean you could also look into maybe vegetation  
1286 as a buffer there instead of a fence, I mean I do not know.

1287 Ms. Kramer stated well that may or may not cost as much if not more.

1288 Ms. Kassel stated yeah.

1289 Ms. Montagna stated sure.

1290 Ms. Kassel stated however, the investment is likely to last longer provided that the  
1291 landscaping is maintained.

1292 Ms. Montagna stated I do you have one question.

1293 Ms. Phillips stated I was going to say we have maintenance?

1294 Ms. Montagna stated I did have one question. Is it, and this may be what is required, it  
1295 is a vinyl fence, or can you go with a different fence option?

1296 Ms. Kassel stated well we can hear from Mr. Hamstra about that. I know that the  
1297 wooden fence at West Harmony, I remember an old Board member was talking about it.  
1298 That wood fence in West Harmony, they have already had to repaint that. You know how  
1299 costly it is to paint that fencing?

1300 Ms. Kramer stated yes, and it deteriorates quickly, and it needs another repainting  
1301 already. Definitely not the dark color and the wood fencing. I do not know that it would be  
1302 a serious cost savings. Because you have to put in the four by fours and things like that, so.

1303 Ms. Kassel asked what have other communities done, Mr. Hamstra?

1304 Mr. Hamstra stated they are leaning towards the PVC or vinyl coated fences that they  
1305 can pressure wash.

1306 Ms. Montagna stated like what is out there now. But a new one.

1307 Mr. Hamstra stated yes, a new one.

1308 Ms. Kassel asked and what is it like a twenty-year life? Because that is about what it  
1309 has been.

1310 Mr. Hamstra state I am not sure of the guarantee nowadays. I mean I can report to.

1311 Ms. Montagna stated I got one at the house and it is only like 10 years warranty wise.

1312 Ms. Kramer stated if you get the agricultural PVC four rail fences which are out there,  
1313 they have a 20-year, why do you not see what.

1314 Ms. Kassel stated let us get some quotes on doing, on replacing the fence and see. I  
1315 mean we our landscaping contract and our new landscaping contract, is going to eat into  
1316 our reserves quite a bit and so you know we have got a lot of other renewal/replacement  
1317 projects. So let us see what the cost is.

1318 Ms. Montagna stated sure.

1319 Ms. Kassel stated maybe replace parts of it.

1320 Ms. Montagna stated they can do parts at a time.

1321 Ms. Kassel stated this year, next year.

1322 Ms. Montagna stated it will not necessarily match very well, but we could do sections  
1323 at a time.

1324 Ms. Kramer stated ok so now the code enforcement. You have gotten with code  
1325 enforcement? I do not want them to start levying fines because we have.

1326 Ms. Kassel stated this is about cleaning the fence right?

1327 Ms. Kramer stated and repair.

1328 Ms. Montagna stated and replacements.

1329 Ms. Kassel stated so I will say that I had reported that fence needing cleaning several  
1330 times over the past eight or nine months.

1331 Ms. Kramer stated yes, and the section that is down below the overpass. It is not as  
1332 visible, but you can see it and it is very nasty, so.

1333 Ms. Montagna stated the problem is they are trying to gingerly clean it, so it does not  
1334 just.

1335 Ms. Kramer stated fall apart.

1336 Ms. Phillips stated dissolve.

1337 Ms. Montagna stated yes, no one has mentioned hand washing yet.

1338 Ms. Kramer stated yes.

1339 Ms. Kassel stated we have heard several cleanings before this where it was said we  
1340 cannot really power wash it because it is just going to fall apart, but then it was power  
1341 washed, and it looked great. And the fence was still standing. So, I wonder to what extent,  
1342 and this is not to second guess anyone, but sometimes I think we have a fear of what  
1343 is going to happen to the fence that maybe misplaced or exaggerated.

1344 Ms. Montagna stated I have not went out there and looked at it.

1345 Ms. Kramer stated well part of the problem too is that in the past the pressure washing  
1346 has been done at a much higher PSI than it should have been and that is part of the issue.  
1347 Another part and maybe I will go out I keep explaining that there is a detergent that can be  
1348 used to spray on you leave it for 5 minutes and then you can just use a hose type pressure  
1349 from the pressure washer, and it just melts off. So, it may be technique and stuff.

1350 Ms. Montagna asked what detergent is that Ms. Kramer?

1351 Ms. Kramer stated it is called Mean Green.

1352 Ms. Montagna state oh the green stuff? The dark green stuff?

1353 Ms. Kramer stated yeah it is called Mean Green, you can buy it at the Dollar stores or  
1354 at Home Depot.

1355 Ms. Montagna stated yes, I know what it is.

1356 Ms. Kramer stated, and it works wonders, just melts it away. For all of you who have  
1357 vinyl fences. Ok any further.

1358 Ms. Phillips asked do they make fences out of that composite wood?

1359 Ms. Kramer stated yes and when we were looking at that a year ago, it just was not  
1360 available at all. We could look at that again.

1361 Ms. Phillips stated because that would last forever.

1362 Ms. Kramer stated and that is, that is the same stuff I do not know what it costs but that  
1363 is the same material that our pool furniture is made out of.

1364 Ms. Kassel stated yeah that would last forever.

1365 Ms. Kramer stated and some of that, but it is real heavy, it is solid instead of.

1366 Ms. Phillips stated yes, we had our deck when we still lived in Ohio.

1367 Ms. Kramer the only thing is that it does have a grain which worries me about getting  
1368 dirty.

1369 Ms. Kassel stated stained.

1370 Ms. Kramer stated I am finding in the research I have done,  
1371 Ms. Phillips stated I just suggest beige or taupe.  
1372 Ms. Kassel stated we have that kind of stuff on the dock.  
1373 Ms. Kramer stated, and it is, yes.  
1374 Ms. Phillips states it just was a thought.  
1375 Ms. Kramer stated But the thing about it is that instead of just a regular vinyl residential  
1376 fence, if you go with a vinyl agricultural fence and it has got the four slats like we have  
1377 now, and it is much more rigid and sturdy.  
1378 Ms. Phillips asked would a three-slat fence be cheaper?  
1379 Ms. Kramer stated we could look into those and compare them.  
1380 Ms. Phillips stated it might be an option.  
1381 Ms. Montagna asked and what did you say?  
1382 Ms. Kramer stated three slats versus the four now.  
1383 Ms. Phillips asked that would be less wood, right?  
1384 Ms. Kramer stated yes, it would be less materials, but the question would be, you know.  
1385 We would just compare the different prices and see.  
1386 Ms. Montagna asked do you want me to try and get a proposal? Like the pool furniture  
1387 that material too? PVC and that?  
1388 Ms. Kramer stated you can price it and see. The only thing I would want to do is I  
1389 would want them to give us samples first that we could put up and see how they perform  
1390 and how they get dirty.  
1391 Ms. Phillips stated yes, the composite was just an idea. I did not know if it was any  
1392 good for a fence.  
1393 Ms. Kassel stated I am just making note of the time.  
1394 Ms. Kramer stated yes, moving on since there is no decisions at this point, we are  
1395 waiting for quotes. The District Engineer's report.

1396 **C. District Engineer Report**  
1397 **i. Drainage Repairs at The Estates**  
1398 Ms. Kramer stated the first item is drainage repairs at the Estates. How is that going?  
1399 Mr. Hamstra stated so Atlantic Pipe Services that completed the repairs of the pipes  
1400 and inlets. They have provided us the photographs and videotapes of the repairs. We did  
1401 not get as many before and after as we had hoped to, but I had Beth go through the  
1402 videotape to see if they look like they have been properly corrected and we will get back

1403 with the Atlantic Pipe Services if there is any cleanup efforts or anything that could be  
1404 done before the invoice is paid one hundred percent. I will let you know.

1405 Ms. Montagna stated yes, that is fine. Just waiting on.

1406 Ms. Hamstra stated we just got the videos and stuff like two days ago so.

1407 **ii. Stormwater Inspection of Golf Course Ponds-Report on Cattails in Ponds**

1408 Mr. Hamstra stated we have put on hold the stormwater inspection for the golf course  
1409 and I will tell you why in a second. It has to do with the alley ways which you are going  
1410 to ramp up in about a week. Which is we got the construction schedule today. We want to  
1411 start telling the people that live out there. They plan on mobilizing February 13<sup>th</sup>. A week  
1412 to mobilize and do their maintenance of traffic and they are actually going to start the work  
1413 on Monday, February 20<sup>th</sup>, and they hope to be done by June 9<sup>th</sup>.

1414 Ms. Kassel stated so we will need to make sure we to inform residents that as of  
1415 February 20th there are not going to be.

1416 Mr. Hamstra stated they have got it broken down for track and section. I will share that  
1417 with you; however, you want to have that moving target to tell certain segments of the  
1418 alleyways who will be inconvenienced and then we will move on to different. But they are  
1419 not going to do the whole area at one time. So, it will be a moving schedule. I will share  
1420 this with Ms. Montagna and however you all want it posted on the website, but they got  
1421 you know C20 and C21 for four weeks and they got C22-24 for several weeks and so we  
1422 will share this with you so you can see it.

1423 Ms. Kassel stated we are going to need signs.

1424 Ms. Phillips asked this is the alley?

1425 Mr. Hamstra stated this for the neighborhood C1 and C2, yes. Milling and resurfacing.

1426 Ms. Kassel stated we are going to need signs at the entrances to all the alleyways.

1427 A Resident asked will that terminology be converted into something that a person can  
1428 understand?

1429 Ms. Kramer stated yes, it will. So, we will be putting out notices, and we need to figure  
1430 out a way to get word to everybody on what they can and cannot do and where they can  
1431 and cannot park during that period. So, if you can give us the schedule soon as possible.

1432 Mr. Hamstra stated yes, I will break this into a map.

1433 Ms. Kramer stated ok.

1434 Mr. Hamstra stated so you can see the the dates that correspond to an overall map that  
1435 Greg had prepared the plans so.

1436 Ms. Montagna asked being that this is going to start before your next meeting we need  
1437 to kind of how are we are going to get notices out what do you how do you want to work  
1438 this? I know it will be posted on the website.

1439 Ms. Kassel stated, and nobody is going to go to the website and see it.

1440 Ms. Kramer stated no.

1441 Ms. Kassel stated so we need signs at the entrances to the alleyways. And those signs  
1442 have.

1443 Ms. Kramer stated a week ahead of time.

1444 Ms. Kassel stated yes, and those signs have to say what people can and cannot or should  
1445 or should not do.

1446 Ms. Kramer stated right, do not park in the alleyway, do not park in your garage. If you  
1447 want to move your car forget it if it is still in your garage.

1448 Ms. Kassel stated so we need signs at the alleyways. Most signs will be about how long  
1449 it is going to take to complete, and those signs will be moved to the next neighborhood or  
1450 next set of alleyways when those are done. Does that make sense?

1451 Ms. Montagna stated yes.

1452 Ms. Kassel stated so we need signs, not only a week or more prior on those alleyways  
1453 we also need signs on the alleyways that are coming up next to alert those people that soon  
1454 they are going to have to alter their behavior accordingly. Does that make sense?

1455 Ms. Montagna stated got it.

1456 Ms. Kramer so I think the signs are the best because you know door hangers, people do  
1457 not use their front doors a lot. There is just no way other than that and we will post on  
1458 Facebook.

1459 Ms. Kassel stated and not everybody is on Facebook.

1460 Ms. Kramer stated no. And just ask people if they will let their neighbors know. And  
1461 hopefully get them talking about it so

1462 Ms. Montagna stated right, ok.

1463 Mr. Hamstra stated they will see them coming, it is big equipment so.

1464 Ms. Kramer stated yes.

1465 Ms. Montagna stated for the signs, I will get a mockup and send for Board review to  
1466 make sure that we are covering all of the information.

1467 Mr. Hamstra stated, and I will give you, Ms. Montagna, an overall map. We will color  
1468 code for each month or so.

1469 Ms. Kramer stated ok.

1470 Mr. Hamstra stated they have already started making submittals to us. The first batch  
1471 of submittals has been more informative. They are actually what I call shop drawings. The  
1472 asphalt mix, the base mix, the concrete mix, that will be forthcoming. But they gave us,  
1473 contact information of the names and telephone numbers the individuals will be out there,  
1474 which I will share with Ms. Montagna. They also give us the hurricane plan in case during  
1475 construction a hurricane is coming, what their protocols are going to be, and their protocol  
1476 is going to be to basically demobilize and get out of there, so we do not have equipment  
1477 flying around. And they have their safety program which they provide which is the 38-page  
1478 document on that company's safety plan for during construction. The next batch will be  
1479 the concrete mix, the asphalt mix, the drainage structures were recommended, the ribbon  
1480 curb and things like that are forthcoming.

1481 Ms. Kramer asked we were going to get a construction supervisor or monitor, someone?

1482 Mr. Hamstra stated that was going come up on my list here.

1483 Ms. Kramer stated, ok.

1484 Mr. Hamstra stated so the next step is having eyes and ears out here during the work .o  
1485 Do you want us to look for a construction inspector which is far cheaper than me being out  
1486 here watching the guys, or if, I am not sure if Inframark has construction inspector  
1487 relationships or not. I am not asking the Board to do it, obviously, but you know there are  
1488 ways of getting people lined up, how frequently we need them out there and things like  
1489 that to watch. I mean if they are a good company we can ramp down the inspections. I hope  
1490 they do a great job. If things go off the tracks early we will have to reign them in and then  
1491 have the talk. But we have used them as several other projects for drainage retrofits and  
1492 they did very good work. That is why we reached out to them when we had no bids come  
1493 in the first time around. So, I will need to provide some type of proposal for the next Board  
1494 meeting even though they are mobilizing you know a week or two before the next Board  
1495 meeting they are not going to get a whole lot started by the time we meet next month so I  
1496 will try to look into options to provide inspection services for the Board and how they will  
1497 be handled financially. Either running through our contingency or treated as sidebar costs  
1498 and how they will be paid for so.

1499 Ms. Kramer stated so you will coordinate with Ms. Montagna on that?

1500 Mr. Hamstra replied yes.

1501 Ms. Kramer stated that is a big project.

1502 Mr. Hamstra stated yes, if you remember it is over \$600,000.00, so it has been.

1503 Ms. Kramer stated ok.

1504 Ms. Hamstra stated the next thing I have was Billy's Trail

1505 **iii. Billy's Trail**

1506 Mr. Hamstra stated the gentleman had brought up and I read the memorandum about  
1507 the pipes which was something we proposed a while ago. Of course, we tabled it for a while  
1508 with all the debris from the contractors and their sloppy construction out there I am  
1509 assuming they are getting pretty close to wrapping things up if they are not done already.  
1510 The question is, do you want to dust off that plan from last year and put a cost estimate to  
1511 it, because I mean you guys are going through some big-ticket items between the  
1512 landscaping, the milling and resurfacing, Garden Road. So, if you need me to I will give a  
1513 cost estimate for the culvert installation. I think we are going to do some minor regrading  
1514 at the very end of it where the cul-de-sac was to properly transition to the trail that continues  
1515 in the woods but if you are ready for that we will get that dusted off for the next meeting.

1516 Ms. Kramer stated ok. The first culvert, I walked out there the other day and again  
1517 the mucky area is not on our property. The area under the branch is under our property and  
1518 you can see there is a little drainage area and I guess that is where you want to put that  
1519 pipe.

1520 Mr. Hamstra stated yes and if I remember correctly when I walked it, you head North  
1521 or something and then you go around the wetland and continue on so if the first culvert  
1522 would be next that wetland, it is right up against the subdivision.

1523 Ms. Kramer stated right, it is near that wetland, but the muddy area is here, where the  
1524 arrow is over, and that is off our property.

1525 Mr. Hamstra stated yes, we are going to move it within.

1526 Ms. Kramer stated so the culvert would basically go where the tree roots are. So that is  
1527 the question is do the tree roots provide enough lift for the water that is draining through  
1528 there. It is not a lot of water but if you go around that tree, instead of under the limb, then  
1529 you get in an area where there are no roots or anything that supported and that is where it  
1530 turns into a mud hole.

1531 Mr. Hamstra stated I mean I have been out there a couple of times when it has been  
1532 really wet if we need to have some type of traversable pedestrian crossing and we will  
1533 make sure it is within the CDD owned land and try to minimize the amount of fill or rock  
1534 we are going to bring in for the culvert crossing. But

1535 Ms. Kassel stated yes, something is definitely needed there. I have driven it my truck  
1536 and it is on the CDD property, and it is I mean you can get stuck there.

1537 Ms. Kramer stated right, but it is actually outside of the CDD property right there. The  
1538 tree branch that overhangs it and then comes back down, the end of that tree branch is the  
1539 end of our property.

1540 Ms. Kassel stated I am not sure we are talking about the same spot because where I am  
1541 talking about there are not any trees right there. It is relatively open.

1542 Ms. Kramer stated ok then.

1543 Mr. Hamstra stated you might be at the wrong location.

1544 Ms. Kassel stated yeah I mean Mr. Dwyer; you have been out there recently right?

1545 Mr. Dwyer stated I have except you are talking about kind of the first spot that you get  
1546 to if you are heading out there.

1547 Ms. Kassel stated the first spot that is really mucky.

1548 Mr. Dwyer stated I have not, but I can go out tomorrow afternoon.

1549 Ms. Kassel stated we have not had rain in weeks, so anytime there is rain, and  
1550 everybody wants to go up that trail we need to do something there because it is really not  
1551 traversable, and we also needed to be traversable for a mower to go through there. And to  
1552 go all the way up to Billy's Trail. Right?

1553 Ms. Kramer stated yeah the mower has to get through there.

1554 Ms. Kassel stated yes, so and the mower is not going to get through there the way it  
1555 has been.

1556 Ms. Kramer stated I will not be here so maybe when I get back in a week, we can go  
1557 out there. Because I want to be sure of that one area and it is I think it is where.

1558 Ms. Kassel stated it is long standing, it is a long standing, it has been years it has been  
1559 a problem.

1560 Ms. Kramer stated right that is where the that is where the long-standing access trail  
1561 has gone off of our property and on to Harmony Florida Lands property. I think that may

1562 be what the difference in discussion is. But I will go out with Mr. Dwyer when I get back  
1563 and then we can make sure that everybody is on the same page.

1564 Mr. Dwyer stated, Mr. Hamstra maybe you do not know if there are any markers close  
1565 to that spot for that first culvert.

1566 Mr. Hamstra stated I will double check how far the surveyor went to put his stakes. If  
1567 I need to, I will meet you and Ms. Kramer out there and we will go ahead and just walk it  
1568 then.

1569 Mr. Dwyer stated because I know they definitely put some markers up.

1570 Ms. Hamstra stated at the North end where it did the jig jog around so.

1571 Ms. Kramer stated so that is on track, and we will all get together.

1572 Mr. Hamstra stated, we will dust it off and get back on track.

1573 Ms. Kramer stated ok, great. I want to back track a little bit to the storm water inspection  
1574 because that is on hold for awhile.

1575 Mr. Hamstra stated I put it on because I knew that the milling and resurfacing  
1576 was going to hit you guys hard with costs and so I am just trying to temper as we are  
1577 heading into what is going to be a pretty active Spring with the inspection services, the  
1578 shop drawing reviews, the coordination with the contractors, but I still need to come out  
1579 and finish what I started on the stormwater.

1580 Ms. Kramer stated, right.

1581 Mr. Hamstra stated I would like to maybe piggyback that with the Billy's Trail  
1582 inspection. We will just kill two birds with one stone.

1583 Ms. Kramer stated yes, because we would like to get that done before the next hurricane  
1584 season.

1585 Ms. Montagna stated Ms. Kramer, I am sorry, when you said when Mr. Hamstra will  
1586 meet you guys out at Billy's Trail, Mr. Dwyer and you, when you get back, right? Not  
1587 before then.

1588 Ms. Kramer stated right.

1589 Ms. Montagna stated ok, I just want to make sure.

1590 Mr. Hamstra when is, roughly when is that?

1591 Ms. Kramer stated I will be back on the 6<sup>th</sup>.

1592 Mr. Hamstra stated of February.

1593 Ms. Montagna stated so any time after the 6<sup>th</sup>, right?

1594 Ms. Kramer stated right.

1595 Ms. Montagna stated ok.

1596 Ms. Kramer stated so what I wanted to bring up on the stormwater inspection and Ms.  
1597 Montagna is looking into this, I am not sure if everybody is aware or not but when we were  
1598 researching the owner of the golf course asked us to do some research on the assessments.  
1599 What we found is that there is no O&M assessment being made on either the golf course,  
1600 the clubhouse, or the golf maintenance. So, they are paying debt service but no O&M  
1601 whatsoever. And they do benefit from our stormwater system and our landscaping and a  
1602 lot of other things, particularly the clubhouse which is under different ownership than the  
1603 golf course. The golf course I would ask Mr. Hamstra to give us, and it does not have to be  
1604 this meeting we could do it next meeting because of time, but a run down on the golf course  
1605 in a way they own those ponds. We have an easement over them, so they provide us some  
1606 stormwater capacity and we also have some overflow capacity that the golf course provides  
1607 as we saw in one of our last hurricanes. So, I do not know but I would like the Board  
1608 members to think of what type of O&M assessment and Ms. Montagna is getting with the  
1609 folks that make those determinations and see where did this slip through the hole? We have  
1610 not been able to find an agreement or any documentation that says they should not be  
1611 assessed an O&M fee.

1612 Ms. Montagna we just know that they never have been, and Ms. Moore is looking into  
1613 it and your current methodology as you and I discussed it is acreage based so yeah we do  
1614 not know. We even reached out to Gary Moyer who originally was here and did it. Mr.  
1615 Qualls' people were the original people too and I have not gotten any response from that  
1616 either to see if they have any knowledge in anything because as far as we know going back  
1617 to day one there has never been an assessment, but nobody can say why.

1618 Ms. Kramer stated why.

1619 Ms. Montagna stated that is right.

1620 Ms. Kramer stated it did not just fall through the cracks.

1621 Ms. Kassel stated I have a guess. It was owned by the developers.

1622 Ms. Kramer stated it was owned by the developers, right, but it has not been for quite  
1623 a while.

1624 Ms. Montagna stated right.

1625 Ms. Kramer stated so anyway that is something we can bring back to the next Board  
1626 meeting, but I wanted to bring it to your attention tonight. Alright, at this point in time if  
1627 no one has any questions for our District Engineer. Do you have anything you wanted to  
1628 bring to our attention, Mr. Hamstra?

1629 Mr. Hamstra stated no I guess I will wait to hear about how the things were with the  
1630 County on your trail RV storage lot and things like that and we will talk at the end as well  
1631 but the reserve study.

1632 Ms. Kassel stated thank you.

1633 Ms. Kramer stated alright, now we move on to our District Counsel's report.

1634 **D. District Counsel Report**

1635 Mr. Eckert stated yes, I have three items on the agenda and two additional items, but I  
1636 will be brief, they should not take very long.

1637 **i. Update on AAA Basketball Resurfacing Project**

1638 The first one is an update on the AAA basketball resurfacing project again. This is the  
1639 one where we made a partial payment, we do not believe they complied with the contract,  
1640 we have not made any additional payments. The last correspondence that we sent has  
1641 gone unanswered and so, at this point in time, I would like to know from the Board do you  
1642 want us to chase this down, do you want us to drop it until they get in communication with  
1643 us, what would you like us to do?

1644 Ms. Kassel stated I would say pause it. If we have not finished paying them and they  
1645 are not responding and they are not demanding payment from us. Let us just pause until  
1646 something happens is my feeling.

1647 Ms. Montagna stated I have not received anything as far as the invoice or anything.

1648 Ms. Kramer state I would agree with that, at this point in time. I do not think we are  
1649 going to pursue to the money we put out.

1650 Mr. Eckert stated yes, that is my advice too.

1651 **ii. Update on Records from Former District Counsel and Former Supervisor**  
1652 **Berube**

1653 The second item is an update on the records from former District Counsel and former  
1654 Supervisor Berube. Is the Board aware that it is an obligation of anybody who is a Board  
1655 member or a staff member, or contractor to turn over public records after they leave the  
1656 service of the District? Supervisor Berube claims he either destroyed or has none, and the  
1657 last word from Mr. Qualls was that they want a \$975.00 deposit for them to turn these  
1658 over. So, I do not believe either one of those is an appropriate position, and so at your next

1659 Board meeting I can tell you what your options are in terms of either reporting or legislative  
1660 action you know that you can take to authorize us to proceed either through some sort of  
1661 an injunctive action to get those records. I think the records will be produced at some point,  
1662 but it seems like given some of the responses there is some bad feelings that everybody  
1663 needs to get over and realize that the Florida statute says you have to produce the  
1664 documents without cost. And so hopefully we will get there. But I just wanted to update  
1665 the Board on those were the responses that the last responses I got from them.

1666 Ms. Kassel stated we saw a letter from you telling Mr. Qualls that statutes require that  
1667 those records be turned over without incurring any fees.

1668 Mr. Eckert stated correct, and I have not gotten a response from him, and I usually do  
1669 not get a response from him for a couple weeks.

1670 Ms. Kramer stated ok.

1671 Ms. Montagna stated your tagline to Mr. Eckert's statement, I have also reached out to  
1672 the County to ask for all records from Mr. Berube, because I was made aware that there  
1673 could possibly be some records between Mr. Berube and the County regarding the RV lot  
1674 and some other things.

1675 Ms. Kramer right, and then this is because the document, the approval document, went  
1676 to his private email and we did not, we all did not have it and we do not have any of the  
1677 other. And we are also looking for records from RJ Whidden who was the planner we hired  
1678 to do that work, so we have no records on this.

1679 Ms. Montagna stated None, I got a response back from the County, they sent an invoice  
1680 over stating \$60.00 essentially it is \$30.00 an hour for them to go and research and look  
1681 for the records. If in fact they produce anything, but I need Board approval to move forward  
1682 with that invoice. The invoice is for \$60.00 they feel that they can produce them in two  
1683 hours time. But just to let you know, it is \$30.00 an hour so if it exceeds that or you just  
1684 want to approve the \$60.00 if you, in fact, want these records which I believe the District  
1685 needs them.

1686 Ms. Kassel stated move to approve the expenditure of \$60.00 to get CDD records from  
1687 the County.

1688 Ms. Kramer stated do I have a second?

1689 Ms. Phillips stated I second.

1690

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<p>Ms. Kassel made a MOTION to approve the \$60.00 expenditure to retrieve CDD records from Osceola County. Ms. Phillips seconded the motion. Motion passed unanimously.</p>
--

Ms. Montagna stated thank you. Sorry to interrupt, Mr. Eckert.

Mr. Eckert stated no, that is fine.

**iii. Update on Easement Vacation Request from Birchwood Acres**

Mr. Eckert stated next item is update on easement vacation request from Birchwood Acres. So, the Board may recall that not all but a lot of the deeds that the District got from the developer reserved easements for the developer that were basically you guys got title to the property, but they got the use of the property. And so, I have prepared a letter. I have identified that there are nine deeds that I have been able to locate through the county records that have various versions of this easement language in them I have identified who I think I need to send that to, the Florida contacts for Birchwood up in the Northeast.

Ms. Kassel asked Baker Hostetler?

Mr. Eckert stated no, no. The actual people who work with some of the affiliates. So, I have got that letter done. I am going to send it to you all tomorrow, sign a copy of it, and I am going to forward it to my contacts over there and then I will also send it to the official corporate headquarters. So hopefully, that will clear some things up, but we did have to you know figure out what are the deeds that are an issue here and there is nine of them. So that is the third thing.

The fourth thing is, several months ago I told you that I would be presenting the Board with information in terms of the hours that we spent on the District, what that was spent for what things that perhaps we can do to reduce attorney's fees, as well as how would you have of worked out under more of a flat fee arrangement versus an hourly arrangement. And so, I am going to prepare all that for you, for the Board. I will not charge you for preparing that, but I will present it to the Board and then you all can make some decisions in terms of things that we do. We have had a couple things that have come up like the RFP for landscaping and our office took on reviewing that to make sure everything was included in there and we prepared a memo for the Board that the Board used to make sure that we did not inadvertently consider things we should not and things of that nature. So, I want to present that to you in February, I will have it in the agenda package so you will have plenty of time to review it.

1725 And then finally the fifth thing is Ms. Montagna just provided me with a copy of Mr.  
1726 Short's resignation so it would be appropriate to accept it tonight. You can deal with filling  
1727 it you know at a later meeting; however, you see fit. But it would be appropriate since it  
1728 has been received to accept it tonight.

1729 Ms. Kassel stated move to approve acceptance of Mr. Short's resignation of the Board.

1730 Ms. Phillips stated I second the motion.

1731 Ms. Kramer stated I have a I have a motion and a second to accept Mr. Dane Short's  
1732 resignation from the Board.

1733

1734

Ms. Kassel made a MOTION to approve the acceptance  
of Mr. Short's resignation from the Harmony CDD Board.

1735

1736

Ms. Phillips seconded the motion.

1737

Motion passed unanimously.

1738

1739

Ms. Montagna stated I do have a follow up question to that? How would you like to  
1740 handle that, I know the word will spread that we have a vacancy. Do you want it posted  
1741 on the website?

1742

Ms. Kassel stated yes.

1743

Ms. Montagna stated that really is your only option.

1744

Ms. Kassel stated yes.

1745

Ms. Montagna stated so you want me to post it?

1746

Ms. Kassel stated and maybe in your article.

1747

Ms. Kramer stated yes, I can put something in the article.

1748

Ms. Montagna stated ok.

1749

Ms. Kassel stated and maybe somebody can post on Facebook that there is a vacancy  
1750 and that any letters of interest should be sent to.

1751

Ms. Kramer stated Ms. Montagna.

1752

Ms. Kassel stated Ms. Montagna.

1753

Ms. Montagna stated I will have those resumes in your February agenda to review.

1754

Ms. Kassel stated and if I do that, I will try to, actually can they.

1755

Ms. Montagna stated the meeting summary?

1756

Ms. Kassel stated the meeting summary. If you could just make note that I am offering  
1757 to put something on Facebook and that it has to include that they have to be a.

1758

Ms. Montagna added put the requirements in there?

1759 Ms. Kassel stated yes exactly.

1760 Ms. Kramer stated registered voter.

1761 Ms. Kassel stated registered voter and they have to be living in the District.

1762 Ms. Montagna stated yes, I will put all this in there and submit resumes as soon as  
1763 possible and I will put the seat number, the term when it expires, and all that. I mean  
1764 obviously, Mr. Short just got elected in November, so he has pretty much a full term left.  
1765 So, I will put all that on there.

1766 Ms. Kassel stated thank you.

1767 Ms. Montagna stated of course.

1768 Ms. Kramer stated so again, anybody here? Give us a call. Thank you, Sir, appreciate  
1769 that. Any questions for our District Legal Counsel, at this time? Hearing none, we will  
1770 move on to new business.

1771 **E. District Manager's Report**

1772 Ms. Kassel stated there is the District Manager's report.

1773 Ms. Kramer stated oh I am sorry, skipped right over you.

1774 Ms. Montagna stated that is ok, I have pretty much covered everything. The only thing  
1775 I will be contributing on, when we get to it, is the website and Field Services, moving Field  
1776 Services. That is the only other thing.

1777 Ms. Kassel stated ok.

1778 Ms. Kramer stated, so we are ready to go to new business?

1779

1780 **SIXTH ORDER OF BUSINESS** **New Business**

1781 **A. Discussion of Amenity Suspension and Termination Rules**

1782 A question has come up on the on access to our amenities. In taking a look, when it  
1783 was up on the Dropbox site, it was obvious that we had a lot of people who still had active  
1784 cards out there who no longer reside in the area. We have had situations where some of  
1785 those people who moved out of State have handed their access cards to people who do not  
1786 and never have lived in Harmony. We just have a lot of inappropriate access cards floating  
1787 around out there. We have some people who moved out that are continuing to use one of  
1788 their cards and gave the other cards to people who may have moved into their house. So,  
1789 we have a volunteer who has offered to take the data base of access cards and compare  
1790 them to the property appraiser's database as to ownership and who is homesteaded and  
1791 give us the ones to key in on to double check and to find out so that we can turn off a lot  
1792 of cards. Our system also only allows us to have so many on it and we are getting close in

1793 space. So, if we do not do this now we could end up with a situation where it is tripping  
1794 over each other.

1795 Ms. Kassel stated I just do not want us to have a situation where the person who is the  
1796 new owner that they could have rented out their house or something. You know I do not  
1797 want people who were in rental situations to have their amenities access suspended.

1798 Ms. Kramer stated right, that is where we would double check all those that are flagged.  
1799 Those that it is clear the people who have the cards of people living in the homes. Again,  
1800 our rules and here is a question and there does there is one issue that we need to discuss.  
1801 Our rules state you have to be a resident. Basically, there are categories: resident  
1802 and nonresident. And the resident as we have all through this just in the last couple of  
1803 months as to who is a resident and who is not, and it is possible that the property owner is  
1804 not the resident. So, the question comes in: does the property owner hold that amenity right  
1805 or the new tenant, the new resident in that property? And I will turn to our attorney.

1806 Mr. Eckert stated sure and in most Districts what happens is if there is an actual rental  
1807 in the house the people who are renting have to come to the amenity center to fill out a  
1808 form usually sign the waivers and that is an assignment from the owner of the property to  
1809 the renter to be able to use those and so once that assignment happens the owner of the  
1810 property no longer has privileges to use the amenities because they have been assigned to  
1811 the renter. You could have a situation where a landowner owns a lot, they are paying  
1812 assessments, but the house is not rented. Maybe it is something where they come stay one  
1813 week every two months or something like that. In that situation, I would want to look at  
1814 your policies to make sure that you are not excluding them from having access because if  
1815 you are paying full freight, and it is just the fact that they are not a resident here, they  
1816 should have access to the amenities, if they have not assigned it to anybody else.

1817 Ms. Kassel stated there are rules are on the website.

1818 Mr. Eckert stated yeah, I had Mr. Haber, from my office, look at them. He identified  
1819 this issue that we needed to talk about. It is a simple language change if it is not in there. I  
1820 know that the focus in most communities is always on resident but you have to remember  
1821 there are some situations where somebody owns the land there, is no renter there that has  
1822 been assigned the privileges or you could have a situation where somebody owns the land,  
1823 rents the house but does not assign the amenity access, and those people have no ability or  
1824 right to use your amenities and the landowner retains that.

1825 Ms. Montagna stated, and you have that current situation at this moment.

1826 Ms. Kramer stated well no, the current situation.

1827 Ms. Montagna stated not the assignment part, but.

1828 Ms. Kramer stated, one of the current situations this moment, is that both the tenant  
1829 and the landowner are trying to retain the amenity benefits. And so, they have given one  
1830 card to the tenant, and they have kept one card and therefore it is inappropriate use.

1831 Ms. Kassel stated but what do our rules say? And we have a workshop coming up, are  
1832 we going to be discussing the rules at the workshop?

1833 Ms. Kramer stated we were mainly going to deal with just organization of the Board  
1834 and how it worked and stuff like that.

1835 Ms. Kassel stated well I do not think.

1836 Ms. Kramer stated we could put a thing on rules, but Ms. Montagna has volunteered.  
1837 She is going to go through the rules, and she is familiar with rules of a number of CDDs  
1838 and so she is asked if we can all take a look at them and provide any input on things that  
1839 want to be changed or might need to be addressed then she can put together a package that  
1840 we can go over together and then.

1841 Ms. Montagna stated Mr. Eckert would be able to provide.

1842 Mr. Eckert stated Ms. Montagna is very familiar with the concepts that I am talking  
1843 about so she can take the lead on it. I do not need to do anything until the end.

1844 Ms. Kassel stated in regard to the situation where there is an owner who is doing a  
1845 regular card and they are both retaining I would not want to terminate anything unless our  
1846 rules were clear about who has a right to retain it. And if those rules are not clear, then I  
1847 do not think we can terminate anybody until we change the rules to be more clear.

1848 Ms. Kramer stated well the one thing we can do, the problem is that we are going to run  
1849 into is that the tenant is going to be at the pool when they do an ID check, and they are going  
1850 to view that card and they are going to say that this is not you on the picture and escort  
1851 them out. And that is not fair to the family. So, that needs to get settled between the resident  
1852 and the property owner and we just need to, whether via letter, ask they pick one or the  
1853 other.

1854 Ms. Montagna stated yes, and Mr. Haber and I discussed it. And I know he discussed  
1855 it with Mr. Eckert so that has been the direction as we are going to send just a letter saying  
1856 hey, this is the situation, this is what is going to happen, just letting you know as a courtesy.

1857 Ms. Kramer stated yeah.

1858 Ms. Kassel stated we still have a lot to get through it is a quarter to nine.

1859 Ms. Kramer stated ok.

1860 **B. Bench Installation on Dark Sky Drive and The Lakes**

1861 Ms. Kramer stated that is the bench installation at Dark Sky that we have also had a  
1862 request for a bench down at the Lakes. It is quite a distance to any of the other benches and  
1863 we do have a lot of walkers in that area. There is one area that I saw, and if anybody from  
1864 the Lakes, there is a walkway that comes from South Lake, it curves and comes into Five  
1865 Oaks. There are no benches along that area. If we could put one bench, and that is all  
1866 Harmony owned property in there too, and that would resolve both of those and maybe we  
1867 can even talk Benchmark into hooking us up with their supplier.

1868 Ms. Montagna stated so you are talking about from South Lake to Five Oaks?

1869 Ms. Finazzo asked are you talking about on the path itself?

1870 Ms. Kramer stated yes, or either right on Five Oaks or.

1871 Ms. Finazzo stated between the houses there, right.

1872 Ms. Finazzo stated the only thing is, just be aware, there are two dog waste stations. By  
1873 the path coming out of South Lakes there is one dog station that is a CDD one, a poop  
1874 station. Then there is one down by East Lake. You would not want to put a bench right  
1875 next to a dog poop station.

1876 A resident stated somewhere in between, halfway.

1877 Ms. Kramer stated yes, we can adjust that or adjust the dog waste station. Yes, so put  
1878 that in there, we need to adjust that dog waste station location. There is also a little cut out.

1879 Ms. Finazzo stated they are too close together they are only 100-feet apart.

1880 Ms. Kramer asked the dog waste stations?

1881 Ms. Finazzo stated yes, they are too close together.

1882 Ms. Kramer stated ok, so maybe we will.

1883 Ms. Finazzo stated and keep in mind North Lakes is going to open eventually.

1884 Ms. Kramer stated ok.

1885 Ms. Finazzo stated go maybe even further down Five Oaks.

1886 Ms. Kramer stated I could not find any place further down, so again if you want to co-  
1887 op, maybe Ms. Finazzo can work with you on the location.

1888 Ms. Montagna stated that is fine because I am not sure, or clear on where that location  
1889 is.

1890 Ms. Kramer stated I was hoping Mr. Leet would be here to put it up on the screen.  
1891 Ms. Montagna stated if the Board would like to authorize her to work with me and tell  
1892 me what that location is.  
1893 Ms. Kramer stated for the Lakes.  
1894 Ms. Montagna stated we can get the bench ordered.  
1895 Ms. Kramer stated and then one for the spot that was mentioned.  
1896 Ms. Montagna stated oh, Dark Sky?  
1897 Ms. Kramer stated we have a picture on Dark Sky.  
1898 Ms. Phillips stated yes.  
1899 Ms. Kramer stated so, I would entertain a motion for one or both of those benches.  
1900 Ms. Kassel stated do we need a motion?  
1901 Ms. Montagna stated yes because they have to be purchased.  
1902 Ms. Phillips stated but one we are not purchasing.  
1903 Ms. Kramer stated well we would need actually for both. Because even if it is donated  
1904 we do not want additional benches installed because then maintenance would become our  
1905 responsibility. So, we need to approve any new infrastructure that we put in.  
1906 Ms. Montagna stated correct.  
1907 Ms. Kramer stated so I would entertain a motion.  
1908 Ms. Phillips stated well if there are two separate ones?  
1909 Ms. Montagna stated you can do them together. If you do not want to do two then yes  
1910 you do not want to do one.  
1911 Ms. Kassel stated well are we not getting a donation of one.  
1912 Ms. Kramer stated of one. And then the other one, again, we still need to approve them  
1913 allowing them to be installed.  
1914 Ms. Montagna stated that would be in your motion. The one bench that is going to be  
1915 donated by Benchmark to be installed here, and another that the District is going to  
1916 purchase to be installed here.  
1917 Ms. Kramer stated so I will make that motion that we install two new benches. One  
1918 would be in the Lakes and the location is to be determined between the District Manager  
1919 and Ms. Finazzo, who is representing South Lake and the other to be installed in the  
1920 location near Dark Sky, west of Schoolhouse, north of Dark Sky, in the area of the  
1921 conservation area along Buck Lake.

- 1922 Ms. Phillips so you made a motion?
- 1923 Ms. Kramer stated I made a motion.
- 1924 Ms. Phillips stated to install?
- 1925 Ms. Kramer stated to install, right.
- 1926 Ms. Phillips stated ok, so.
- 1927 Ms. Kramer stated our understanding is one would be from Benchmark; one we would
- 1928 purchase or provided by the District.
- 1929 Ms. Phillips asked is that in the motion too?
- 1930 Ms. Montagna stated yes, it is in here.
- 1931 Ms. Phillips stated alright, I will second the motion.
- 1932
- 1933 Ms. Kramer made a MOTION to approve the installation
- 1934 of two new benches. One would be in the Lakes, and the location
- 1935 is to be determined between the District Manager and Ms.
- 1936 Finazzo, who is representing South Lake and the other to be
- 1937 installed in the location near Dark Sky, west of Schoolhouse,
- 1938 north of Dark Sky, in the area along the conservation area along
- 1939 Buck Lake.
- 1940 Ms. Phillips seconded the motion.
- 1941 Motion passed unanimously.
- 1942
- 1943 Ms. Kramer stated ok, I have a motion in a second any further discussion?
- 1944 Ms. Phillips stated well, should we, when we, maybe could just ask Benchmark to order
- 1945 a second one and we will pay for it?
- 1946 Ms. Kramer stated I will let Ms. Montagna work with them on that.
- 1947 Ms. Montagna stated I will ask them.
- 1948 Ms. Phillips stated it they do it through a supplier, you know.
- 1949 Ms. Montagna stated yes, absolutely.
- 1950 Ms. Phillips stated make less work for us.
- 1951 Ms. Kramer stated any further discussion. I will call the question, all in favor?
- 1952 All Supervisors stated aye.
- 1953 Ms. Kramer stated no opposition, the motion passes unanimously.
- 1954 Ms. Phillips stated I have got to say that it is nice to vote on something fun. I have been
- 1955 here a few months now.
- 1956

1957 **C. Discussion of Website Maintenance**

1958 Ms. Montagna asked can we defer that to the February meeting?

1959 Ms. Kramer stated we certainly can.

1960 Ms. Montagna stated Mr. Leet is not here and he currently does the website, so.

1961 Ms. Kramer stated ok, so we will postpone that to our February meeting.

1962 **D. Toho's Interest in Developing a Water Conservation Demonstration**  
1963 **Garden in Harmony**

1964 Ms. Kassel asked can we postpone the Toho's.

1965 Ms. Kramer stated I will just give a brief update and you let me know if you want to  
1966 go ahead or not. They are restarting their conservation, water conservation program.

1967 Ms. Kassel stated education program.

1968 Ms. Kramer stated yes, and they are interested in cooperating with us in putting in a  
1969 water conservation demonstration garden, so that our residents can go there and determine  
1970 what plants might look good in their landscaping and be water conserving. They have  
1971 \$25,000.00 in their budget that probably would not go all to this but it would work part  
1972 way with us so we would be partnering with them. And they would be doing a Florida  
1973 Friendly water conserving landscape demonstration garden somewhere here in Harmony,  
1974 location to be determined and brought back to the Board later.

1975 Ms. Kassel stated so I thought that was going to be at the Community Garden, no? I  
1976 know they are working with the Harmony Nature and Animal Committee (of the HROA)  
1977 to do some.

1978 Ms. Kramer stated presentations.

1979 Ms. Kassel stated education.

1980 Ms. Kramer stated no, they would want somewhere out visible in the community, not  
1981 tucked back in the garden. So, if there is no objection from any Board members, we can  
1982 move forward with that, but we would need to bring further information back to the Board  
1983 for approval.

1984 **E. Discussion of Moving Field Office**

1985 Ms. Kramer stated discussion of moving the field office and that is.

1986 Ms. Montagna stated I will be quick. So, Teresa and Mr. Israel went out and looked at  
1987 a few areas to move the Field Services office, being that you have to move it now with the  
1988 recent update from the County. So, there are a couple of options. So, one would be we  
1989 looked at the triangle by Central Bark, which I think that is just not going to be, not cost  
1990 effective.

1991 Ms. Kramer stated do you want me to do this?

1992 Ms. Montagna stated yes, go ahead.

1993 Ms. Kramer stated ok, so there are several areas one of the least attractive is the triangle  
1994 on the opposite side of the golf maintenance road from the new dog park. That would take  
1995 an enormous amount of work and a lot of effort and use a pretty nice piece of land. The  
1996 second would be back at the golf maintenance where it used to be, however, that property  
1997 owner wants money, rent.

1998 Ms. Kassel stated do we know how much?

1999 Ms. Kramer stated we do not. He has not he said he would like us to waive all of his  
2000 assessments for the golf course, which is in the hundreds of thousands of dollars. I told him  
2001 that would not be appropriate. I am hesitant, it would also require us to have a trailer again,  
2002 it would require us to go through permitting since that was never permitted first. I am not  
2003 sure if the County would allow it or not, but we would have to see about all that. Another  
2004 option would be to actually put the office and storage areas on one of the parcels either  
2005 back at Sebastian Bridge or right on Five Oaks where that street stubs out. Again, it is an  
2006 easement issue we do not have that released yet so there is a question there. The last place,  
2007 which seemed to be the most attractive, would be to take this concession space at Ashley  
2008 Park pool, convert that into an office space. There may or may not be some construction  
2009 depending on how how it fits but it would serve two individuals. It can have two desks in  
2010 it there is a lot of storage in the cabinets there would be some, the lower cabinets would  
2011 probably need to be removed but that would be the minimum. We would not have to pay  
2012 any land rent, we would not have to pay any trailer rental, it already has electric and water  
2013 and toilet facilities. And everybody involved seems very happy with that.

2014 Ms. Kassel stated but when we discussed that location last time and I mentioned that  
2015 there are trailers with equipment in them, vehicles, and materials and supplies.

2016 Ms. Kramer stated and that has been answered. The option there since we were hoping  
2017 to leave all that stuff down there.

2018 Ms. Kassel asked by the garden?

2019 Ms. Kramer stated yes but now with the County's statement, because those were not  
2020 built but now with the County statement, unless we can convince them to allow us to do  
2021 that without putting in the new road. Right now, that does not seem to be feasible. So, what  
2022 we could do is take those, we could instead construct on the current stub street end there

2023 on Five Oaks. We could construct a big storage area that could be moved easily. And we  
2024 could fence it using the fencing contract we had in place for the storage lot down in the  
2025 area. Again, we would have to get with the County, but it meets all the requirements; it is  
2026 in a land use category that is permitted for community maintenance facilities. It is in a good  
2027 location, a centralized location. We do have the fencing that is already been paid for. And  
2028 the structure, what would, how much would the structure cost?

2029 Ms. Montagna stated 29x24 C channel metal building \$15,900.00 for the building,  
2030 \$6500.00 to erect the building and then you have pier anchors that would need to be put in.

2031 Ms. Kramer stated be installed.

2032 Ms. Montagna stated and then that is it. No concrete pad. The gentleman who actually  
2033 came out and looked at it, because there asphalt there even though it is not level, he said it  
2034 is fine, it does not matter, and you are fine to do that.

2035 Mr. Hamstra stated and that is for storage?

2036 Ms. Kassel stated so that is where the Harmony Institute used to be?

2037 Ms. Montagna stated yes, it is for storage.

2038 Mr. Hamstra stated and where is that going again, off of Five Oaks?

2039 Ms. Kassel stated it is where the Harmony Institute trailer used to be.

2040 Ms. Kramer stated I think that is, yes.

2041 Ms. Montagna stated yes, the stub out.

2042 Ms. Kramer stated but it will not be in the parking lot, not the exact location of the.

2043 Ms. Montagna stated the drive next to the parking lot that we do not own.

2044 Ms. Kramer stated we do not own the parking lot, but we own the drive.

2045 Ms. Kassel stated right there.

2046 Mr. Hamstra stated ok, the storage would go right there.

2047 Ms. Kassel stated so it is unsightly and would cost us, and it is temporary. And it would  
2048 cost us.

2049 Ms. Kramer stated well, no it is permanent, but it can be moved if needed.

2050 Ms. Montagna stated the building itself can be moved.

2051 Ms. Kassel stated a not very attractive building most likely.

2052 Ms. Montagna stated it is a steel, I mean you guys would have a color option and that  
2053 kind of stuff.

2054 Mr. Kramer stated and again, I think a couple of meetings ago I provided a photo where  
2055 they had.

2056 Ms. Kassel stated but that was for like an office not a storage.

2057 Ms. Kramer stated right, but you could do the same outward facade.

2058 Ms. Kassel stated so we are talking about \$20,000.00 plus for the building, another  
2059 \$8000.00 that we have made a deposit on the fence.

2060 Ms. Kramer stated that we are not looking at getting back.

2061 Ms. Kassel stated right but still it is an investment there that could possibly be used  
2062 elsewhere, right? So, we are talking \$30,000.00.

2063 Ms. Kramer stated right.

2064 Ms. Montagna stated essentially, yes.

2065 Ms. Kramer stated and at that point, we would have no recurring costs as far as trailers  
2066 or land rent for, or anything.

2067 Ms. Kassel stated before we do any approvals we have to check with the County as to  
2068 whether they will require for us to do anything else. Would the screening have to be opaque,  
2069 what do we need to do landscaping, would there need to be irrigation.

2070 Ms. Montagna stated it is six-foot?

2071 Ms. Kramer stated yes six-foot fence.

2072 Ms. Montagna stated yeah screening and vegetation.

2073 Ms. Kramer stated and put either vegetation or the cloth.

2074 Ms. Montagna stated yes, a clear one.

2075 Ms. Kramer stated, and you would not need irrigation. They already gave us a pass on  
2076 irrigation if we use Florida Friendly landscape that would not need to be irrigated.

2077 Ms. Montagna stated that is correct.

2078 Ms. Kassel stated but Florida Friendly landscaping still needs to get established.

2079 Ms. Kramer stated that is right. We would water them like we, hopefully, will in the  
2080 future, water our oak trees.

2081 Ms. Kassel stated we still need to find out from the County.

2082 Ms. Kramer well we need some direction by the Board before we take this to the  
2083 County. So, yes we will need to go to the County, but, we have the options. The question  
2084 is which of these options is the most attractive option at this point in time.

2085 Ms. Montagna stated you have to do something.

2086 Ms. Kassel stated clearing/moving the Field Services office, the desk office, and some  
2087 storage to a space we already own and that has no rent is a good option. The question is  
2088 about the storage because we are still going to need that. And where the best place for that  
2089 is and if it is there where the Harmony Institute trailer used to be, which is, by the way,  
2090 between the old welcome center building, which is just west of Town Square, and there is  
2091 a big open field there. And for you to the townhouses and condominium, there is a little  
2092 street that you go in there and there is a grassy area and that is where you are talking about,  
2093 right?

2094 Ms. Kramer stated yes.

2095 Ms. Kassel stated so I say let us continue exploring that and finding out what costs are  
2096 and finding out what the County will require. Because there may be County requirements  
2097 at that location that would differ from what the county required down by the garden.

2098 Ms. Kramer stated yes, there would be much less. I have gone over all of the  
2099 requirements that are in the code and in our Harmony PD and yes, because we are already  
2100 an improved road at a County right of way we have the paved area in so that would access  
2101 would not be an issue. And again, they would probably require fencing, the opaqueness or  
2102 landscaping put in, and if we dress it up they might not even require that. But there would  
2103 have to be some fencing at least in the area. So, at this point, I would entertain a motion to  
2104 go ahead and approach the County on this combination. And what I would like to do is  
2105 also approach the County on if there is any leeway on leaving just the maintenance, the  
2106 community maintenance storage area, down there by the garden.

2107 Ms. Kassel stated absolutely.

2108 Ms. Phillips stated there are no people there so that.

2109 Ms. Kramer stated right. So, see if we can get them to give a little on that, so.

2110 Ms. Phillips stated maybe if we move the office and just do not tell them the other stuff  
2111 is still sitting there.

2112 Ms. Kramer stated no, no, no. We burned that bridge, so we are going to do this right,  
2113 and we are going to do it above board and legal, with County approvals. So.

2114 Ms. Kassel there is a motion.

2115 Ms. Kramer stated there is a motion, is there a second?

2116 Ms. Phillips stated I will second.

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Ms. Kassel made a MOTION to approve approaching Osceola County with the combination of moving the community maintenance storage to the stub street on Five Oaks, and also see if there is any possibility of leaving just the community maintenance storage area by the garden.  
Ms. Phillips seconded the motion.  
Motion passed unanimously.

Ms. Kassel stated thank you, Ms. Montagna.  
Ms. Kramer stated, and we will pursue that and move it forward.  
Ms. Phillips stated did we ever consider over there used to be a trailer where the library came in and they played games with the kids over by the.  
Ms. Kassel stated by Buck Lake, yes. We would get a lot of pushback from residents.  
Ms. Phillips stated yes.  
Ms. Kramer yes.  
Ms. Phillips I mean that was another possibility.  
Ms. Kramer stated yes.  
Ms. Kassel stated it is also less convenient for Field Services to go all the way down there.  
Ms. Kassel stated Field Services, and the Ashley Park pool it is almost right next door.  
Right now, I think that is the best option.  
Ms. Phillips stated I was just thinking if the County says we cannot use this location.  
Ms. Kramer stated if they say no to this, then we will be back here.

**SEVENTH ORDER OF BUSINESS                      Old Business**

**A. Reserve Study Update**  
Ms. Kramer stated alright Reserve Study update, have we heard anything from the reserve study folks.  
Mr. Hamstra so I did not give them the unit cost we got for the Garden Road, the RV storage, or the milling resurfacing, if that is what you are looking for.  
Ms. Kramer stated yes, have you given all that to them?  
Mr. Hamstra stated I need to get to that.  
Ms. Kramer stated oh.  
Mr. Hamstra stated if that is what you want me to do?

2152 Ms. Kramer stated yes, because my understanding was they said as soon as they get  
2153 that, they can adjust the numbers, so they are all reflective of the current day cost instead  
2154 of the pre-inflation cost.

2155 Mr. Hamstra stated I will also compare that to the Department of Transportation. Every  
2156 six months they update their unit cost database and if those numbers are higher than what  
2157 we got for the projects, we will defer to those, as well since the Reserve Study is for years  
2158 out.

2159 Ms. Kramer stated yes, thank you Mr. Hamstra, that would be great.

2160 **B. RV Lot Update**

2161 Ms. Kramer stated ok, RV lot update.

2162 Ms. Kassel stated thank you. So, I approached the County I actually did email you Mr.  
2163 Hamstra, I never heard from you. I assumed you just did not get my email, as it was holiday  
2164 time. I requested that you tell me who else I need to be in touch with aside from the Fire  
2165 Marshall and the zoning person because you had said at the last meeting that I needed to  
2166 get in touch with a bunch of people.

2167 Mr. Hamstra stated yes, and I am sorry if I did not respond. But when we talked here it  
2168 would be the Development Review Committee whomever that is composed of so.

2169 Ms. Kassel stated so I reached out to the Fire Marshall who said everything was ok  
2170 with them. I reached out to zoning, Ms. Amy Templeton, and in the agenda package if you  
2171 see page 171 essentially what I asked, I think you know that what I believed I was tasked  
2172 with at the end of the last meeting was to approach the County and find out if we were to  
2173 not expand the RV storage area, do we still have to make improvements there. And had I  
2174 gone down there and really visited the site, it has already been expanded. I mean, all the  
2175 work that was done there was done without any County input and so I kind of went back  
2176 and forth and I requested clarifications. I spoke with Mr. John Adams of RG Whidden  
2177 because there were questions about the garden, as opposed to the RV lot. And essentially  
2178 what she said, and then it was also the question of if Field Services is moved, do we still  
2179 have to make improvements if it is just the RV lot. So, what she said is yes, if the Field  
2180 Service office is relocated you still need to improve the roadway in compliance with  
2181 applicable codes. So, it is not just the roadway, but they also are requiring a 10-foot fence  
2182 with opaque screening. We only have a 6-foot fence there now, so we would have to replace  
2183 all the fencing. So, it is not just the cost of the roadway, it is the cost of the fencing, you  
2184 will need screening, and they also want us to do landscaping.

2185 Mr. Hamstra stated which are in the plans the Pegasus submitted months ago to meet  
2186 the current code.

2187 Ms. Kassel stated yes, right. So, she said the standards and requirements addressed in  
2188 the development document currently applied to all uses of the Maintenance Storage  
2189 District. If the use is not acted on or is removed, the standards and requirements still apply  
2190 to the remaining uses, and then she goes through what they are. And the approval letter that  
2191 is in the agenda package which she had sent previously did not approve the alternative  
2192 surface that was proposed in the narrative that they had, which was like a 6-inch layer  
2193 alternative surface will be evaluated at the STP review and required compliance with  
2194 applicable codes. So based on the work we have done so far we know it is going to cost  
2195 probably at least \$150,000.00.

2196 Mr. Hamstra stated much more than that.

2197 Ms. Kassel continued just for the roadway, just to get to compliance for the existing  
2198 lot. I asked about the garden because the complaint was well if you have to do that for the  
2199 RV lot, why do we not have to do it for the garden? It is because, when I spoke with Mr.  
2200 Adams, he said first of all the garden is a different use, it is an open space use, it has  
2201 different and much more lenient requirements for compliance with codes and it was also  
2202 approved through the County, that use was approved through the County prior to any RV  
2203 lot being installed. So, the garden, as it is, is permitted. We do not need to do anything with  
2204 the road in order to be in compliance with the garden, but the RV lot is a different story.  
2205 This is just my point of view. I am not speaking on behalf of the Board. The question I was  
2206 asked to explore with the County was, are we going to have considerable expense to  
2207 maintain, to operate the existing RV lot? Without a lot of extra expense and the answer is  
2208 no. We will have a lot of extra expense if we were to try to get into compliance with the  
2209 County to continue the use of that RV lot. That is my finding and my opinion is that,  
2210 therefore, we need to move forward with the closure of the RV lot. That is just my opinion,  
2211 but the rest of the Board can decide.

2212 Ms. Montagna stated and after you discuss it I need a motion on that so we can move  
2213 forward and do it because remember before we said we were going close it, but all these  
2214 people know that you all were looking into it, so I want to send out a final notice.

2215 Ms. Kramer stated ok, you can send out a final, but we do not need any more Board  
2216 action because the Board action was to close it. And nobody has brought it before the Board  
2217 to reopen that question, so it is already.

2218 Ms. Phillips stated but I do want to say that when we discussed this we had all this  
2219 information that you got again when we voted.

2220 Ms. Kassel stated what I got again was a better clarification.

2221 Ms. Kramer stated but I think she is comfortable with it now.

2222 Ms. Phillips continued no, what I am getting at though is we did not make that vote just  
2223 on the spur of the moment. I did not, because I read all that before. And, because there has  
2224 been some conjecture, or whatever the word. One e-mail I got said he was just checking to  
2225 make sure we were being honest. I did not sit here and go over all of this, over that, you  
2226 know.

2227 Ms. Kramer stated yes, we had researched it thoroughly, but I am glad that Supervisor  
2228 Kassel went and finally, you know.

2229 Ms. Montagna stated so March?

2230 Ms. Kramer stated yes.

2231 Ms. Phillips stated March 31st.

2232 Ms. Kassel stated March 31st.

2233 Ms. Montagna stated right, perfect, thank you.

2234 Ms. Phillips stated or until, if their lease ends sooner though.

2235 Ms. Montagna stated right, the drop-dead date is March 31st.

2236 Ms. Phillips stated so my other question is are we going to remove the fencing that is  
2237 back there? What are we going to do with the existing fence?

2238 Ms. Kramer stated let us just hold off on that.

2239 Ms. Kassel stated we do not need to discuss that tonight; we can discuss it later.

2240 Ms. Kramer stated, and we can, when we go and maybe Ms. Montagna and I can talk  
2241 to the County on the new proposal for moving the Field Services storage and everything  
2242 out of there. And see if maybe they will give a little to allow us to keep our storage  
2243 containers back behind that fence. In which case we would want to keep the fence and the  
2244 gate.

2245 Ms. Phillips stated alright. So, well what I was going to ask was if we keep the fence  
2246 up what would happen, what is the Board going to do if someone does not move their unit.

2247 Ms. Kramer stated then we are going to call the tow trucks.

2248 Ms. Phillips stated ok.

2249 Ms. Montagna stated yes.

2250 Ms. Kramer stated because we have a legal responsibility.

2251 Ms. Kassel stated it is on private property. Well, public property, but it is not on their  
2252 property.

2253 Ms. Phillips yes, alright.

2254 Ms. Kramer stated yes, they cannot do that, so.

2255

2256 **EIGHTH ORDER OF BUSINESS** **Supervisor's Requests**

2257 Ms. Kramer stated, and we are on Supervisors Requests. Any questions or requests for  
2258 things to be on in the future.

2259 Ms. Kassel stated I am sure I had one earlier, but it is out of my head. It is now actually  
2260 past my bedtime.

2261 Ms. Kramer stated I have one. I think we need to put a budget amendment to  
2262 accommodate the increase in landscaping costs on the next agenda. I did go through it, and  
2263 I think we can do it without raiding the reserves, just by using savings in our insurance  
2264 we had a \$9000.00 savings; by buying the vehicle, the little cart we did, we had a  
2265 \$19,000.00 savings in the vehicle expense; and we have a \$23,000.00 refund coming that  
2266 we paid from our last year's budget coming from Toho that we could put towards it. So,  
2267 scabbing all those together, plus a little bit here and there, we can come up with the  
2268 difference without raiding the reserves.

2269 Ms. Montagna stated you can do a budget amendment if you like, but you do not have  
2270 to.

2271 Ms. Kramer stated right.

2272 Ms. Montagna stated until the end of the year.

2273 Ms. Kramer stated right, I just feel better doing it so that everybody can see it and so  
2274 that we are comfortable paying those bills and not ending up with the deficit.

2275 Ms. Kassel stated I think it is a good idea I mean just from the perspective of planning,  
2276 accountability, and transparency.

2277 Ms. Montagna stated so the direction is for the budget amendment you want me to take  
2278 numbers from all these different?

2279 Ms. Kramer stated no, just put it on the agenda and we will bring a formal budget

2280 amendment to the next meeting.

2281 Mr. Hamstra stated you may want to add construction inspection services, if you will.

2282 Ms. Montagna stated construction inspections?

2283 Mr. Hamstra construction inspection services for the neighborhood C1 C2.

2284 Ms. Kramer stated but that would be a part of the paving so that would come out of our  
2285 reserve. That would be a part of that overall cost.

2286 Mr. Hamstra stated ok, I did not know what bucket that was coming out of.

2287 Ms. Kramer stated yes, that does not need to be a part of.

2288 Ms. Montagna stated you want a budget amendment on the agenda but not a formal  
2289 budget amendment showing where we are pulling money from.

2290 Ms. Kramer stated no, you and I will develop that and bring it to the Board to vote on  
2291 next month.

2292 Ms. Montagna stated sure.

2293 Ms. Kramer asked any other supervisors requests?

2294 Ms. Phillips stated yes. I am really hot on the topic of communication with the residents  
2295 because I feel that the more they know us, and we know them, and we are talking about the  
2296 fence. And this is a prime example that I wish we had a way because we could ask residents  
2297 do you want a fence; do you want another fence? Just for asking them, not that we would  
2298 necessarily have to do what they say because it is only a poll. But again, it is away someone  
2299 else might come forward and say hey I do not know about this stuff, and you can really get  
2300 a good fence and you just never know where, that is just an example, so I just wanted to.

2301 Ms. Kramer stated ok.

2302 Ms. Phillips stated every week, every month now, I am going to stick something in the  
2303 box.

2304 Ms. Kramer stated no, I think that would be a good thing to also deal with in our  
2305 workshop that we can talk about Board.

2306 Ms. Phillips stated although I was thrilled that so many people came tonight. So that  
2307 was good.

2308 Ms. Kramer stated yes, that was wonderful.

2309 Ms. Phillips stated tell your neighbors.

2310 Ms. Kramer stated thank you.

2311 Ms. Kassel stated and, thank you all for staying.

2312 Ms. Phillips stated yes.

2313 Ms. Kramer stated yes, very much so.

2314

2315 **NINTH ORDER OF BUSINESS**

**Adjournment**

2316

2317 On MOTION by Ms. Kassel, seconded by Ms. Phillips,  
2318 with all in favor, the meeting was adjourned at 8:45 p.m.

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Secretary/Assistant Secretary

  
Chair/Vice Chair