

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, February 23, 2023, at 6:00 p.m. at the Jones  
6 Model 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 Mr. Leet         | Supervisor          |
| 12 Joellyn Phillips | Supervisor          |

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

|                    |  |
|--------------------|--|
| 15 Angel Montagna  | District Manager: Inframark            |
| 16 Michael Eckert  | District Attorney: Kutak Rock          |
| 17 David Hamstra   | District Engineer: Pegasus Engineering |
| 18 Vincent Morrell | Field Services Supervisor: Inframark   |

19  
20 Residents and Members of the Public

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

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

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

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

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

31 Ms. Kramer stated this is the time that anyone from the audience can speak to the Board  
32 and give their information, their ideas, and their concerns. It is not a time period for back  
33 and forth with any particular Board member. But we are interested in hearing what you all  
34 have to say and what your concerns are. So, at this time, is there anyone here that has a  
35 comment from the audience?

36 Mr. Pennington stated I am Neville Pennington and I live at 3447 Sagebrush Street. I  
37 built a new home here in 2016 primarily to get off the ocean. I was over there for 18-19  
38 years. So, I wanted to get closer to the lakes, Kissimmee, and all of them. So, we looked  
39 for a place to build our house and get down here for four months a year and we came in  
40 here before the Lakes were built it was all sand and everything, got the first lot, built our  
41 house. I love Buck Lake and the amenities, I love the championship golf course, I do not

42 play golf, but I am willing to pay that premium to have it to drive back, see it, the scenery.  
43 The other thing is I have used both boats on Buck Lake probably more than anyone else in  
44 the four-month period I am here, but the last two years the operation of the boat docks and  
45 the boats and the equipment have went south for the last two years. Now for the first five  
46 years everything was beautiful; if you needed to get new batteries, boom, new batteries. If  
47 a trolling motor went south, a new trolling motor. That is not happening now so last year I  
48 tried to buy the trolling motor myself on the bass boat, and it is a big thrust one. These little  
49 ones you have got, if you get 6-7 miles an hour and it takes you 20 minutes to get to the  
50 other side from that boat dock is, the old one, you cannot, it takes you 30 minutes to get in.  
51 I mean seriously, and that is a liability. But also, I came down early November the 29th  
52 this year I said it will be better this year. I get down here and I get the bass boat for two  
53 days. I go over at 8:00 o'clock in the morning and Mr. Vinson is down there and he said  
54 man you are going to be mad. I said why would I be mad, I am tickled to death I got that  
55 out of the cold weather, I am going fishing. Well, the bass boat front trolling motor is shot,  
56 it will not run. So, I am a resident paying all these fees, extra fees, for the amenities I am  
57 not using. Ok? And you know the CDD is collecting all of this stuff and spending it, and I  
58 know you got a lot of major projects, but it could not take that much to put a couple of real  
59 good thrust, 80-pound trolling motors on there that you had about five years ago. And you  
60 are not racing over there you are trying to go fishing and so if you go to the other side and  
61 the wind picks up an 80-pounder will allow you to get back. I have been pulled off of that  
62 lake twice this year. The first one was as well the far end and I tried to come back in at 6  
63 mile an hour wind the trolling motor on the back is shot. I mean it will run, the prop will  
64 go, but you cannot move, the wind is pushing you backwards.

65 Ms. Kramer stated it is just not enough power.

66 Mr. Pennington stated that is the thing and now I know you guys have to worry about  
67 bids and all this kind of stuff, like everything else, but prior if I remember correctly they  
68 did not have to get three bids on \$500.00 expenditures.

69 Ms. Kramer stated we still do not.

70 Ms. Montagna stated over \$500.00.

71 Mr. Pennington stated but I am saying over \$500.00, you cannot buy anything for  
72 \$500.00. So basically, you have got your field managers taking heat from me and

73 everybody else and I have talked to six people that say they will not go down there anymore  
74 because it is a waste of their time.

75 Ms. Kramer stated again it is not time for back and forth.

76 Mr. Pennington well I am just telling you what I think the issue is and another one is  
77 you have got a major liability. I am a retired executive; you have got a major liability with  
78 that gate. Anybody can come in there and do anything they want to do, not just our  
79 residents. It will not work, and I asked the question well long has it been that way? Months  
80 and months and months. We are not building a battleship, surely to goodness somebody  
81 can go in there and have that gate, so we residents have to carry our little cards to get in  
82 and back. OK? And so, I ran into a couple of women over there and they had to clean out  
83 the kayaks because they had mud daubers. It used to be the boats were clean. You have got  
84 the little pump in the back to pump the water out, one day I went over there, and it is up to  
85 my ankle because it was not plugged in. Now the other thing I will say is that supposedly  
86 on Tuesday that is a maintenance day.

87 Ms. Kramer stated right.

88 Mr. Pennington stated well there is nobody doing any maintenance in the last couple  
89 of years, ok? And I will just say this for his behalf Gerhardt kept everything on top of  
90 everything. If you had to call and say we need batteries, boom, three days you got batteries.  
91 If you need a new trolling motor, he said ah, I cannot find that one, ok? Well, I have a  
92 friend that owns the biggest Ranger dealer, I can get anything for.

93 Ms. Kramer stated I do not want to cut you short, but I think we definitely hear that we  
94 need to up our game in field services on the boats and we have heard you.

95 Mr. Pennington stated that is fine, I will tell you one more thing. But you cannot, I am  
96 only down here for four months, so I do not want to sit here for another month, and I cannot  
97 get on Buck Lake. I have been here now for three weeks, and I have been on it three times  
98 because nobody will buy new motors. And you are tying these guys hands if they have to  
99 go get bids somewhere.

100 Ms. Kramer stated it is not a back and forth,

101 Mr. Pennington stated well as resident. Ok, I apologize.

102 Ms. Kramer stated this is a problem that should have been corrected. This is the first, I  
103 think two days ago I got an email about this and it is the first we heard about it so I am glad  
104 you brought it to our attention, and we will make sure our field services staff get all.

105 Mr. Pennington stated I have been bugging people about this for two years. I do not  
106 know if it did not get back to the Board, but has anybody been down there to look at it, to  
107 look at the shape that those boats are in? The tracker, do you look at the two seats? If it  
108 gets wet your butt is going to be wet all day. The bass boat, on the bass it looks like  
109 somebody took a knife and sliced it. If it rains, so we are not able to use that facility and  
110 that is one of your major responsibilities is to take care of the operation of the boat dock.

111 Ms. Kramer stated yes, now your three minutes is well more than up.

112 Mr. Pennington stated well, and I appreciate that.

113 Ms. Kramer stated we have to move on with that.

114 Ms. Kramer stated we have to move on.

115 Mr. Pennington stated well, can I ask you one question before I shut up. When are  
116 you going to put a trolling motor on those boats that that your residents here can use? I  
117 have located at three so you just might want to talk about that.

118 Ms. Kramer stated as a Board, we have to go back, we have to look at why this is  
119 happening and figure it out, and get it straightened out. So, we will do the best we can and  
120 get it straightened out.

121 Mr. Leet stated and if you have sources for trolling motor, for example, would you  
122 share please? Feel free to share with us.

123 Mr. Pennington stated oh well, ok well I have had boats for 16 years.

124 Ms. Kramer stated we are going to be here all night. I am sorry. I do not want to cut  
125 you off, but it has been six minutes now.

126 Mr. Pennington stated well it is ok, but I want an answer of when you going to have a  
127 trolling motor that I can use the boat on the lake?

128 Ms. Kramer stated I cannot give you an answer right now.

129 Mr. Pennington stated but you are the Board.

130 Ms. Phillips stated this is not back and forth, but you are welcome to call any of us  
131 at any time and we can discuss it with you. Tonight, is a Board meeting where we take care  
132 of official business.

133 Mr. Pennington stated well I appreciate that, and I appreciate you giving me this time.

134 Ms. Phillips stated about it and you can always send us an e-mail.

135 Mr. Pennington stated well, can I go ahead and buy this trolling motor with 80 pounds  
136 and I will have them ship it to me in two days, and we will put it on a bass boat so I can

137 use it while I am here and then you reimburse me before I go back at the end of April? Can  
138 you do that?

139 Ms. Phillips stated I am not sure.

140 Ms. Montagna asked how much are they?

141 Mr. Pennington stated if you guys buy it is \$619.00 for a Minn Kota. It is 80-pound  
142 thrust, requires two batteries, 24 like the old ones that used to be on there.

143 Ms. Montagna stated I will give you a call in the morning.

144 Mr. Pennington stated yes if you would. I just want to use it. I am going to be here, and  
145 I love Buck Lake and every once in a while take my wife out.

146 Ms. Phillips stated I was out there this afternoon.

147 Mr. Pennington stated, and it is a beautiful place.

148 Ms. Kramer stated ok.

149 Mr. Pennington stated ok, I am out of here. I am going to get back in my chair. I got it,  
150 but i would like to use that boat and I will buy the trolling motor.

151 Ms. Kassel stated we got it. Thank you.

152 Ms. Kramer stated thank you, sir.

153 Mr. Pennington stated thank you.

154 Ms. Kramer stated all right, any other public comment, audience comments?

155 Mr. Peter Marshall, 6826 Goldflower, been here about eight and a half years. I just  
156 want to support what Neville said. I was out there today. The white pontoon boat down  
157 there is an embarrassment, it is disgusting looking, if I brought someone down there. The  
158 floor needs replacing. I just want to support him. We need to maintain it, it used to stay  
159 better.

160 Ms. Kassel stated thank you.

161 Ms. Kramer stated we have heard you loud and clear. Thank you for coming.

162 Mr. Marshall stated they have twelve-volt motors on the boats, and that is not enough  
163 to push it.

164 Ms. Kramer stated thank you.

165 Mr. Synnott stated again, in support of Neville. I am more concerned about the dock.

166 Ms. Kassel stated we need you to give your name and address.

167 My name is Bill Synnott, 3362.

168 Ms. Kramer excuse me, if the audience could be quiet for a few minutes so we can hear  
169 the gentleman speaking.

170 Mr. Synnott stated Bill Synnott, 3362 Sagebrush. I do not take the boats out because  
171 the way they are describing it, but I do fish from the pier and we have had, since  
172 last May when the card reader went out, we have had large number of outside of the area  
173 come in. I spoke to you today because I saw you down there. That is a problem. We are  
174 having numerous people there. They do not keep it neat or tidy. I am always cleaning up.  
175 I come down there, I am finding fish on the on the dock. We need to address that gate  
176 control.

177 Ms. Kramer stated yes. They have come out; they had done some maintenance on it  
178 and what is it next Tuesday?

179 Ms. Montagna stated tomorrow. Are they not coming back tomorrow?

180 Ms. Montagna stated yes, they are coming out tomorrow.

181 Ms. Kramer stated so hopefully it will be fixed then.

182 Mr. Synnott stated yes I think that is a big issue.

183 Ms. Kramer stated ok, thank you sir.

184 Mr. Leet stated loud and clear, thank you.

185 Ms. Kramer stated all right any other public comment or audience comment for the  
186 Board?

187 Ms. Violetta Wilzynski, 3115 Dark Sky Drive. We have been here since 2015 and my  
188 kids came here when the school used to be partly a Community School, so you had the  
189 eighth graders in there, and the whole thing was beautiful. Since then, I cannot get to my  
190 house. Is there a way of redirecting how the parents drop off the children? And I do not  
191 know if this is a “you” question, or this is something District.

192 Ms. Kramer this is not, this is something for the schools.

193 Ms. Wilzynski stated ok. Well then they are going to hear from me.

194 Ms. Kramer stated ok, go for it.

195 Ms. Kassel stated sorry we could not help you.

196 Ms. Wilzynski stated but you did. They are just not going to be happy.

197 Ms. Kramer stated is anyone else in the audience or here in the room?

198 Ms. Kassel stated wanting to make a comment?

199 Ms. Kramer stated if not, I am sorry, is there anyone on Zoom?

200 Mr. Leet stated not putting their hands up or unmuting that I can see for audience  
201 comments. See, I have got the faces on.

202 Ms. Kramer stated ok.

203 Mr. Neville stated I have one question on your budget.

204 Ms. Kramer stated you can ask us after the meeting.

205 Ms. Kramer stated all right, seeing no further audience comments we will end audience  
206 comment period and move on with our contractor's reports.

207

208 **THIRD ORDER OF BUSINESS Contractor Reports**

209 Ms. Kramer stated Benchmark is currently our landscaping contractor. Do you have  
210 anything to report? We have gotten some very good comments from our residents.

211 Mr. Mootz stated That is good.

212 Ms. Kramer stated as you are getting moved into the community.

213 Mr. Mootz state Jacob Mootz, with Benchmark.

214 Mr. Botkin stated Mike Botkin with Benchmark.

215 Mr. Mootz stated so we have been here for 23 days and have covered quite a few things.  
216 As of next week we will have maintenance figured out as far as what section will be on  
217 what day you will have a map or that next week. Pest control and fertilization were done  
218 two days ago, finished today. And our irrigation inspection, although extremely lengthy  
219 one, is almost complete. It will be complete by the 28<sup>th</sup>. This is the first 19 clocks with all  
220 the heads, all the breakages, all those things found on the first 19 clocks, and you have nine  
221 more after that.

222 Ms. Kramer stated ok, so our irrigation systems is in bad shape.

223 Mr. Mootz stated yes ma'am. It does not operate via the Maxicom, nor can it with  
224 without a significant budget to actually get the timers to communicate with the computer;  
225 they are out of date, they are not wired, things like that, so we are working on it. There is  
226 step one, it is to get a closed system though. So, to manage the meters, to manage the  
227 consumption, we have to be able to turn zones on and not have eight broken heads, three  
228 or four lateral leaks, and things like that. So, what I am doing between now and the 28th is  
229 coming up with an estimate to get you a closed system. That is not a fix all, that is to get  
230 close to see what else happens, regain pressure one satellite at the time. So that is what we  
231 are working on now.

232 Ms. Kramer stated yes we have seen you all out trimming hedges that have not seen  
233 the hedge trimmer in years.

234 Mr. Mootz stated yes, it is about 250 cubic yards of material that left the property in 23  
235 days.

236 Ms. Montagna stated your irrigation evaluation, you said that will be done by 28th.

237 Mr. Mootz stated yes ma'am.

238 Ms. Montagna asked of this month?

239 Mr. Mootz stated yes ma'am.

240 Mr. Botkin stated the first nineteen are done.

241 Mr. Mootz stated the other, the last nine were actually completed yesterday evening,  
242 just had no time to actually kill half a tree and print it out.

243 Ms. Kramer stated there was a problem, I think it has been cleared up.

244 Mr. Mootz stated ok.

245 Ms. Kramer stated there was some leaf blowing and they were blowing them from the  
246 street back into the grassed areas I noticed that this week they were blowing them into piles  
247 in front of each tree and then sweeping them up and taking them away.

248 Mr. Mootz stated yes, so right now up until April, we remove leaves every other week.

249 Ms. Kramer stated ok.

250 Mr. Mootz stated so the only question is on those other weeks what would you like me  
251 to do with the leaves in the road? So normally we get them out of the road, we get them  
252 out of the ditch, so if a rainfall event happens it does not end up in your stormwater system  
253 contributing to lakes. So, it is pretty standard for us to try to clear the flow line of the water.  
254 If you do not want us to do that you have to just let us know.

255 Ms. Kramer stated so every other week it would be necessary for you to blow them up  
256 into the grass. Is that going to damage the grass at all?

257 Mr. Mootz stated no.

258 Ms. Kramer stated now when you come back and blow the following week, you are  
259 actually blowing the stuff not just off the sidewalks and the streets into the piles, but also  
260 out of curbs?

261 Mr. Mootz stated out of the median.

262 Ms. Kramer stated ok.

263 Ms. Montagna asked and that is only through April.



264 Mr. Mootz stated only through April.

265 Mr. Botkin stated contractually, yes.

266 Mr. Mootz stated now what we have done is we have made a couple calls to some  
267 friend's street sweeping companies to where, as a CDD, maybe we can contact HOA  
268 townhome developments and things like that, and come up with some type of plan for those  
269 off weeks. And then I will just hand it over and say this is what they can do for you.

270 Ms. Kramer stated ok.

271 Mr. Mootz stated so that would help.

272 Ms. Kassel stated I think there are a lot of people who are raking their leaves into the  
273 street thinking that they are getting them picked up.

274 Mr. Mootz stated and that is what, they are correct, and I think they are assuming at  
275 some point they are going to get picked up. At the end of a windy day or a truck goes by,  
276 and they all end up on th other side anyway.

277 Mr. Botkin stated so I was here two weeks ago, and our guys were working on a tree  
278 blowing and bagging and a resident like ten houses down was blowing back out onto the  
279 street.

280 Mr. Mootz stated so that is a constant little battle there.

281 Ms. Kramer stated so for all the residents out there that can hear me: please bag your  
282 leaves and dispose of them appropriately.

283 Mr. Mootz stated yes ma'am.

284 Ms. Kramer stated wonderful. any other questions from any Board members?

285 Ms. Kassel stated not at this time, but I was wondering, you are blowing the leaves in  
286 the street back up onto the grass, what is up with that?

287 Ms. Kassel stated yes, and I think some, yes, yes, thank you.

288 Ms. Montagna stated there have been compliments though.

289 Mr. Mootz stated I appreciate it.

290 Ms. Kramer stated we have a lot of compliments on Facebook.

291 Mr. Mootz stated they are working hard; they are working hard for you.

292 Ms. Kramer stated wonderful.

293 Mr. Botkin asked when is the next Board meeting?

294 Ms. Kassel last Thursday in March. It is the same date; same date would be Thursday  
295 March.

296 Mr. Botkin stated until then we are going to need feedback or guidance on what to do  
297 with the irrigation from that point until your next Board meeting because it is inoperable.

298 Ms. Kramer stated ok.

299 Mr. Botkin stated so like the next fertilizer treatment cannot happen.

300 Ms. Kramer stated right, yes our staff our procurement policy allows them some leeway  
301 as far as to authorize more.

302 Mr. Botkin stated ok.

303 Ms. Kramer so yes, they will be able to add.

304 Ms. Montagna asked are you projecting it to be substantially high?

305 Mr. Botkin stated your irrigation, yes.

306 Mr. Mootz stated so to get a closed system, for me to tell you.

307 Mr. Botkin stated we cannot even tell you what it truly is without closing the system.

308 Mr. Mootz stated so in order to close the system based off of this, you are looking at  
309 two weeks, two guys every day.

310 Ms. Kassel asked and so what is your ballpark?

311 Mr. Mootz stated \$20,000.00 to \$25,000.00.

312 Ms. Kassel stated yes, we do not have, they do not have that kind of leeway.

313 Ms. Kramer no, they definitely do not.

314 Mr. Mootz stated so there are zones in here, and it is horribly boring to read, but there  
315 are zones in here to where there are so many breakages I have to fix in order to figure out  
316 what is next because there is no pressure enough to actually run the end of the zone. So  
317 that is why there is, there is a range.

318 Mr. Botkin stated your clocks are out of date. All of your clocks should not be used,  
319 currently.

320 Ms. Montagna states so would the Board like to, if they cannot wait until next meeting,  
321 we do not want vegetation dying obviously.

322 Mr. Mootz stated correct and there is there is a handful of areas that currently we found  
323 out are manually watered, not from any clock. So, there are certain things like that we are  
324 going to have to really dive into, but we will need guidance. Hey, do we want Harmony to  
325 be a Maxicom system with like it should be, do we want a hybrid so there is going to be  
326 three different levels, really.

327 Ms. Kramer so at our next meeting you will bring back that plan, but right now you  
328 need authorization to be able to close it.

329 Mr. Mootz stated yes.

330 Mr. Botkin stated we can tell you from what we can physically see, touch, and going  
331 around and look at, here is what we are seeing and there are pictures with every item that  
332 we have sent. So, I do not know if everyone has reviewed that or not.

333 Ms. Kassel stated I have not gotten, or been sent it, I do not think.

334 Mr. Mootz stated there will be a bunch of links.

335 Mr. Botkin stated yes, they are links.

336 Ms. Phillips stated it is very detailed.

337 Mr. Mootz stated like I said it is horribly boring and I apologize for that but.

338 Mr. Botkin stated so for us to give you an exact, this is exactly what it is and the exact  
339 amount, you are going to have to have available budget to go in and fix because, think  
340 about this, there is a water line shoots, right, and comes up out of heads. While there is  
341 water pressure, it is not sufficient enough to see heads 5, 6, 7.

342 Ms. Kassel stated I understand.

343 Mr. Botkin so we do not know if 6, 7, and 8 even work or not. Or they do, they are just  
344 not pressuring. So, we have to fix the pressure to see what is going on.

345 Ms. Kramer stated, and we have been paying exorbitant water bills, and I am hoping  
346 that that this money well spent will save money on the other side of the proper usage of the  
347 water.

348 Mr. Mootz stated correct and then you have something to gauge. Let us say you have a  
349 high-water consumption, compared to what? So, if we are comparing to a closed system,  
350 closed month, and we are running it twice a week at 30 minutes a zone, and we know they  
351 are three-gallon heads, we know if it is going to be high.

352 Ms. Kramer stated right.

353 Mr. Mootz stated right now if you are guessing.

354 Yes, we are getting asked to give a read and it is like, compared to what?

355 Mr. Mootz stated compared to what, unfortunately?

356 Mr. Botkin stated because your system does not work.

357 Ms. Kramer stated right.

358 Ms. Phillips are you talking through all of Harmony?

359 Mr. Botkin stated the entire system does not work.

360 Ms. Phillips asked why are water bills so high?

361 Mr. Mootz stated no they are running water, you just cannot control it, you cannot  
362 control it, yes it is just you cannot control it. Some of these zones are huge too, by the way.  
363 I mean you have got 53,000 gallons being used and you very rightly probably do have  
364 53,000 gallons being used because they are that big. You just want to know though.

365 Ms. Kassel stated so irrigation our year-to-date budget is \$10,000, we spent \$5700.00,  
366 as of the current financial statement that we are going to be approving tonight. You have  
367 got a \$30,000.00 budget, obviously it is not going to be anywhere near enough, but we still  
368 have \$25,000.00 in that Repair and Maintenance irrigation budget as it stands.

369 Ms. Montagna stated I would just ask the Board to authorize a not to exceed and to  
370 work between staff and the Chair in between the next meeting so they can get stuff going  
371 because we do not want vegetation to die. We are not in the rainy season quite yet.

372 Mr. Mootz stated, and we are going to do it quite intelligently. We are going to pick St  
373 Augustine areas first, and pick your main drive, we are going to pick parks, things we want  
374 to control ants in, stuff like that, so we will have a path. We do not want to do half a  
375 satellite, we are going to complete an entire one.

376 Ms. Montagna stated, and Mr. Perez sent all that information to you all on the 16<sup>th</sup>.

377 Mr. Botkin stated and just to piggyback off her comments, why we were pushing this  
378 is because you do not want us to wait until March 28<sup>th</sup>, to then tell you that you need to  
379 spend \$25,000.00, for us to tell you again what it is and then now you are in the hot spot,  
380 correct.

381 Ms. Kramer stated ok so at this point in time, I would entertain a motion.

382 Ms. Kassel asked before we do that, can I ask Mr. Perez?

383 Ms. Kramer stated yes.

384 Ms. Kassel asked your thoughts on the matter, and spending \$20,000.00 to find out  
385 what we have got?

386 Mr. Perez stated I do not think there is any question. In order for this system, so there  
387 are two-fold to this, right? So, in the contract we have irrigation repairs built in after the  
388 initial audit. So, there are no repairs made, or you do not move forward with their report  
389 then they cannot accept the irrigation system and cover the maintenance of it ongoing. That

390 being said, we are in discussion with the prior vendor about money being withheld which,  
391 hopefully, can help offset some of these costs moving forward, as well.

392 Ms. Kassel stated can we have a guess of what that number might be?

393 Ms. Montagna stated today, no. Their final bill is \$40,000.00 and some change and I  
394 have not paid any of that, which we are going to get to here in a few minutes and ask the  
395 Board for some provisions to be able to rectify that and withhold a good amount of that,  
396 but we do need to release some. So, we are going to get to that in a second and your Chair  
397 will ask for some authorizations for that.

398 Mr. Perez stated but to also piggyback on that comment, I do not think that it is prudent  
399 to go ask another vendor to do the same thing that they are doing, the time, energy, and  
400 effort alone to have another vendor and do comparative pricing, in a sense.

401 Ms. Montagna stated well you do not want to do that anyway; you want to work.

402 Mr. Perez stated no, I am just.

403 Ms. Kassel stated that is not what I was suggesting.

404 Mr. Perez stated I did not know if there was a thought going through anyone's head, so  
405 I was just making sure I was trying to get that.

406 Mr. Leet stated we decided that when we selected them as our contractor.

407 Ms. Kramer stated right.

408 Mr. Botkin stated I think it is actually very important to note that, and I am just saying  
409 this to put it on the table, at the end of the month, we are not responsible for irrigation if  
410 the repairs are not made. There is nothing we can do; the system does not work. So  
411 the trickledown effect is: your annuals, we would tell you do not plant them, your sod  
412 is going to die, your fertilizer is useless.

413 Mr. Leet stated you cannot water it in.

414 Mr. Botkin stated correct, there is such a trickledown effect with that so to Mr.  
415 Perez's point, you will have essentially another binder full of a report by the end of the  
416 month sharing with you and you want that as complete as possible so you have all the facts  
417 and figures in front of you and no one is guessing on anything, which is why we would  
418 very much appreciate a budget to actually fix it, fix what we can to figure out the entire  
419 scope.

420 Ms. Phillips asked can I ask a question please? Is this normal wear and tear and the age  
421 of the system or did it all go bad at once, or has it?

422 Mr. Botkin stated we can only tell you what has happened since we have been here. I  
423 am not making a comment on anything prior to us being here. It is abnormal, the current  
424 condition, none of your clocks work or are current, your clocks are out of date. You should  
425 not have those clocks. You are not Maxicom, you are not a Maxicom system. You may be  
426 in theory, but it does not work. So, from the day we have been here, that is what I can do.  
427 Previously, I have no idea.

428 Ms. Phillips stated does the system have like a 20-year life expectancy.

429 Mr. Mootz stated I would ask for a reserve study. Sometimes they do 15-years, they  
430 replace all the timers. I do not know how this is set up.

431 Ms. Kramer stated I think it is a combination of things for a long time. We had people  
432 who were not really trained in irrigation handling the irrigation system. Then we brought  
433 folks in that we thought were trained in irrigation, but I do not think that they were prepared  
434 to do the deep dive that Benchmark has now done. And you can see that again in our water  
435 bills. Our water bills are one of the highest costs that we have, so if we are able to properly  
436 manage that water consumption in such a way to bring those bills down, the work that is  
437 done, it will pay for itself.

438 Ms. Phillips stated it will pay for itself, right, ok.

439 Ms. Kramer stated so I would entertain a motion.

440 Ms. Kassel stated move to approve \$20,000 for the audits, not to exceed \$20,000 for  
441 the audit repairs to close the system. Right

442 Mr. Leet stated second.

443 Ms. Kramer stated ok, I have a motion and a second. Did you say \$20,000.00?

444 Ms. Kassel stated that is what the initial number.

445 Mr. Mootz stated \$25,000.00.

446 Ms. Kassel stated I thought I heard \$20,000.00 first and then later I heard \$25,000.

447 Mr. Botkin stated we said \$25,000.00.

448 Ms. Kassel stated is that what you heard?

449 Ms. Montagna stated \$25,000.00.

450 Ms. Phillips stated \$25,000.00.

451 Ms. Kassel stated I amend my motion to \$25,000.00.

452 Ms. Kramer stated would you like to accept this, the second acceptance?

453 Mr. Leet stated yes, I will accept.

454 Mr. Kramer stated ok, I have a motion and a second on the table for a not to exceed of  
455 \$25,000 to close the irrigation system, for formal assessment of the system. Any further  
456 discussion by the Board? Hearing none, I will call the question: all in favor?

457 All Supervisors answered aye.

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

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Ms. Montagna stated thank you.

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Mr. Mootz stated thank you, appreciate it.

468

Ms. Kramer stated ok, the only other items we have, and you guys can go.

469

Ms. Kassel stated thank you gentlemen.

470

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Ms. Kramer stated the other item of business which has been brought to our attention  
is the Servello, the separation agreement. Servello has submitted its last bill to us. It is  
again as our District Manager stated it is \$40,838.00. Some of this, and again it is broken  
down certain amount from mowing, irrigation, and things. It is their standard monthly bill,  
however and I think there has been some discussion and they say they realize that some  
will be withheld . Our attorney has advised us that the best way to end our relationship with  
them would be to work with them to negotiate what their final payment will be and then  
enter into a separation agreement so that there is no question moving forward as far as  
what-- we do not want to be back in the Davey Tree situation. So, if the Board would  
authorize the Chairman and the District Manager and the Attorney to work together with  
Servello to come up with that separation agreement, with the not to exceed of \$40,838.00  
and then we will get that solved and resolved and put to bed.

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Mr. Leet stated yes, I mean it seems like that is all part of the negotiation that needs to  
happen so, ok that is a great number so I will so move.

483

484

Ms. Phillips stated I will second.

485

Ms. Kramer stated the motion and the second. All those in favor?

486

All Supervisors replied aye.

487 Ms. Kramer asked any opposed? Hearing none, motion passes unanimously. So, we  
488 will get on that and get that resolved.

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| <p>Mr. Leet made a MOTION to approve authorizing the Chair, District Manager, and District Counsel of Harmony CDD to negotiate with Servello Landscaping as to what their final payment will be and to create a separation agreement. Said final payment not to exceed or \$40.838.<br/>Ms. Phillips seconded the motion.<br/>Motion passed unanimously.</p> |
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**FOURTH ORDER OF BUSINESS**                      **New Business**

501

**A. Discussion of Growth in Harmony and East St. Cloud**

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Ms. Kramer stated that the School Board asked that they be allowed to address this  
503 issue.

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Dr. Pace stated well good evening everyone and thank you Chairman Kramer for allowing us this opportunity to come before the Board and speak. We are at a place where we are looking at having to add seven of the cottages, again, to help us accommodate the very rapid growth in student enrollment at Harmony Community School. In our agreement, it indicates that the Board could consider moving forward with that but, of course, I wanted to talk with all of you about it first, as long as we have a plan to correct the problems so that it is not a permanent addition to our Harmony Community School Campus. We are currently in construction; we just broke ground in the last two weeks on a new K-8 school in the Sunbridge Community off of Cyril's Drive. That community will actually have eventually three dedicated K-8 school sites as a part of their development plan. In addition, we are in planning and doing initial design work for another K-8 school for relief to the Harmony and Narcoossee Elementary School and Community School populations which will be very close to where Hickory Tree is today, it is a community called Roan Bridge. Sunbridge is scheduled to open in 2024-2025 in the upcoming year, not 2023-2024 but 2024-2025 and then Roan Bridge would follow in 2025-2026 and following that two year period we believe we would be in a position to remove the cottages and return Harmony Community to a more manageable size. I shared some numbers of projected growth with



521 Chair Kramer which I think she has sent out to the Board. I apologize that I cannot be with  
522 you in person tonight it would be easier perhaps to show the documents then and explain  
523 any questions that you or answer any questions that you might have, but our Gateway  
524 Panther Girls Basketball Team, for the first time ever, qualified for state level runoff play  
525 in Lakeland and I am on my way back from that event. Unfortunately, they were not  
526 successful, Mainland was quite a match, but I appreciate the opportunity to have been able  
527 to go and support our Panther team while at the same time honoring our commitment to  
528 come and share this information with you and answer any questions that you have. I believe  
529 I also have our Vice Chair of the School Board, Mrs. Booth who is going to join remotely  
530 via Zoom. I think Commissioner Booth may be listening in as well if any members of the  
531 Board have questions they would like to ask.

532 Ms. Booth stated yes, Dr. Pace this is Erica Booth. I am here and thank you so much  
533 for the opportunity to be here tonight.

534 Mr. Leet stated yes, I have got the table that you sent us, Dr. Pace. I have got on display  
535 in the room here; it was emailed out to the Board members. I can try to share it on to the  
536 Zoom meeting here so, but I think the easier thing would be to post that on the on the  
537 website along with our minutes follow-up rather than, sometimes our Zoom connection has  
538 issues so I think it would be better. I have it on screen here so we can go over that. We can  
539 all see the projections and everything so.

540 Ms. Kramer asked do any of the Board members have any questions or discussion with  
541 Dr. Pace?

542 Ms. Kassel I do. It appears that, based on this table, that it will take a minimum of five  
543 years with portable classrooms in order to resolve this issue?

544 Dr. Pace we believe that we will be able to resolve the issue with the opening of Roan  
545 Bridge after the 2025-2026 year. We will still be at maximum capacity, but we believe we  
546 would be able to manage the enrollment without the need for portables after we open the  
547 two K-8s on this side of the of the County.

548 Ms. Kassel stated my big concern is with the County Commissioners not providing the  
549 School District with enough funding and planning to be able to keep up with the residential  
550 development that they keep on approving. So, now it is already an issue as one resident  
551 attested to you and I know that Ms. Phillips has mentioned it in the past and I know that I  
552 leave my house to go somewhere at the times when school is either getting into session or

553 coming out of session and that is a nightmare already. With another 20 or 30% or 60 or  
554 70% with the portables, that is going to be even that much more of a nightmare. So I know  
555 you are in a stuck place and I empathize with that and at the same time I empathize with  
556 the people who elected us as a Board, who want to have a community where traffic is not  
557 an issue for an hour or two, or at least two hours every single day while people are dropping  
558 off and picking up their kids. That is my concern.

559 Dr. Pace stated yes ma'am, I certainly understand your concern. The County  
560 Commission does not share specific funding with the School Board. Funding for our capital  
561 projects, our facilities, particularly new student stations come from the collection of impact  
562 fees based on the growth of housing in the community. Last year we collected \$90 million  
563 in impact fees, and we have done our part. We collect almost the highest impact fees if not  
564 the highest in the State on residential development. Unfortunately, the way this state  
565 manages capital funding for school districts we are almost in a position where you have to  
566 be behind the need, you must demonstrate specific need for a new school, before you can  
567 use taxpayer dollars to build it even when those taxpayer dollars or in this case impact fees  
568 are generated on a local level. We do not anticipate adding anymore residential zone or  
569 property to the current Harmony Community zone with the addition of these portables.  
570 Currently we have seven classrooms at Harmony Community where we are having to do  
571 what we call a co-teach situation. So, two certified classroom teachers are teaching in one  
572 classroom and sometimes that is a good thing. It allows teachers to capitalize on each  
573 other's strengths and each other's content knowledge and care for the two classes of  
574 students in that one space. But it is not really because of choice in this case it is because  
575 we simply have no more classrooms to use. Our planning team has walked the building we  
576 have done space reconfigurations so that we are maximizing the physical space that is  
577 available currently at Harmony Community for the student population but without the  
578 capacity to add the additional 7 portables we would be looking at probably 14 co-teach  
579 situations in the upcoming year to deal with the growth and enrollment that is coming in.  
580 And right now, as new students move in our School District has no choice, we cannot turn  
581 them away. We are a public school; we are committed to serving all children who come  
582 our way and we do it to our best ability. But we have to meet the needs as this growth is  
583 occurring and I certainly understand your frustration I live on Canoe Creek Road, and we  
584 are working hard with the County with the local City governments to get in front of

585 development and get the traffic infrastructure built. As developments go through the  
586 planning process, our School District does have an opportunity to review those plans and  
587 if a development is going to add the need for another school, then we work with the  
588 developer to do what we call a mitigation agreement. So that within their development plan  
589 they are actually setting aside a site they do not give it to the School District, we purchase  
590 it at market value down when we need it, and typically that is then handled through impact  
591 fee credits. But that is kind of the rock and the hard place that we are in right now. Some  
592 of you may remember several years ago when the Harmony Community was also bursting  
593 at the seams. It was in the K-8 environment, we came to the Board we went to the  
594 community in a town hall and asked for that same provision: could we add some cottages  
595 on a 2-year temporary basis while we had the new middle school in planning and design  
596 and construction and as soon as we opened the middle school in planning, we were able to  
597 pull those portables out. But the infrastructure is there in terms of electrical wiring,  
598 plumbing, those types of things that are needed so that is why we are coming to you now.

599 Mr. Leet stated one comment I have looking at the table we were sent, it looks like it  
600 has a transposing error. It looks like it has the same data for the functional capacity  
601 utilization with and without the relocatables. So, I do not know if this table is really  
602 showing what the full impact would be with versus without the seven additional units.

603 Dr. Pace stated oh I apologize, thank you for catching that. I will have our planning  
604 director Ms. Rhonda Blake examine this again and I will send a new copy to Ms. Kramer.

605 Ms. Kramer stated that is great. Yes, the school crowding, I have my two grandchildren  
606 in the Harmony Community School, and they are basically stacked on top of each other.  
607 The crowding is a very serious issue right now and I regret that the State of Florida did not  
608 keep their concurrency requirements to require schools to be built prior to overcrowding.  
609 Unfortunately, that is a reality that they rolled that back and we do not have that ability  
610 now. So, we are in a situation again where the state requires them to be over capacity to  
611 build new schools. So, I do not know what else we can do. I do not know, is there something  
612 Dr. Pace that you are looking for from us?

613 Dr. Pace stated no ma'am. I just wanted to come and share this information with you  
614 first. I felt like that was something important to communicate with the Board up front so  
615 that you are not caught off guard. And then we will schedule a follow up town hall at

616 Harmony Community in a couple of weeks in order to be able to address the larger  
617 community about this need.

618 Ms. Kramer stated ok, that is wonderful. Just keep us posted on that. But the mitigation  
619 plan does provide for a limited use of what we call the portables or cottages, but it is limited  
620 to a certain amount of time within a five-year period. But it sounds like you are trying to  
621 do the best you can with what you have. Any other questions from the Board?

622 Ms. Kassel stated yes. I would like to know what the plan is to mitigate traffic because  
623 we are talking here about an additional 50% of students at the school, which is significant.

624 Dr. Pace stated I will have our Safety Director go out again to check the arrival times  
625 and departure times at Harmony Community. I know we have done some work with  
626 redesigning traffic flow, but I will ask him to do that next week so that we can look at if  
627 there is a better way for us to move traffic off the streets. And one of the things that we  
628 always like to encourage our folks to do is, particularly those who live in the community,  
629 we encourage you to let your children walk. It is a safe environment, it is good for their  
630 health, and that was the way the school was designed to try to minimize the drop off and  
631 pick up. You will see the choice leaving and choice receiving numbers on that chart. We  
632 have stopped allowing any new students in for choice applications at Harmony Community  
633 other than for staff members. That is a benefit that the School Board provides for staff at  
634 the school to have their children go to school with them if they are elementary age. But we  
635 will have to phase out Choice because under the Florida statute once a student is accepted  
636 for Choice they are guaranteed that seat through the grade band of the school. So, if they  
637 enter Harmony as a choice student in kindergarten they are guaranteed a seat through 5th  
638 grade. But those numbers are starting to dwindle because as you said for the last couple of  
639 years we have not been providing additional Choice opportunities as much as everybody  
640 loves Harmony Community and would like to send their children there.

641 Ms. Kassel stated one last question. There had been talking a couple of years ago about  
642 expanding the school building itself, rather than just portables and what is the plan on that  
643 please?

644 Dr. Pace stated we do not currently have a wing addition planned for the Harmony  
645 Community School. I can certainly talk to my facilities team about looking what is possible  
646 there. We do not really like for elementary schools to grow beyond the 900-1,000-student  
647 range. We really feel like that K-5 environment is, the VPK to 5, thrives when you can

648 keep it relatively small. And when you do add that additional space, you also have to look  
649 at the size of things like the cafeteria, the media center, even the clinic, in order to make  
650 sure that we are meeting code and able to serve the students for that additional space. But  
651 I will certainly take that request back to our facilities team to look at.

652 Ms. Kassel stated yeah it was mentioned several years ago as a plan for when we hit a  
653 certain number of students, and I am sure based on this table that we have hit that number  
654 of students. And as you just said, you want to keep the number at 800 or 900 but that sounds  
655 like a longer-term plan and the shorter term plan in the next five years and probably 6, 7,  
656 and 8 years, because there is always delays in construction, we are talking about having  
657 1500 students at the school, not immediately but growing over the next three or four years  
658 growing to 1500 students.

659 Dr. Pace stated each of the K-8s we are opening will serve about 1400 -1450, is our K8  
660 usual capacity, our seats, so they will be a little bit larger, but again, I will certainly take  
661 that back. I was not aware that had ever been considered.

662 Ms. Kramer stated the portables you mentioned that the hookups are there and  
663 everything ready for them, will these have restrooms in the portable units themselves in  
664 the classroom?

665 Dr. Pace stated if I remember correctly, when we added the portables previously we  
666 included a restroom portable. I will look at that again with the facilities team in the morning  
667 to see.

668 Ms. Kramer stated ok.

669 Ms. Pace stated we typically would move our older students so I would anticipate that  
670 you would see 5th graders. We keep our little ones closer to the office.

671 Mr. Leet stated and so along those lines with the information you bring to that town  
672 hall I think it would be helpful to show a comparison when we had the seven units there  
673 when it was K8. I understand the density is different and everything but that would be a  
674 good point of reference of what those capacity numbers were versus with it full VPK-5 is  
675 that going to be slightly higher just so that would be a good comparison point to also  
676 include in the town hall since we had portables not too long ago.

677 Dr. Pace replied yes sir. I will take that information back to the team and make sure we  
678 include it.

679 Ms. Kramer stated all right, any further questions?

680 Dr. Pace stated if there is nothing else, I am going to go ahead and sign off and drive  
681 home.

682 Ms. Kramer stated wonderful, well thank you for joining us and I am sorry it did not  
683 work out for the girls, but I am glad they got the opportunity to go to the finals.

684 Dr. Pace stated yes ma'am, thank you so much. And thank you Ms. Booth for being a  
685 part of the conversation as well.

686 Ms. Booth stated yes and any questions I am here and happy to come out and take a  
687 look and I would love to join one of your meetings in person. Thank you for allowing us  
688 the opportunity to join via Zoom again and thank you for (inaudible) and for your  
689 partnership.

690 Ms. Kramer stated thank you.

691 Mr. Leet stated drive safe.

692 **B. School District of Osceola County, Learn to Swim Program**

693 Ms. Kramer stated the next item on the agenda is the School District again. We have a  
694 request to, again as we have in the past, allow the School Board to use our pool, swim club  
695 pool, for the Learn to Swim Program. It will be an 8-day program over two weeks. They  
696 will run it Monday, Tuesdays, Thursdays, and Fridays, so over a two-week period in April  
697 from the 10th to the 21<sup>st</sup>. Do I have any questions?

698 Mr. Leet stated move to approve.

699 Ms. Kramer stated I have a motion to approve.

700 Ms. Montagna stated I just want to make a couple of comments. So, the pool will close  
701 from 9 to noon on those days and in the past the Board has waived the deposit fee as long  
702 as you are still on board with that.

703 Ms. Kassel stated the only other thing is the application, I believe, does not mention  
704 that there will not be lessons on weekends.

705 Ms. Kramer stated yes, so to amend they said it gives the bracket dates, but it says with  
706 the exception of Wednesday, but it should say with the exception of Wednesdays,  
707 Saturdays, Sundays.

708 Ms. Montagna stated ok.

709 Ms. Kassel stated so do we have a second?

710 Mr. Eckert stated yeah just one comment. So, you have an indemnification, a hold  
711 harmless agreement in here it is between you and the event organizer but what I have not  
712 seen is the release that they ask the participants sign and what I would like to see that

713 release that they asked the participants to sign because there is specific bold-faced language  
714 that is required in Florida when you are waiving the rights dealing with them there. So, it  
715 could be subject to me reviewing that release and making sure the District is covered with  
716 the actual participant, I would suggest that.

717 Ms. Montagna stated I will send an e-mail to Matt Murphy requesting the release that  
718 they want the students sign.

719 Ms. Kassel stated do you want a revised motion.

720 Mr. Leet stated for that and the line for the scheduling updates I move to approve.

721 Ms. Kassel stated second.

722 Ms. Kramer stated ok, so we have a motion to approve the proposed use of our Swim  
723 Club Pool.

724 Mr. Leet stated and waiving the fees, sorry.

725 Ms. Kramer stated April 10th April 21st waiving the deposit because they are a  
726 governmental entity so there would be no fees and provided that our attorney signs off on  
727 the release form for the students. So, I have a motion and a to second. Any further  
728 discussion?

729 Ms. Phillips stated yeah they said 9 to 12 but I think the application said 9 to 2, did it  
730 not?

731 Ms. Montagna stated no, it is 9-Noon.

732 Ms. Kassel stated it says 9-2 on what we got.

733 Ms. Kramer stated it does say in the information I have it is 9 to 2.

734 Ms. Montagna stated oh I am looking at the actual form.

735 Ms. Kramer stated ok.

736 Ms. Montagna stated it says excluding Wednesdays, times from 9:00 AM to noon.

737 Ms. Kramer stated ok.

738 Ms. Montagna stated, and I will get Saturdays and Sundays added to that.

739 Ms. Phillips stated ok.

740 Ms. Kramer stated any further discussion? Hearing none, I call the question all in  
741 favor?

742 All Supervisors stated aye.

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

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Mr. Leet made a MOTION to approve the School Board's request to use the Harmony Swim Club Pool for the Learn to Swim Program with District Counsel's approval of the signed release form and the addition of excluding Saturdays and Sundays in the request form.  
Ms. Kassel seconded the motion.  
Motion passed unanimously.

**C. Consideration of Resumes to Fill Vacant Seat #4**

The next item on the agenda is the consideration of the different applicants to fill the vacant seat, Seat 4 on the Harmony CDD Board. We have a number of applicants, in fact, I think at this point, now Mr. Brady Evans did withdraw his application, so we have seven before us at this time.

Ms. Montagna stated two are on Zoom.

Ms. Kramer stated yes, two of them are on Zoom. So let me just see who is here with us and you guys have to help me with some of the names.

Mr. Chokanis are you here?

Mr. Mr. Chokanis stated hello.

Ms. Kramer stated hi how are you?

Ms. Kramer stated Mr. Davis?

Mr. Davis stated speaking.

Ms. Kramer stated good evening.

Ms. Kramer stated Fred Meek?

Mr. Meek stated present.

Ms. Kramer stated oh.

Ms. Montagna stated not on Zoom.

Ms. Kramer stated not on Zoom. Jacqueline Meek?

Ms. Meek stated I am here, as well, on Zoom.

Ms. Kramer stated wonderful, thank you, Jacqueline.

Ms. Kramer stated Kevin Shirley?

Mr. Shirley stated I am also here on Zoom.

Ms. Kramer stated ok, thank you, Kevin.

Ms. Kramer stated Mr. Skalyo?

Mr. Skalyo stated Skalyo.



781 Ms. Kramer stated Skalyo. Thank you.

782 Ms. Kramer stated and Ms. Wilczynski?

783 Ms. Wilczynski stated I am here.

784 Ms. Kramer stated thank you so much. Alright so we have before us seven individuals,  
785 residents, have they all been?

786 Ms. Montagna stated yes.

787 Ms. Kramer stated so they all are registered voters within the Harmony CDD.

788 Ms. Montagna stated correct.

789 Ms. Kramer stated and that is the requirement through the statutes for this position. So,  
790 at this time the Board, would you all like to ask some questions? I know I have a few  
791 questions for the members. So, if someone would like to go first and then.

792 Ms. Kassel asked well what is our process going to be? We obviously cannot talk in  
793 between meetings to decide what our process is. Go ahead Ms. Montagna.

794 Ms. Montagna stated the way we have typically done it, I would just go one applicant  
795 at a time and have them come sit here and go around and everybody ask their questions  
796 and then let them move on and get the next applicant. Then it goes back to the Board for  
797 discussion and then you can make your decision.

798 Ms. Kassel asked so should we go in the order of the agenda?

799 Ms. Kramer stated I think that would be the easiest, alphabetical order is the way they  
800 put it so Lucas just step forward name and address for the record.

801 Mr. Chokanis stated hello, my name is Mr. Lucas Chokanis , I am at 3413 Middlebrook  
802 Place. I have been here since 2013.

803 Ms. Kramer stated, and we do have his application. I think all the Board members have  
804 had a chance and it is posted online in the agenda package. So, we will just go around, Mr.  
805 Leet would you have any questions?

806 Mr. Leet stated yes, I am an electrical engineer from UCF, as well. I guess my question  
807 is: as your day job, are you more like the project engineering side?

808 Mr. Chokanis stated electrical technology wise. I do a lot of data analysis. We solve  
809 very complex problems, I work for Lockheed Martin, I have been there for three years now.  
810 Previously I worked at L3Harris over in Melbourne- Palm Bay, defense contractors. I do a  
811 lot of the technical, complex problems.

812 Mr. Leet stated favorite amenity?

813 Mr. Chokanis stated here in Harmony, the golf course definitely.

814 Mr. Leet stated that is it.

815 Ms. Kramer asked, Ms. Phillips do you have any questions?

816 Ms. Phillips stated I am sure I do, but I am really appreciating you applying  
817 and showing interest in the community. I read your resume and I am pretty impressed.

818 Mr. Chokanis stated thank you.

819 Ms. Phillips stated I guess the one thing I want to ask is: is there something you want  
820 to do different than we are already doing?

821 Mr. Chokanis stated not necessarily, I think I just want to have an impact more. I have  
822 been here for almost 10 years now, and I want to have a voice in what happens going  
823 forward. I have two little children, an eight-year-old and a six-year-old. I enjoy the  
824 community and I just rather have an impact and do some good things for the community.

825 Ms. Phillips stated ok, very good, thank you.

826 Ms. Kassel stated as always, I will have lots of questions, sorry.

827 Mr. Chokanis stated that is alright.

828 Ms. Kassel asked have you had any experience on boards before?

829 Mr. Chokanis stated yes through my 10 years of engineering we have various review  
830 boards. Some of them are called failure review boards where we have a complex problem  
831 that does not go the way we thought, and so we all sit down and really dig into the details  
832 of what went wrong and how do we fix it, how do we improve things? It is very standard  
833 practice and engineering of messing up how do we do it better and it is a repetitive kind of  
834 trial-and-error process. So, I have sat on various review boards and sat with very senior  
835 people and learned a lot from them.

836 Ms. Kassel stated tell me if you have gone through at least one full agenda package in  
837 detail, so far.

838 Mr. Chokanis asked here?

839 Ms. Kassel stated Harmony CDD agenda package, like today's agenda package.

840 Mr. Chokanis stated yes.

841 Ms. Kassel asked gone through whole thing?

842 Mr. Chokanis stated yes.

843 Ms. Kassel stated read the, how many pages?

844 Ms. Phillips stated 162.

845 Mr. Chokanis stated yes. I read emails; I have thousands of emails a day. I read a lot. I  
846 do not know if you read my resume, I brought to the CDD Board a petition to get a  
847 playground built for our street Middlebrook and it was approved for \$25,000.00.

848 Ms. Kassel asked is this what you sent, is that the totality? Because you said you sent  
849 a resume, but these are just some answers to questions. Because I did not get a resume that  
850 is the only reason.

851 Mr. Chokanis that was from Facebook I believe. Oh no, that was e-mail I sent, yes.

852 Ms. Kassel stated ok so there was not actually a resume? I just want to.

853 Mr. Chokanis stated that is what the application said so. I have a formal resume I can  
854 send you with my engineering background.

855 Ms. Kassel stated and tell me about your financial background, like your financial  
856 knowledge, like what what kind of experience you have in studying and spending money  
857 and receiving money from a business perspective.

858 Mr. Chokanis stated so we have these things called control account managers and  
859 engineering called CAMs. I have managed over \$1,000,000 for IRADs before. Managing  
860 different functions, maintaining each weekly status, making sure people are doing their  
861 jobs, making sure they are not overrunning on too many tasks, so, yes, I have done a  
862 multitude of those. The million-dollar IRAD was one of them, the biggest one that I have  
863 managed.

864 Ms. Kassel stated and my last question, because I do not want to take all night with  
865 this, is what would you do differently than this Board has done recently?

866 Mr. Chokanis stated add some diversity.

867 Ms. Kassel stated so can you say more about that?

868 Mr. Chokanis stated Oh yes, maybe a young person in there would add a little  
869 pizzazz to it. Maybe another male would add a little diversity, so just my two cents.

870 Ms. Kassel stated until the last election, there were four males and one female, and it  
871 was that way for many years.

872 Ms. Kramer stated then you definitely would be replacing a young male.

873 Any other questions?

874 Ms. Kassel stated not from me.

875 Ms. Phillips asked can I ask one more? Did you think about running before this because  
876 there were two seats open in November and nobody ran for them other than Mr. Short and  
877 I.

878 Mr. Chokanis I thought about it for a while. Life has been busy and stuff, but I noticed  
879 when Jacqueline posted on Facebook there was only two people running. I thought I may  
880 as well jump in now while nobody is participating and then there goes eight people. But I  
881 am glad I did it and I would not change anything.

882 Ms. Kassel stated you are not renegeing on your application?

883 Mr. Chokanis stated no, I am not pulling out like that guy.

884 Ms. Kramer stated you mentioned where you served on some review boards. Were  
885 those standing boards or were they boards that were appointed as an incident came up?

886 Mr. Chokanis stated usually, depending on your seniority, you get put on review boards  
887 for complex problems like they call sneeze subject matter experts. So, depending on what  
888 happens those review boards get combined into teams and then those teams review certain  
889 complex problems. There is always a lot of meetings that I am always in that we have  
890 discussed problems and how to go about things those are daily tasks, but the review boards  
891 are really focused on a certain aspect of what we are working on and how to solve a big  
892 problem.

893 Ms. Kramer stated any governmental experience? Are you familiar with the Sunshine  
894 Laws?

895 Mr. Chokanis I am a voter. Not too much to be honest.

896 Ms. Kramer stated so this would be a first for you?

897 Mr. Chokanis stated yes, as a government position.

898 Ms. Kramer stated wonderful. We are required by State Law to do a financial disclosure  
899 and to disclose investments, and other financial information, and it is mandated by the State  
900 of Florida, and it is kept in their and it is part of the public record. Would have any  
901 problem?

902 Mr. Chokanis no, I do not.

903 Ms. Eckert stated if I could just add to that and say: it is a disclosure of sources, not  
904 amounts.

905 Mr. Chokanis asked just financial investments is that right?

906 Ms. Kramer stated right. What they are looking for is conflict of interest, things that  
907 might come up if you are making some decisions on something that might affect.

908 Mr. Chokanis stated right, like insider trading or something?

909 Ms. Kramer stated that is right. Yes, us lowly officials have to deal with it the higher  
910 ones do not.

911 Mr. Chokanis stated they are the ones making all the money.

912 Ms. Kramer asked when you said you wanted to commit, is there any special thing you  
913 want to accomplish if you are a member of the Board?

914 Mr. Chokanis stated nothing in particular. I know I am going to be here for a while, I  
915 do not see myself moving, so I want to get involved and and make things better. I think  
916 things used to be a lot better when we first came in, and I think they are kind of on the  
917 down slope which I think happens, but I want to make an impact and and serve my  
918 community.

919 Ms. Kassel stated I do have one last question that is: what percentage of the meetings  
920 do you think you would be able to attend in person?

921 Mr. Chokanis asked are they once a month?

922 Ms. Kassel stated yes the last Thursday of the month, except for November and  
923 December when they are the second Thursday.

924 Mr. Chokanis stated, and they are at 6:00 p.m.?

925 Mr. Leet stated usually with a couple of workshops through the year there is a budget  
926 one once a year, they will be like before the meeting at three, and then maybe one or two  
927 other workshops they will.

928 Mr. Chokanis stated I would say 95%.

929 Ms. Kassel stated and there are typically two to three hours per meeting.

930 Mr. Chokanis stated that is okay.

931 Ms. Kramer stated the previous Board member that had to step down was a young  
932 gentleman like yourself and he said that the problem was, he estimated the time he would  
933 need to spend on the Board work was between six and eight hours a day, not a day I am  
934 sorry, a month. But he found that it was much more than that to really do the job properly  
935 because sometimes the agenda requires you to go out and look at certain things throughout  
936 the community and to evaluate them, things like that. He said he was not able to commit  
937 the amount of time it took, so I just wanted you to be aware of that.

938 Mr. Chokanis stated no, I understand. My job is very flexible, I work from home  
939 sometimes and I work on campus sometimes, so I am able to make it flexible around mine,  
940 but I am usually done work by 5:00 p.m. and usually home in plenty of time.

941 All Supervisors thanked Mr. Chokanis.

942 Ms. Kramer stated Mr. Davis.

943 Mr. Leet stated hold on, do we want everyone to stick around? I mean do we want  
944 to, are we seating the person tonight to continue?

945 Ms. Montagna stated if you have a viable candidate tonight, then yes I would suggest  
946 to the Board that you fill that vacancy. Unless for some reason you do not have a viable  
947 candidate at the end, then obviously you can leave it open.

948 Mr. Leet stated I meant that if you if you need to go obviously.

949 Ms. Kramer stated yes, if you need to go yes, but if you would like to stay, then if you  
950 are selected.

951 Mr. Chokanis stated I will stick around.

952 Mr. Davis stated Joe Davis I live at 3415 Feathergrass Court. Been here about five  
953 years, 2018 we moved down.

954 Ms. Kramer stated wonderful, nice to have you and I am glad you you applied for the  
955 position. We will go through the same, we will start with Mr. Leet again.

956 Mr. Leet stated again, just looking at your resume going over the logistics, repairs of  
957 equipment, have you in, your time living here, and I am not sure how much you have kept  
958 track of how the CDD has operated equipment maintenance and everything, is there  
959 anything that stands out that you in your professional capacity thinks should have been  
960 done differently?

961 Mr. Davis stated so let me start with I did not realize Mr. Chokanis was in similar  
962 industry that I am, aviation. So, some of my answers may be similar to his, as far as boards  
963 that I have been on, things like that. , I have watched a lot of the maintenance cost things  
964 like that and wondered how that would do them differently had I been in an impactful role.  
965 I know there was a large debate over doing it in-house versus sending it out, there becomes  
966 some control issues and some financial issues with both decisions, so I do not think that  
967 you get 100% the right answer either way you go with it there is always going to be  
968 challenges. And so yes, I have sat back and kind of looked at some of the the maintenance

969 costs and controls as far as units out of service, vehicles out of service, some of the units  
970 that they use to service the community, so I have looked at that.

971 Mr. Leet stated ok, and again your favorite amenity?

972 Mr. Davis stated my favorite amenity is the hiking trails, I like to walk.

973 Mr. Leet stated that is it for now.

974 Ms. Kramer stated ok, Ms. Phillips.

975 Ms. Phillips stated well, thank you for putting yourself forward for this. It has been just  
976 mind-blowing to me that so many of you are willing to do this and it is very difficult for  
977 me to ask questions because I am not sure that I have anything meaningful to ask because  
978 you have covered everything.

979 Ms. Phillips asked in November there were two openings, and nobody ran for office  
980 other than the two of us who were already in the seats, and is there a reason you did not  
981 run then, and you are running now?

982 Mr. Davis stated there is. I do travel a lot for work. The liberty that I have is, if I know  
983 something is coming, I can work around it most of the time. But I generally travel two to  
984 three weeks of the month for customer visits as far as you can go in Canada as far South as  
985 you can go in South America, depending on the week. Again, knowing if my kids got a  
986 football game or a basketball game I am pretty much scheduling my work trips around that  
987 so I can be here for the family, so I have wanted to run for the Board a couple times, my  
988 plan was to run the next cycle. This just kind of allowed the opportunity a little sooner.

989 Ms. Phillips stated so, oh and is there something you would do differently than those  
990 of us on the Board have been doing?

991 Mr. Davis stated so that is a difficult question. I think to say that I would do it  
992 differently, I would have to understand all of the things that lead you to your decisions  
993 before I can make that decision.

994 Ms. Phillips asked have you been to meetings or listened to the minutes?

995 Mr. Davis stated I have watched on Zoom, a couple different meetings. I have not  
996 attended one in person and no I have not read 170 pages of the meeting. I have looked  
997 through a lot of the minutes at great length. I have worked with Teresa on a couple of  
998 different things that we have had such as the basketball court and installation of a pool in  
999 my backyard so I am familiar with how the Board operates but I would like to understand  
1000 more, sometimes how we get to the decisions that we make.

1001 Ms. Phillips stated ok, very good, thank you.

1002 Ms. Kassel stated so you have read minutes, but it is unclear, or I just want to  
1003 understand. You have read the minutes, but it is unclear how we have come to the  
1004 decisions?

1005 Mr. Davis stated well sure, the minutes are snapshots of the discussions that are taking  
1006 place right? So yes, it could be verbatim, word for word, but understanding the thought  
1007 process that got us that decision is what I like to understand .

1008 Ms. Kassel stated ok, so you said you have not read the 171 pages this month.  
1009 Sometimes it is 200 or 300 pages.

1010 Mr. Davis stated did not read that either.

1011 Ms. Kassel continued but it would be a responsibility to read that, plus as Ms. Kramer  
1012 said Mr. Short understood that it was about 6 to 8 hours a month of his time, and in addition  
1013 to that, those 6 to 8 hours are largely in one week, right? It is between the time we get the  
1014 minutes to review and then the agenda and the meeting. So it is typically about a week, a  
1015 week and a half, that you have to spend all of that time, so I am wondering if that is feasible  
1016 for you and also considering that you are very fairly prioritizing your family in terms of  
1017 your travel schedule, what happens if your travel schedule, your family obligations and the  
1018 meetings do not coincide right? Because we meet on the last Thursday of the month, except  
1019 for November and December.

1020 Mr. Davis stated well I think from time to time there are points where people cannot  
1021 attend a meeting, right, Board members. If you are asking if I want to prioritize family over  
1022 the meeting depends on the event, right? If I am home that is what I mean by prioritizing  
1023 my family is I am home versus being in some place in Nova Scotia, right? So that is the  
1024 priority. I realize that it takes a lot of effort to run the Board if that is kind of the question.  
1025 There is a lot of work that you guys are probably doing behind the scenes that does not get  
1026 seen. I have been the president of a board before; while it was just a bowling association,  
1027 it was still about 1500 members of the association, so it was, and the board was only about  
1028 2 to 3 people, so I only had a secretary and director who essentially at one end. So, I know  
1029 that there is a lot of work that goes into it and am I up to the task? Yes. Will there be some  
1030 conflicts? There could be. There could be a meeting that I have to miss because I have got  
1031 to go overseas or something like that, so I just want to make sure you understand that out  
1032 of the gate. That could potentially happen.



1033 Ms. Kassel asked what do you anticipate might be the percentage of meetings you  
1034 might miss.

1035 I would be able to make 75% probably. Like I said, I understand it is the last Thursday  
1036 of the month, I can plan for that.

1037 Ms. Kassel stated and your financial background.

1038 Mr. Davis stated so my financial background, I.

1039 Ms. Kramer stated you do not have to disclose it, but.

1040 Mr. Davis stated I think she meant professionally. So currently I manage a company  
1041 who produces ground support for aviation, so it goes all over the world. I manage the  
1042 service end of the business so as far as you can go North in Canada, as far South in South  
1043 America but I also sell the equipment. So, I am managing about a \$30 million budget a  
1044 year on the service side and an additional \$100 million budget a year on the sales side.

1045 Ms. Kramer stated so you are familiar with accounting sheets.

1046 Mr. Davis stated yes, until my eyes bleed.

1047 I do not love it. I have got a lot of experience in a lot of things, but that is not one of  
1048 favorites.

1049 Mr. Davis stated I did not say like it, but it I mean I am familiar with it.

1050 Ms. Phillips stated well you understand the concept and that is the main thing, that is  
1051 critical.

1052 Ms. Kassel stated no, and I just want to say you know I am focusing on the financial  
1053 knowledge and experience because clearly there are some local residents who are  
1054 concerned about how the Board is spending money, and so we want somebody who has  
1055 experience. I see you are about three quarters through your MBA and good for you.

1056 Mr. Davis stated thank you.

1057 Ms. Kassel stated I know that some financial acumen is required to get through an  
1058 MBA, and so we are certainly looking for somebody who has some financial acumen.

1059 Mr. Davis stated sure.

1060 Ms. Kramer stated I noticed you did serve on the board of the bowling association,  
1061 sounds like a very large association, and your attendance with those meetings are what  
1062 percentage of the meetings.

1063 Mr. Davis stated I was there all the time as the president, it is hard not to be there, right?  
1064 I was not able to skip out.

1065 Ms. Kramer stated any governmental experience?

1066 Mr. Davis stated I do not have governmental experience.

1067 Ms. Kramer asked and, would you be concerned, or would it be a problem for you to  
1068 fill out the financial disclosure required by the State?

1069 Mr. Davis replied no.

1070 Ms. Kramer asked and what do you want to accomplish?

1071 Mr. Davis stated like I said, part of it was just understanding and getting to the end  
1072 goal. I think nobody here on the Board sets out every morning to say hey how can I anger  
1073 that individual. We are, I think you are trying to pull the rope and in a direction and I want  
1074 to understand that direction. You know your 3-year, 5-year 10-year goal, what does it look  
1075 like what does Harmony look like in 10 years from now? I have a vision of what I think it  
1076 looks like, but I would like to see what that is collectively and perhaps be a part of it.

1077 Ms. Kramer stated I want to thank you. For those who do not know, Mr. Davis was  
1078 very helpful with basketball court resurfacing. He was kind of a go-between, between the  
1079 players. He was kind of their liaison with us, and it was wonderful to have and the court,  
1080 although it has still got some issues, it does look a lot better, and it is a lot softer on the  
1081 eyes when you play on it, and it gets an enormous amount of use.

1082 Mr. Davis stated I think it is the number one used commodity in the community.

1083 Ms. Kramer stated it is heavily used, I appreciate it, so thank you very much on that.

1084 Mr. Davis stated you are very welcome. Thank you for the support.

1085 Ms. Kramer asked any follow-up questions? Thank you so much.

1086 Ms. Kassel stated thank you.

1087 Ms. Kramer stated the next candidate, Mr. Fred Meek, would you like to come forward?

1088 Mr. Meek stated hi guys.

1089 Ms. Kramer state your name and address.

1090 Mr. Meek stated Fred Meek, 6848 Sundrop Street.

1091 Ms. Kramer stated, and we will start with Mr. Leet, Supervisor.

1092 Mr. Leet stated we have had correspondence on the issues and all that, is there  
1093 something that you have not already, that in your professional capacity you have not told  
1094 us about already that, in your professional capacity, you think the Board should have done  
1095 something different, or done in different direction?

1096 Mr. Meek stated in my professional capacity, I think things could have been, as much  
1097 as I hate to bring it up, the RV lot. Things could have possibly been examined from all  
1098 angles, things maybe outside of the box type thinking, and got the splash pad, I know that  
1099 that is an ongoing issue, and I would like to see that resolved. I would like to possibly  
1100 maybe hire or at least solicit another individual or something that can actually come in that  
1101 understands those types of systems those servos, those pumps and things, just to get a  
1102 second opinion because I do not know if the different items that are supposed to function  
1103 together. We do not know what is broken based on what we have talked about. So, yes in  
1104 my professional opinion or my professional experience there is always ways to think  
1105 outside the box, and maybe get some other individuals and another set of eyes on things.

1106 Mr. Leet stated ok. And the favorite amenity?

1107 Mr. Meek stated my favorite amenity now is still a place to store my RV, but I love all  
1108 of the lakes. I go down to the docks at night, look at the skies, take pictures of the Milky  
1109 Way, as well as I like going out on the boardwalks too. So, I love it all.

1110 Ms. Kramer stated your photos are wonderful.

1111 Mr. Meek stated thank you.

1112 Ms. Kramer asked anything else?

1113 Mr. Leet stated that is for now.

1114 Ms. Kramer stated alright, Ms. Phillips.

1115 Ms. Phillips stated hi, it is nice to meet you at last. I have known your son for 10 years,  
1116 I believe. I am Beckett's grandmother. Do you remember Beckett?

1117 Mr. Meek stated yes.

1118 Ms. Phillips stated I wanted to ask you why you did not run in November, and you are  
1119 running now.

1120 Mr. Meek stated I did not run in November, I thought it was a voted process. I was  
1121 unaware that there was only two individuals that were applying for that seat, and my  
1122 situation back in November is a lot different than it is now.

1123 Ms. Phillips stated that is why I guess I am I am sort of trying to find out figure out  
1124 why so many people came forward now and did not before, and so I do not know if there  
1125 is something going on with them that I am in the dark, so if that makes any sense. And I  
1126 know the RV lot has upset you greatly, and I do feel bad about that, and I spent a lot of  
1127 time laying awake at night trying to figure out another solution. But we did not make that

1128 decision lightly and we did what we had to do, because none of us wanted to do that. So, I  
1129 have some concerns.

1130 Mr. Meek stated it is kind of past me right now. I have kind of just like left it alone.

1131 Ms. Phillips stated if we can reopen it, we will but I would hate to have you come on  
1132 the Board thinking that you are going to change that because we do not have any choice.  
1133 Ok, I just want to make sure you understand that because I hate when people are upset, it  
1134 upsets me, so I would like everybody to kind of get along.

1135 Mr. Meek stated yes, I have got concerns too, what is going to happen once everything  
1136 is closed and people are moving their RVs and stuff, their trailers, and you know you go  
1137 right up the road three or four miles to Rockers Lockers, and they have no space. I have  
1138 been on their waiting list for three months now.

1139 Ms. Phillips stated well do come to us, because maybe we could do something about  
1140 that for a temporary thing, I cannot promise that, but we certainly could discuss it. But  
1141 I guess the other thing is I hope if you are the one who has chosen, that you understand that  
1142 the people in the community would come to you if they want to talk about something and  
1143 not have it on Facebook because that is a private group.

1144 Mr. Meek stated I understand that I am not on the Board now.

1145 Ms. Phillips stated no, but I am just saying. If you did I just want to make sure you  
1146 understand that.

1147 Mr. Meek stated I understand, I understand the rules.

1148 Ms. Phillips stated ok, alright I just want to make sure. I felt that you were upset, and  
1149 so I just do not want you to continue to be upset.

1150 Mr. Meek stated ok, thank you.

1151 Ms. Kassel stated yeah sometimes upset ongoing is inevitable, it is just how things are  
1152 but as much as we do not like that.

1153 Ms. Phillips stated and your qualifications, your education, and we all know about your  
1154 photography and that so thank you very much.

1155 Mr. Meek stated thank you.

1156 Ms. Kassel stated so similar questions you know the responsibilities of the Board in  
1157 terms of the commitment of time and commitment of effort. I was wondering if you read  
1158 through this agenda fully? I know you have attended meetings in the past.

1159 Mr. Meek stated I drove 10 hours today to be here for this meeting.

1160 Ms. Kassel stated that is impressive.

1161 Mr. Meek stated so where I thought it was originally just going to be a Zoom call.

1162 Mr. Meek stated well I thought I was going to call in through Zoom.

1163 Ms. Kassel stated what percentage of meetings do you think would be able to attend in  
1164 person.

1165 Mr. Meek stated I think I would be able to attend unless there is a family emergency or  
1166 some unforeseen circumstance I will be here 100%.

1167 Ms. Kassel stated and then what kind of decisions might you make differently than  
1168 what you have seen, obviously beyond the RV lot.

1169 Mr. Meek stated what kind of decisions would I make differently from what I have  
1170 already seen: well, I would probably look into examining, as I said before I am a kind  
1171 of an outside the box thinker, I would take a step back look at it from a larger perspective  
1172 down to a very small perspective and see what type of solutions we have what kind of  
1173 people do we know that can help make that decision or have made you know have similar  
1174 experience with that and just be a sounding board off of those people to help come to a  
1175 successful conclusion. Some things I think may have been, have may have happened too  
1176 fast and maybe and I know that you cannot get a whole lot of community involvement as  
1177 far as like for instance the RV lot. I think we, first thing I heard about it was back in  
1178 September – October time frame, and then I went back and further and further and like  
1179 April of last year I read some of the minutes through there and it came up back then. But it  
1180 seemed like everything from October-November it just happened really quick and if we  
1181 could have maybe planned for it a little bit better and some of us might still be able to use  
1182 that amenity. And as I have suggested to you maybe ask for a delay of closure from the  
1183 County. I have spoken to the County, you have to, and making sure it does not happen all  
1184 at one time or have some sort of improvement plan in place because they are open to that.  
1185 But all of a sudden it just you know March 31<sup>st</sup>, well and I thank you for extending that  
1186 deadline, but you know March 31st is the absolute drop-dead deadline and the County is  
1187 willing to delay that if we can just show some sort of effort to improving that. And I think  
1188 that in itself would attract a lot more residents to use that amenity and you know we can  
1189 raise funds together to improve it over X, Y, and Z years. That is what I would have done  
1190 differently.

1191 Ms. Kassel stated I am going to steal one of your questions, sorry. Have you ever served  
1192 on any government board or government experience.

1193 Mr. Meek stated government experience, I work with various state and local  
1194 departments of transportation. I know how the process and procedure is. I know about  
1195 the cone of silence, we cannot discuss certain things with them, advertisements, I know  
1196 about RFP's. I have written, putting together you know budgets for RFPs, as well as letter  
1197 of interest and pick through all of these LOIs and decided who the best candidate is. I  
1198 am very familiar with operations at different state and local governments.

1199 Ms. Kassel stated ok, thank you. And then finally tell us about your experience with  
1200 financial dealings from a business perspective.

1201 Mr. Meek stated well I am a senior project manager and several different DOT  
1202 Districts, Florida's Turnpike Enterprise, District 5, District 3, all dealing with large  
1203 budgets, large inspection budgets, large pieces of rental equipment. I know that we have to  
1204 show receipts, and I know you have X amount of dollars, and you have to balance all of  
1205 those dollars against what was planned for and what is unplanned for and you always have  
1206 to have backup as well as doing the the average hourly rates with with your people and the  
1207 burden rates, and including all of that in the budgets. And I have always made it work and  
1208 I have never been below my or outside of my threshold, overbudgeted.

1209 Ms. Kassel stated thank you. Your turn.

1210 Ms. Kramer asked have you ever served on boards?

1211 Mr. Meek stated I have written papers for different TRB, Transportation Research  
1212 Boards. I have sat on a couple of defect, I guess Defect Boards, where if we go out and  
1213 find something wrong with the structure and the best case of action to fix it you know based  
1214 on various experiences at different levels. I have sat on review committees prioritizing  
1215 different types of repairs and feasible work orders, and I have peer advisory committees.

1216 Ms. Kramer asked are those long-standing Boards?

1217 Mr. Meek stated yes. Probably the longest board I have sat on is about 16 years and I  
1218 am still a current member, committee I am sorry it is a committee.

1219 Ms. Kramer they give them all different names. As I mentioned your predecessor was  
1220 spending well more than six to eight hours a month preparing for and reviewing and it just  
1221 became difficult with his family obligations and things. Will you be comfortable expending  
1222 probably closer to 16 hours a month on Board business.

1223 Mr. Meek stated not sitting on the board I am probably spending about 20 to 30 hours  
1224 a month discussing, reading through minutes, reading back through minutes going back all  
1225 the way to 2014-2013 to see where things started, and I am spending on.

1226 Ms. Kramer asked, and you will be able to do that on an ongoing basis?

1227 Mr. Meek stated yes, and when I have my assistant driving me to the next location or  
1228 whatever or if I am on a plane, it is not a problem.

1229 Ms. Kramer asked so you feel like you will be able to attend the bulk of the meetings?

1230 Mr. Meek stated yes, as long as I get these dates in my calendar I am fairly local most  
1231 of the time. I do not think that will be an issue.

1232 Ms. Kramer stated ok, yes I understand you do inspections and things throughout.

1233 Mr. Meek stated unless there is an emergency, yes. Yes, I do not travel as much as I  
1234 used to, so sorry guys.

1235 Ms. Kramer asked any trouble filling out and filing financial disclosure per laws of the  
1236 State of Florida?

1237 Ms. Kramer stated what do you want to accomplish by serving the Board.

1238 Mr. Meek stated I kind of want to accomplish having more of a vested interest in the  
1239 community. I have been here since the Green Neighborhood was only five houses, so back  
1240 2009-2010. And I have never had an active participation, and I love this neighborhood just  
1241 like everyone else sitting behind me and everyone else on Zoom. I kind of want to, I hear  
1242 things and I kind of want to, and I get out and I take a lot of photos all over the community  
1243 and people are like oh your Fred, the famous photographer. I am like, ok, I am hardly  
1244 famous. When I sit there and talk with people we talk about different things, and I if I can  
1245 just have that amount to bring back to the table and share so we can have a common effort  
1246 of improving things.

1247 Ms. Kramer stated Fred, thank you so much I appreciate that. Any other follow up  
1248 questions?

1249 Ms. Phillips stated well maybe I will just ask you directly because you are very involved  
1250 and I have a lot of respect for you in many ways, but can you work with us? Because I do  
1251 not, I read the letters that you sent to the County.

1252 Mr. Meek stated ok.

1253 Ms. Phillips stated and, they were not very complimentary, I will just say it that way.

1254 Mr. Meek stated I was sharing everything that from point A to point Z, and everything  
1255 in between. I know there was a CDD meeting a couple of couple months ago where Ms.  
1256 Kassel actually offered to take the steering wheel and reach out to the County, and I was  
1257 providing all the information to every one of you. Your response was, I find your approach  
1258 very offensive.

1259 Ms. Phillips stated I believe what I found offensive is when you wrote. Well, I am not  
1260 going to get into that now, but perhaps we had a misunderstanding because I am trying  
1261 very hard to get past this. But we had all the information that Ms. Kassel got. We had that  
1262 when we when we voted to close the lot. We had that.

1263 Mr. Meek stated ok.

1264 Ms. Phillips stated she just reclarified to make sure that we had not missed something.  
1265 So, and that is where I have this concern is because I am still not sure you believe us.

1266 Mr. Meek stated I have already left that behind me.

1267 Ms. Phillips stated ok, well then you can work with us then?

1268 Mr. Meek stated yes, I will work within reason yes.

1269 Ms. Phillips stated because we are all honest people, and we are doing our best.

1270 Mr. Meek stated yes, within reason, and then we will work together to somehow meet  
1271 in the middle. I do not always have to agree with everyone's opinion, because I have my  
1272 own opinion too.

1273 Ms. Phillips stated we do not always agree either but ok. Well thank you, and I  
1274 appreciate it.

1275 Ms. Kramer stated thank you so much.

1276 Mr. Meek stated thank you guys.

1277 Ms. Kramer stated the next candidate Jacqueline Meek is on Zoom. Hello Jacqueline.

1278 Ms. Meek stated hello, this is Jacqueline Meek, 6848 Sundrop Street.

1279 Ms. Kramer stated welcome, and we will go through the same order. Supervisor Leet  
1280 will start the questions.

1281 Mr. Leet stated thank you for applying, Hanna says hi. The same question: so, from a  
1282 teaching background, from your professional capacities, is there something that you have  
1283 seen, either decision that the Board has made or have conducted ourselves or something,  
1284 that from your professional point of view could have been done differently?



1285 Ms. Meek stated recently what is going on with the alley paving is a concern that I see.  
1286 I really feel like sometimes some projects are executed before they should be because lack  
1287 of planning. It seemed as though there were lots of bits and pieces that were not maybe  
1288 thought about, mentioned, or planned on. I do have an education background. I have been  
1289 teaching for over 20 years. I was a lifeguard before that, so I taught swim lessons at the age  
1290 of 15, and, as an educator, I know that you have to think about all of the possibilities, all  
1291 the options, and all the what ifs, and make sure that you dot all of your Is and cross all of  
1292 your Ts. And with the paving project, it seemed as though a few of those steps or ideas  
1293 were possibly missing or left out. That was just the impression that I got.

1294 Mr. Leet stated ok, very fair. And your favorite amenity?

1295 Ms. Meek stated My favorite amenity? Well, we have been here since 2010, so the splash  
1296 pad and the pool was a vital part of getting my kids to nap when it was nap time and we  
1297 loved being outside. Just the green space, I love. Every time I am out in the green space I  
1298 am just reminded of how much I love Harmony and what makes it so unique, and I cherish  
1299 that as a resident.

1300 Mr. Leet stated excellent, thank you.

1301 Ms. Phillips stated hold on Mrs. Meek, I wanted to ask, could you be more specific  
1302 about what Is and Ts we did not dot and cross on the paving?

1303 Ms. Meek stated there were a couple of residents who, I guess, have connections with  
1304 waste management and said that it was not scheduled as well as it looks like there was a  
1305 lot of uncertainty about the Postal Service and where things were going to be delivered and  
1306 if cars could be around the trash cans. My issue is that the community puts a lot of trust in  
1307 the CDD and the HOA to make decisions on their behalf, and they are going to trust that  
1308 the money that is being spent is spent in a responsible manner, and that when a plan is  
1309 going to be executed it almost needs to be like a wedding planner type situation, where you  
1310 are planning every positive situation, negative something that could happen. And then there  
1311 was something about a delay of some equipment, which then made me start to think if there  
1312 was going to be more cost because now the project has been delayed. So that is where I am  
1313 kind of coming from with that.

1314 Ms. Phillips stated so if I am hearing you correctly then if you were a Board member  
1315 you would be dealing with those type of issues?

1316 Ms. Meek stated if I knew that there was going to be paving of the alleyway, I feel like  
1317 there needs to be a lot more due diligence and a lot more steps that need to go on in the  
1318 process of planning a major project like that and it seems as though some of the steps were  
1319 either not thought of or they were skipped, that is my perspective as a community member.

1320 Ms. Phillips so you did not call any of us though and ask us what happened? Is that  
1321 correct?

1322 Mrs. Meek no I did not call anyone to let them know. I mean that is not my job, honestly  
1323 I know you guys all look at Facebook. I know Mr. Davis you are not on the resident's  
1324 forum, however, the others are and I know that they are constantly reading it, so they saw  
1325 what the community members were posting. So, this is not a surprise to anyone, maybe  
1326 you, but no one else.

1327 Ms. Phillips asked so you formed your opinion though based on what you read on  
1328 Facebook?

1329 Ms. Meek stated no you are incorrect, and I am going to correct you because you are  
1330 twisting my words around. Mr. Leet asked me if there was anything that is going on in the  
1331 community that I would have done differently, I answered his question.

1332 Ms. Kramer stated you did, you answered it very well, Ms. Meek. Thank you very  
1333 much. Any other questions?

1334 Ms. Phillips stated no that sealed it for me.

1335 Ms. Kassel stated you have family, you are a schoolteacher, I just wanted to know how  
1336 you are going to manage the time commitment for the Board and what percentage of  
1337 meetings you would be able to attend in person.

1338 Ms. Meek stated so I have been spending a lot of time, probably starting back in  
1339 October when the storage lot started coming to light for me, and reading minutes and going  
1340 back watching YouTube videos, which Mr. Leet I know that I have been in touch with him  
1341 asking of when those were going to be uploaded, so I could go back and see them. I do  
1342 have a busy home life and my teaching job is extremely important to me, so basically what  
1343 I am saying is I am really good at time management and multitasking, and I do not see it  
1344 being a problem if I was on the Board and allowing that time. And if I am chosen for this  
1345 vacant seat, I will be in the meetings 100% of the time.

1346 Ms. Kassel stated thank you and then tell us about your experience managing financial  
1347 stuff from a business perspective.

1348 Ms. Meek stated well I am a schoolteacher, so I do not manage the finances, but I  
1349 definitely manage classroom management and students, so I do not have any financial  
1350 background.

1351 Ms. Kassel stated ok. I am trying to remember if there is anything else. No, I think that  
1352 is pretty much it and if there is something that I forgot, I will just go after you.

1353 Ms. Kramer stated have you ever served on any boards, Ms. Meek.

1354 Ms. Meek answered no I have not. I mean I have been on committees with my school  
1355 but not on the formal board.

1356 Ms. Kramer asked do you have governmental experience?

1357 Ms. Meek stated well I do work for the School District of Osceola County, that is a  
1358 government entity.

1359 Ms. Kramer asked City, County, towns?

1360 Ms. Meek stated no, I have not.

1361 Ms. Kramer asked, and will you have any problem complying with state requirements  
1362 to disclose your financial information?

1363 Ms. Meek stated no, I have no problems with that.

1364 Ms. Kramer asked and what do you want to accomplish by serving on the Board?

1365 Ms. Meek stated so community and the residents of this community is extremely  
1366 important to me. I have, I am going to say it again I have we have been here since 2010, I  
1367 am a resident, I am a teacher, I am a parent, I am very, very vested in everything that is  
1368 Harmony. So, I want to see Harmony be the best that it can be, not just now but ten years  
1369 from now and 20 years from now, because this is our home, this is our forever home. We  
1370 moved here with the intention that our kids would go to school and honestly the amenities,  
1371 the things that are important to many residents, I see that they are just diminishing going  
1372 away or there is lack of care and that is very concerning to me. And that is something that  
1373 I want to be a part of that solution. I am very similar to my husband, we are both out-of-  
1374 the-box thinkers, we synergize a lot, we bounce ideas off of one another, and so I feel like  
1375 even if we do not agree on everything, different perspectives are a good thing and you  
1376 might say something that I did not think of and vice versa and I feel the community would  
1377 be able to grow if there was a more diverse Board.

1378 Ms. Kramer stated ok thank you. Alright, will there be any follow up questions?

1379 Mr. Leet and Ms. Kassel stated no.

1380 Ms. Kramer stated ok. Thank you so much, Ms. Meek.  
1381 Ms. Meek stated thank you, have a good evening.  
1382 Ms. Kramer stated our next candidate is Mr. Kevin Shirley. Are you still with us?  
1383 Mr. Shirley stated I am.  
1384 Ms. Kramer stated wonderful.  
1385 Mr. Shirley stated, and I want to apologize, in advance, I thought I had my resume  
1386 attached to the email I sent in but evidently it was not.  
1387 Ms. Kramer stated I am sorry, I missed that.  
1388 Ms. Kassel stated his resume was supposed to be attached, but it was not.  
1389 Ms. Kramer stated oh, ok. All right well we will go with what we have got and maybe  
1390 you can fill us in as we move along.  
1391 Mr. Leet stated just like 30, 60 second stuff. Quick background summary since your  
1392 resume did not get into the agenda package.  
1393 Mr. Shirley stated sure, so I have been in federal sales for almost 20 years now. Prior  
1394 to that I was the Unix engineer for Hewlett Packard. Currently my role is that of a global  
1395 account manager for the RF sensing product line and epic solutions dealing primarily with  
1396 the Department of Defense and the intelligence communities.  
1397 Mr. Leet asked and in that capacity, the same question I have asked the others, is there  
1398 something from your business background that you feel the Board could have come to a  
1399 better decision or oversaw it differently?  
1400 Mr. Shirley stated absolutely, so primarily the bulk of our revenue comes in from DOD  
1401 and the IC, like I stated so intimate familiarity with the RFI, RFP, RFQ process. Also,  
1402 directly in charge of a \$3.5 million quota, \$80 million pipeline, as well as  
1403 managing IRAD, developmental costs for our product line, all directly applicable.  
1404 Mr. Leet stated ok, and the favorite amenity?  
1405 Mr. Shirley stated my kids would probably tell me this splash pad, but I think the just  
1406 the overall natural beauty of Harmony.  
1407 Mr. Leet stated ok, thank you Mr. Shirley.  
1408 Ms. Phillips hello Mr. Shirley. Thank you for putting yourself forward. It is wonderful  
1409 to find so many people who are willing to join the Board. It is a rewarding experience. I  
1410 am enjoying it very much, so I hope that for whoever is chosen. What would you do  
1411 differently than what we have done?

1412 Mr. Shirley stated I think a lot of it would revolve around timing. Ms. Meek brought  
1413 up the paving of the alleyways. If we were to hold off on the paving of the current project  
1414 until for something like when the county came in to pave the main roads, all that  
1415 heavy equipment there probably could have saved some money in that space. Managing  
1416 budget and spend, not raising residence rates on the CDD fees.

1417 Ms. Phillips stated and which items in the budget would you have cut, in order to have  
1418 done that?

1419 Mr. Shirley stated possibly look at reconstituting field services underneath the CDD,  
1420 instead of outsourcing, holding off on the paving, seeing if we can reach an agreement with  
1421 the State around the invasive weeds.

1422 Ms. Phillips stated ok. What are you hoping to accomplish by being on the Board?

1423 Mr. Shirley stated I would just like to bring my perspective into the various projects in  
1424 and around the CDD Board.

1425 Ms. Phillips stated ok, thank you very much. That is all I have.

1426 Ms. Kassel asked have you read through the 171 pages of this month's agenda Mr.  
1427 Shirley?

1428 Ms. Shirley stated I got about halfway through and then noticed my resume was not  
1429 attached.

1430 Ms. Kassel stated and knowing what we have discussed regarding the time commitment  
1431 on a monthly basis, how much time do you think you can commit to the CDD for the role?

1432 Mr. Shirley stated I do not think 12 hours or 12 to 16 hours would be a stretch at all for  
1433 me. To the question of in person attendance? I think I could probably hit about 75% of  
1434 those, as far as in person. Zoom should get me up to almost 100%. I do travel globally but  
1435 I do not travel anywhere that there is not an internet connection.

1436 Ms. Kassel stated ok, and then I know you said you are in federal sales, but what about  
1437 handling budgets both in terms of revenue and expenses?

1438 Mr. Shirley stated absolutely so I manage the marketing budget, travel budget, the  
1439 IRAD for my product line all those various roll up underneath me.

1440 Ms. Kramer asked Mr. Shirley, do you have any other governmental experience?

1441 Mr. Shirley stated besides selling to the government for the last 20 some years, I was  
1442 also veteran.

1443 Ms. Kramer stated any government work or anything?

1444 Mr. Shirley stated I worked for the government as well as I was in the US Army, but I  
1445 have not held elected office.

1446 Ms. Kramer stated have you ever served on any boards?

1447 Mr. Shirley stated I am currently serving on the Harmony HROA Board.

1448 Ms. Kramer asked and serving on that Board, what percentage of the meetings would  
1449 you say you have attended so far in your service?

1450 Mr. Shirley stated probably around the 75% mark again.

1451 Ms. Kramer stated your financial disclosure, would you have any problem disclosing  
1452 any of the information?

1453 Mr. Shirley stated not at all. I do a full financial forensics for my security clearance  
1454 with the DOD.

1455 Ms. Kramer stated wonderful. What do you want to accomplish by serving on the  
1456 Board? I am sorry I think that was one of my questions, but it was already answered.

1457 Ms. Phillips stated sorry.

1458 Ms. Kramer stated that is not a problem.

1459 Mr. Shirley stated someone stole your question Ms. Kramer.

1460 Ms. Kramer stated I know. I think that is all I have. Any follow up questions from  
1461 anyone? Thank you so much Mr. Shirley. All right, Mr. Skalyo.

1462 Mr. Leet stated we are going in agenda order, right?

1463 Ms. Kramer stated yes, we had two others.

1464 Ms. Kassel he is not in the agenda.

1465 Ms. Kramer stated he is not on the agenda. We had two additional.

1466 Mr. Skalyo stated Mr. Michael Skalyo and I am at 3338 Catbrier Trail.

1467 Ms. Kramer stated Mr. Leet would you like to start off?

1468 Mr. Leet stated yes. Thank you again thank you for applying and the cover letter and  
1469 all that. I went through that, followed all of it, quality background and all of that. Given  
1470 that simply, same question as everyone else: from your business background here, have  
1471 you seen anything that the CDD has done or decisions we have made that from your  
1472 professional background that could have been done better?

1473 Mr. Skalyo stated the only thing that I would say is probably improved upward,  
1474 outward communication. One communication methodology versus multi communication

1475 methodologies maybe a better approach but until I am actually in it and living it there is  
1476 maybe no way to judge the current board other than being into it.

1477 Mr. Leet asked ok and what is your favorite amenity?

1478 Mr. Skalyo stated I like to the parks and green spaces.

1479 Mr. Leet stated that is it thank you.

1480 Mr. Skalyo stated young lady?

1481 Ms. Phillips stated oh, thank you. What prompted you to do this now as opposed to  
1482 previously?

1483 Mr. Skalyo stated I am running out of excuses for things in my life; it is time to really  
1484 lean into things and start being more of a steward to the community, steward to to the  
1485 environment and everything else, so I do not have excuses to lean on any longer. Life is  
1486 short and I embrace it. It is coming for us all.

1487 Ms. Phillips stated yes. And why do you want to be on the Board? Or did I ask you  
1488 that?

1489 Mr. Skalyo stated sort of, indirectly, but I think I answered it. It is about giving back at  
1490 this point. It is about being a steward back to the community. The community has been  
1491 great to us, it is time for me to give back to the community.

1492 Ms. Phillips asked have you followed the Board recently?

1493 Mr. Skalyo stated yes ma'am. I have followed the Board since we moved here in  
1494 November 2017. Started coming to meetings I have not been to every meeting, but I have  
1495 been to a number of them.

1496 Ms. Phillips stated well see I have heard your name before, and I cannot remember if  
1497 it is through something or spoke about something because I cannot quite place it.

1498 Ms. Phillips asked are you easy to get along with?

1499 Mr. Skalyo stated that is probably a trick question. I guess it depends on who you ask.  
1500 Based on the scientific study that was done for the University here recently, I do have a  
1501 high degree of agreeability. Good, bad, indifferent, that is just my trait.

1502 Ms. Phillips stated ok, thank you very much.

1503 Mr. Skalyo stated you are very welcome.

1504 Ms. Kassel stated in preparation for this, were you able to get through all 170 pages?

1505 Mr. Skalyo stated I was not. I will go ahead and own that. Unfortunately, I did not get  
1506 through all what 161-171 pages? Will I if selected? Yes. That will become part of my duties

1507 and responsibilities and thus need to be fulfilled. Until this point it has not been something  
1508 that I needed to do. Just simple attendance was enough.

1509 Ms. Kassel stated so thank you. And for everybody, I ask this question just because I  
1510 think it is a gauge of interest right? How interested are you really in the CDD over time  
1511 versus right now. It kind of applies to the question that Ms. Phillips asked: what prompted  
1512 you now versus when there were open seats back in November, and I heard your answer  
1513 which is you have run out of excuses. I am not sure really understand that but, anyway.  
1514 You heard the time commitment, tell us about that with your job, your family, and how  
1515 you manage that.

1516 Mr. Skalyo stated the boys are getting older now. The last one senior in high school so  
1517 he is getting ready for college. They are all pretty much set so it is a matter of now being  
1518 able to dial back and come back to a balance. And so, as part of that balance is being  
1519 involved in the community as a part of that.

1520 Ms. Kassel stated I think Mr. Leet asked the question of what you do differently, and  
1521 you mentioned something about communication and maybe one channel versus multiple  
1522 channels, so go ahead if you want to elaborate on that a little.

1523 Mr. Skalyo stated yes, it is probably hard enough to step in. In a number of the other  
1524 applicant's answers, unfortunately, there are some hot topics. So, you know, I think for me  
1525 here recently the communication one was on the alley paving. I found out about it with the  
1526 signs; surprise we are going to be paving. Oh wait, what about trash pickup? What about  
1527 mail pickup? It is just those sort of questions, and it was like ok cool I can pivot, I can work  
1528 with this and everything. I do not personally go on Facebook, so for me that is that is not a  
1529 great communication thing. I remember the days where you could stop by and pick up a  
1530 community flyer that gave you all the information, stick to your board, you are in the  
1531 laundry room doing laundry and you can take a look at it; oh, today is taco Tuesday, and  
1532 oh yeah by the way, there is a Board meeting. You get some nuggets that way, as opposed  
1533 to everything just being in a digital format. There is still some some touch and tactile that  
1534 I think is good so that is the multi-communication methodology that I was kind of referring  
1535 to.

1536 Ms. Kassel asked a little more on your business background in terms of numbers,  
1537 financials?



1538 Mr. Skalyo stated I am a senior program manager. I have got five class one railroads  
1539 with nine contracts total. It is managing the budgets, not only on execution, on time  
1540 delivery, first pass yield it is the same that a lot of the other candidates are in and doing,  
1541 very, very similar.

1542 Ms. Kassel asked and what percentage of meetings would you be able to attend in  
1543 person?

1544 Mr. Skalyo stated I think you would probably be in the high 90s. There probably be  
1545 maybe a rare occasion that I could not be here in person and on that off chance that is what  
1546 the digital would be for. Otherwise, I prefer being in person.

1547 Ms. Kassel stated thank you.

1548 Ms. Kramer asked your Board experience?

1549 Mr. Skalyo asked how you are asking the question is Board experience for this  
1550 particular like elected type seat?

1551 Ms. Kramer stated yes, however more a formal Board?

1552 Mr. Skalyo stated like the other candidates, I have got an engineering background, sat  
1553 on a number of configuration control boards. So, board experience yes. Elected board no.

1554 Ms. Kramer asked any governmental experience as far as working for the government,  
1555 being familiar with the governmental restrictions?

1556 Mr. Skalyo stated other than say the FRA, I guess just in industry type things  
1557 for Department of Energy, from my power days.

1558 Ms. Kramer asked so you are familiar with some of the intricacies that government  
1559 has?

1560 Mr. Skalyo stated correct, but not directly working for the government, no.

1561 Ms. Kramer asked financial disclosure?

1562 Mr. Skalyo stated not a problem.

1563 Ms. Kassel and I know Teresa well my interpretation of why Ms. Kramer is asking the  
1564 questions about serving on boards and working for, working within, a governmental role  
1565 is because as CDD, as a governmental entity empowered by particular Florida statutes  
1566 there are a lot of restrictions that we face. And there is not a lot of wiggle room in a lot of  
1567 those restrictions and so we are compelled to do things a certain way and for some people  
1568 who want to change the way we do things, unfortunately, we do not have a lot of wiggle  
1569 room. I do not know if that is one of the reasons that you were asking that question.

1570 Ms. Kramer stated right, it can be very restrictive. People are used to being able to meet  
1571 another individual or neighbor on the street, but if you run into the other Board members  
1572 you cannot have a chat about what is happening and what you might vote on and things  
1573 like that. It is very rigid and restrictive, so we just need to be sure.

1574 Mr. Skalyo stated same difference with church and state.

1575 Ms. Kramer stated right. That you understand those restrictions, and are willing to abide  
1576 by them.

1577 Mr. Skalyo stated yes ma'am.

1578 Ms. Kassel stated and even just in how we can operate as a Board, not just between  
1579 ourselves but the procedures that we have to follow, according to statute or as a government  
1580 body can feel like; oh darn, why do we have to do it that way? You know and in business  
1581 you can just things can be done fast right; you can make decisions and execute.

1582 It depends on the size of the organization. The bigger it is, the harder it is, so yes.

1583 Ms. Kassel stated even though we are a very small, little quasi-government entity, it  
1584 still takes forever to get things done because we only meet once a month and we cannot  
1585 talk in between so that is another frustration for people serving on the Board, I think. I  
1586 know it is for me.

1587 Ms. Kramer asked any other follow up question?

1588 Mr. Skalyo asked anything else you want? Awesome, thank you all.

1589 Ms. Wilczynski stated hi.

1590 Ms. Kramer stated how are you today?

1591 Ms. Wilczynski stated I am very tired. I woke up at 2:00 o'clock in the morning, so to  
1592 be here is a good commitment.

1593 Ms. Kramer stated well, we appreciate you attending and being willing to answer our  
1594 questions.

1595 Ms. Wilczynski stated anything you want to know, ask away.

1596 Ms. Kassel stated have her introduce herself.

1597 Ms. Kramer stated if you would give us your name and address.

1598 Ms. Wilczynski stated Violetta Wilczynski, 3115 Dark Sky Drive.

1599 Ms. Kramer stated wonderful.

1600 Mr. Leet stated thank you. So, the same question that someone else with your  
1601 professional background and diversity and we have a wonderful breadth of candidates  
1602 tonight, so thank everybody.

1603 Ms. Kassel stated diversity is huge tonight.

1604 Mr. Leet stated yes thank you. So, from your particular background is there something  
1605 that you have either seen or heard of the Board doing, or a decision made, or action taken,  
1606 that you would have done differently from your professional background?

1607 Ms. Wilczynski stated my professional background is as a trauma, marriage, and family  
1608 therapist. So, I will have three generations in one room and having to help them work  
1609 though three generations worth of, you put in your expletive. And at the same time  
1610 honoring each person's voice. So, I think that is something that has gone a little bit haywire  
1611 over the last set of years, and I am not saying Board wise, I am saying like within the  
1612 community. That we have definitely gone downhill with a lot more attacking and not really  
1613 respecting each other's point of views, or things along those lines. So, I really am more for  
1614 a, not a people pleaser, but get me your point of view and make sure you work to understand  
1615 what your point of view is before you go out and try to go attack someone because you do  
1616 not like what you are hearing, or you do not like what you are seeing. So, it is not  
1617 necessarily like just on the Board aspect of it, but it is how our community overall has been.  
1618 We might have gotten away from our amenities, but we have also gotten away from our  
1619 humanity, I feel in a lot of ways.

1620 Mr. Leet stated thank you and the very same question what is your favorite amenity?

1621 Ms. Wilczynski stated my amenity is the fact that we are here. I feel like I am in a 1950s  
1622 dream. My kids can go out ride their bikes, I do not have to worry about them. I am not  
1623 concerned about the fact that there is going to be that white van that is going to go after my  
1624 kid. They can go fishing, we can go do a boat, but we can do just about anything we want.  
1625 I train dogs and during the day I can go to a dog park and go to any dog park, and it will  
1626 not necessarily be a dog there so I can do the large amount of dog training I want. And if  
1627 there are dogs there, I walk away and I will find another location. But when we want to  
1628 play, we can play with dogs, and the kids can play with the other dogs, and things along  
1629 those lines. I just like how it is set up, so that way it is family oriented, hence my house is  
1630 a three-generation home. So, you have got all three of us under one roof enjoying the  
1631 community. Like my mother-in-law they are times where she can walk to church. There

1632 are times where I walk to my church, and we have actually got two churches in one  
1633 community, that is beautiful to me. I think that allows us to have our diversity and to  
1634 actually be our individualities.

1635 Mr. Leet stated thank you.

1636 Ms. Phillips asked is there something that you would have done differently that you are  
1637 aware of that this Board has done.

1638 Ms. Wilzynski stated I am going to agree a little bit with the communication concept  
1639 but I think like our hardest part is that we do have such a large community now, we do not  
1640 have a small community. It is not like when it was first made so to communicate by putting  
1641 something up on a bulletin board in town square or having the visitation building open and  
1642 you could go in and just talk to someone, you could get that information we have to find  
1643 ways of where people who are not on social media, people who do not necessarily get mail  
1644 or do not want mail, people do not read e-mail, like getting that communication is very  
1645 difficult but getting the information out needs to come out somehow better. So, when Toho  
1646 is about to go ahead and clear all of our fire hydrants, we get that sign out there. maybe we  
1647 need to do something that is a little bit more blasting that says hey by the way can you  
1648 please double check whatever form of communication you get from us we have something  
1649 important coming up and just I am I am totally an out-of-the-box thinker as big as you can  
1650 get I am as big and then I go all the way to the fine little details. It is out there if we can get  
1651 the same sign that they use, why not. If we need to use a sign that is for like yard sales, and  
1652 we post it up on both entrances and literally say hey we have things coming up please read  
1653 your information from us whatever format you would like to get it at. That would be I think  
1654 a little bit of an easier way of making sure we are getting the communication and not all of  
1655 a sudden shocked that, oh there is trees being trimmed I cannot go down this road and I am  
1656 all of a sudden not able to go down this alley and things like that.

1657 Ms. Phillips asked do we not have signs ordered?

1658 Ms. Montagna asked for what?

1659 Ms. Phillips stated for near both entrances that are kind of going to serve that purpose,  
1660 for announcements.

1661 Ms. Kramer stated we talked about it, but the Board has not yet made a decision.

1662 Ms. Montagna stated right.

1663 Ms. Phillips stated oh, ok.

1664 Ms. Kramer stated yes, that is something we have been working towards.

1665 Ms. Phillips stated I think your resume addressed why you did not do it in November,  
1666 you had some family issues.

1667 Ms. Wilczynski stated unfortunately, my mother-in-law's sister took a major stroke, so  
1668 they had to go off and drive which meant that we were taking care of.

1669 Ms. Phillips stated I did not mean you had to explain.

1670 Ms. Wilzynski stated no big deal. We also have way more pets than humans in the  
1671 household that we needed to take care of, and I looked at the date that it was due, and I did  
1672 not know when they would be coming back.

1673 Ms. Phillips stated I asked everyone else that question, so I did not want to.

1674 Ms. Wilzynski stated exclude me, do not exclude me!

1675 Ms. Phillips stated I think that was it. Thank you very much and thanks for coming  
1676 forward.

1677 Ms. Wilzynski stated thank you.

1678 Ms. Kassel stated as I have asked everybody else, how many pages did you get through?

1679 Ms. Wilzynski stated I got through the entire bloody thing and then my printer died  
1680 because I tried to look over and print it up, because I did print it up, because I am also a  
1681 landscape, and I am going to use a very bad word, we will leave it as I am a landscape ho.  
1682 I love landscape, which means that when we have had Ian or the latest storms, I am the one  
1683 that is actually driving around and picking up people's fences, or picking up the chair that  
1684 was just left outside of their front yard because there was nobody there or things along  
1685 those lines just to get to safety. Our Town Square, all of those tables and umbrellas were  
1686 almost into the middle of the road. I ended up literally bringing them all the way back to  
1687 this to this far back as possible and going around doing stuff along those lines so yes I read  
1688 this but I am also a person of action when I see when something needs to get taken care of  
1689 and some of the stuff that we had to have taken care of just need to be taken care of and  
1690 not ask permission because you do not want an umbrella going through someone's window.

1691 Ms. Kassel asked and what about the time commitment? Tell us about that.

1692 Ms. Wilzynski stated you can count on me 100% of the time. I own my own business,  
1693 so I do what I want to do when I want to do it and for as many hours as I want to do it. I  
1694 am my own boss.

1695 Ms. Kassel stated, and I know sometimes when you are a boss you have a tyrant for a  
1696 boss.

1697 Ms. Wilzynski stated my boss seems to do pretty well on balancing back and forth  
1698 between my need of being at home. I have three teenagers so they all go to Path. That  
1699 involves us getting up at an ungodly hour of the morning, so that is why usually I am up at  
1700 like 2:00 o'clock in the morning doing emails and things along those lines so by the time  
1701 they are up at 5:00 a.m., out of the house at 6:00 a.m. for a 7:10 a.m. start.

1702 Ms. Kassel asked what percentage of meetings do you think you would be able to  
1703 attend?

1704 Ms. Wilzynski stated oh you got me 100%. That is the main thing, yes.

1705 Ms. Kassel stated and tell us about your experience with financials.

1706 Ms. Wilzynski stated so actually in high school I took accounting and as if they had  
1707 done dual enrollment like they do now, I took accounting all the way through to the point  
1708 of where the teacher had to order books. It was me and one other girl, and we did it all the  
1709 way through we should have gotten our CPA's but they never actually did it that way back  
1710 then, as I age myself, so plus I run my own business so my money must be on dot and I am  
1711 in the process of trying to get a nonprofit which means there is no messing around with  
1712 money.

1713 Ms. Kassel stated ok. Thank you.

1714 Ms. Kramer asked have you ever served on any boards before?

1715 Ms. Wilzynski stated I have not served on boards but I have served on particular  
1716 committees that are with the FBI like human trafficking so it will work with your sheriff's  
1717 officers and your FBI and things along those lines. I am your Pulse therapist, so I am the  
1718 crazy person who went to the FBI and yelled at them because they were doing things wrong  
1719 and inappropriately.

1720 Ms. Kramer stated have you had any experience in public service or government  
1721 before?

1722 Ms. Wilzynski stated oh, you asked those questions backwards. I am actually the SAC  
1723 Secretary for my kid's school, and I have been for the last few years. I am the only parent  
1724 out of over 500 students that is actually walking around even even doing stuff for the  
1725 school because no one knows about it. It is PATHS, but these kids are such good kids that  
1726 no one knows anything about them, so I am literally out there getting teacher affirmation,

1727 teacher appreciation, stuff and things along those lines and getting business partners for  
1728 them, working with Mr. Arnot so that we can get their skill sets going for our schools and  
1729 so we have better educational programs available for them. So, I have done that one and  
1730 know there is one more, but I do not remember what that one was, it was a few years ago.  
1731 Basically, yes.

1732 Ms. Kramer asked financial disclosure?

1733 Ms. Wilzynski stated you can have it, enjoy.

1734 Ms. Kramer asked what do you want to accomplish in serving?

1735 Ms. Wilzynski stated one, I do like the idea of, do not kill me, adding a little bit of an age  
1736 difference because you do have a level of maturity that is on that side of the table. I am not  
1737 as experienced in life so there is a learning curve before you guys can teach me stuff but  
1738 there is also stuff that I can also assist with. And I really do see we have a gap when it  
1739 comes to providing for our kids. We have baby babies, we have got toddlers, we have got  
1740 our elementary school kids, middle schoolish, sort of kind of, that is why they are still  
1741 painting the bridge every time you turn around, the tunnel I mean. And then we have our  
1742 high school kids that literally just walk around. You will see them all summer walk around.  
1743 If they are not into sports, they do not have something. So it is one of those things I would  
1744 like to figure out how we can get a little bit more for them, something they can be involved  
1745 in, and at the same time maybe also find out a little bit more family stuff like I know  
1746 Jennifer Harmony does a lot of stuff for families but doing something on a more regular  
1747 basis that would allow for them, I am a family and marriage therapist, so get the families  
1748 more together. Especially at those special ages, I mean I have got a 14 and 15 and a 17-  
1749 year-old.

1750 Ms. Kramer stated thank you very much, any follow-up questions?

1751 Mr. Leet stated thank you very much.

1752 Ms. Phillips stated I have just a light-hearted one. You mentioned the children, but  
1753 where is the stuff for senior citizens?

1754 Ms. Wilzynski stated the senior citizens are actually in my home, so you can come on  
1755 over and I will play canasta with you because I am a canasta. I also play spoons, but I do  
1756 not play it fairly, so I warn you now. I am very very competitive. We play games with my  
1757 in-laws like there is no tomorrow so yes we definitely.

1758 Ms. Phillips stated well you were talking about diversity, but you left out the old people.

1759 Ms. Wilzynski stated I am not trying to leave them out I just want to understand that  
1760 since we do have an active living area now that they are not actually is left out as we thought  
1761 before. We still do have a hole for our teens that are going towards high school and high  
1762 school or the ones that are dual enrolling and doing both college and high school at the  
1763 same time and that is a hard where they need something to be able to relax and decompress  
1764 their brains. Thank you.

1765 Ms. Kramer stated thank you very much, and those are seven applicants for the position.  
1766 So, I do not know if you want some discussion before the Board or anybody feels strongly  
1767 enough to put a particular candidate forward or how you all want to handle it.

1768 Mr. Leet stated everyone has given all their background and everything. I do not think  
1769 we have any follow up questions for anyone specifically. A question for Mr. Eckert, would  
1770 it make sense, and procedurally is it okay, if maybe it would be appropriate for the Board  
1771 to maybe do like a ranked voting kind of thing? Like if we put.

1772 Ms. Montagna stated I do not think that, talk amongst yourselves or however you would  
1773 like to do it is entirely.

1774 Ms. Kramer stated it is a little after eight and I need to take a quick break, so if you all  
1775 want to talk, I will be right back.

1776 Ms. Phillips asked did you say make a motion?

1777 Mr. Eckert stated what I usually see is each person would say hey these are the two that  
1778 stuck out to me for this particular position, and everybody would understand, you should  
1779 not get hurt feelings, I mean there is just one out of seven that is going to be selected and  
1780 there is going to be opportunities that come up in the future. But each Board member would  
1781 say ok well these are the two that I think are the the best fit for me and you can say why  
1782 and then move on down and you may find out that you have a general consensus by going  
1783 through that kind of a process, and then there be a motion and a vote. But I think a little bit  
1784 of discussion among the Board members prior to just throwing one name out there, I think  
1785 would be a good idea.

1786 Ms. Montagna stated I just would not get into ranking.

1787 Mr. Leet stated well I would just like to again thank everyone that participated. The  
1788 Supervisor of Elections is where you look if you are not chosen tonight and still have this  
1789 same desire to contribute. I would hope that most of all of you consider that in the future  
1790 because the the engagement is really, really affirming. It is really good to see that.



1791 Mr. Eckert stated we can wait for her to come back.

1792 Ms. Phillips stated well I am no further ahead now that I was before I came to the  
1793 meeting. I really think you are all phenomenal and even you Mr. Meek. I do not have  
1794 anything, I know you would be a very valuable asset to this Board, and so I hope that my  
1795 comments I think we could come to an agreement and I think we had a misunderstanding  
1796 before from your answer. So anyhow, so yes I am afraid I am not going to be a very good  
1797 CDD Board member tonight because I do not want to let anybody go.

1798 Ms. Kassel stated so, I will just say, and I do not know how much value this whole  
1799 thing, but just to offer to everybody who is a candidate that how I am going to make my  
1800 decision, right? So my decision is based on several factors not just on the questions I asked,  
1801 it is on the information that was provided by each person when they applied as well as what  
1802 their background is, how they have handled other people, other business situations, how  
1803 they conducted themselves during the interview and just a sense of how well we might be  
1804 able to work together to affect positive changes in the community. So, I am just putting  
1805 that out there that these are the criteria that I am using in my decision.

1806 Ms. Kramer stated my apologies for stepping away.

1807 Mr. Leet any other discussion like along those lines? I will take my top three.

1808 Ms. Kramer stated I am sorry.

1809 Mr. Leet stated I am not sure if there is any other discussion along the lines of what  
1810 Ms. Kassel had I can go ahead and give my three, I guess.

1811 Ms. Kramer stated go ahead.

1812 Mr. Leet stated ok my top three would be Chokanis, Skalyo and Wilzynski.

1813 Ms. Montagna asked can we do first names?

1814 Mr. Leet stated Lucas, Michael, and Violetta.

1815 Ms. Kramer asked oh, are we doing top three?

1816 Mr. Eckert stated top two, top three, the reason why we do this is once you have heard  
1817 that then you can focus on, ok well why did you have this person and you all can have a  
1818 discussion. You may realize that you have a consensus, and you did not know it unless  
1819 you discuss it.

1820 Mr. Leet stated If we all give our top two or three and there is only one that is in  
1821 common then that is that is the decision, basically.

1822 Ms. Phillips stated all right, Ms. Phillips do you have any, or do you want me to go? I  
1823 will go. Again, Mr. Chokanis, Mr. Davis, and then Mr. Skalyo.

1824 Ms. Kassel stated I have the same three,. Mr. Skalyo, Mr. Davis, Mr. Chokanis.

1825 Ms. Kramer asked Ms. Phillips, do you have a preference?

1826 Ms. Phillips that was Mr. Chokanis, Mr. Skalyo, Mr. Davis and his was Mr. Chokanis,  
1827 Mr. Skalyo and Ms. Wilzynski?

1828 Ms. Kassel stated so Ms. Kramer and I shared closely, figuratively speaking.

1829 Ms. Phillips stated well when I looked at it at home before I came I actually had Mr.  
1830 Chokanis on my radar to listen very carefully to what he said and Mr. Skalyo and Mr. Davis  
1831 and the Meeks and.

1832 Ms. Kramer asked can I put a motion forward?

1833 Ms. Phillips stated yes you may because I am hopeless.

1834 Ms. Kramer stated I would make motion that we appoint Mr. Chokanis to the Board.  
1835 Do I have a second?

1836 Mr. Leet stated with tremendous thanks to all that, yes, but with everything out there, I  
1837 will second.

1838 Ms. Phillips asked are you doing that because I said I was? Oh, ok.

1839 Mr. Leet stated it is a motion we can keep discussing.

1840 Ms. Phillips stated yes, well because you had Mr. Chokanis and Mr. Skalyo, you all  
1841 had Mr. Chokanis and Mr. Skalyo.

1842 Ms. Kassel stated and Mr. Davis.

1843 Ms. Kramer asked any further discussion? Hearing none, I call the question: all in  
1844 favor?

1845 All Supervisors stated aye.

1846 Ms. Kramer asked any opposition? Hearing none, motion passes unanimously.  
1847

Ms. Kramer made a MOTION to appoint Mr. Lucas  
Chokanis to Seat 4 of the Harmony CDD Board of  
Supervisors.

Mr. Leet seconded the motion.

Motion passed unanimously.

1853

1854 Ms. Kramer stated welcome to the Board. I do very much want to thank everybody who  
1855 was here and put their name in. Please there are sometimes that you notice Board seats  
1856 open up for totally unknown reasons, we never know when they are going to come up so

1857 stay in touch with us. And, definitely, jump in on the election. It is a lot of work. I do want  
1858 to say one thing that the election process itself is less daunting. I think a lot of people do  
1859 not run because it is a formal election with a lot of strict laws and rules and things, but it is  
1860 not as daunting as it seems, the Supervisor of Elections office is really good to work with  
1861 and will guide you every step of the way so if you choose to go that route in pursuing the  
1862 seat on the Board we would like to have you.

1863 Ms. Phillips stated well that was a lot easier than what you guys went through tonight.

1864 Ms. Montagna stated hold on a second, I will read the oath for the record.

1865 Mr. Chokanis asked do I have to take the oath?

1866 Ms. Montagna stated yes, and I will have it notarized and everything for you, but I want  
1867 you to read this.

1868 Mr. Eckert stated you should probably stand, as well.

1869 Mr. Chokanis stated ok.

1870 Mr. Chokanis recited the Oath of Office and elected to receive compensation.

1871 Ms. Kramer stated welcome to the Board.

1872 Mr. Chokanis stated thank you.

1873 Ms. Montagna stated now Mr. Eckert needs to give his speech.

1874 Mr. Eckert stated so you are now a public official just like a County Commissioner, a  
1875 City Council person, which means you are going to be subject to various laws. The first  
1876 one I want to talk to you about is called the Sunshine Law and that means that you cannot  
1877 talk to another Board member about matters that may come before the Board for action  
1878 outside of a publicly noticed meeting. So, if you see another Board member at the grocery  
1879 store, you can talk about sports, community events that have nothing to do with the CDD,  
1880 family, that is fine. You cannot talk to them about, hey, we really do not like the attorney  
1881 we have, we want to go ahead and get rid of him. You have got to wait to wait and do that  
1882 in the public meeting or landscaping issues things like that you just bring them up in the  
1883 public meeting and if you want to figure out how to bring that up without talking to the  
1884 Chair, talk to Ms. Montagna because what Ms. Montagna can do is she can go ahead and  
1885 put it on the agenda either as a Supervisor Request or an agenda item so you will get the  
1886 opportunity to be able to have that discussion. And the Chair will work with Ms. Montagna  
1887 on making sure that happens yeah. I mean, well and she cannot be a conduit of  
1888 communication either, under the Sunshine Law, but, and that applies to all forms of

1889 communication so text messages, emails, phone calls, verbal conversations, competing  
1890 social media posts, which by the way social media is a terrible way to govern, that is my  
1891 opinion. I mean it is great for providing information about the government but trying to  
1892 shape policy has not worked yet. And so, the second issue is you are going to be subject to  
1893 public records law so you know I see you have a notepad if you are taking notes after you  
1894 have become a Supervisor those are all public records, you will need to maintain those.  
1895 You should have a separate email account address is what I would recommend, and she  
1896 can work with you on that and so that way all your records are separate. If you should get  
1897 an email about CDD business to a personal email or to a work email, forward it to that e-  
1898 mail box so that the record is there. I also recommend, because of the public records law,  
1899 you really do not text about CDD business, just because it is really hard to maintain and to  
1900 produce those. Social media posts are also public records, once you make them, so if you  
1901 are going to make those you have got to make a record of what you said, you know like a  
1902 screenshot or something like that and be able to maintain that, so it is another reason I say  
1903 to stay away from that. The final set of laws are really the Code of Ethics that are applicable  
1904 to our official public officials in Florida. And the main thing there is if something is going  
1905 to come up for a vote or discussion where you may have a personal interest, a financial  
1906 interest, or any family member has a financial interest, you should reach out to me because  
1907 certain family members, you cannot vote on those issues but depending on how close a  
1908 relative they are, you can. Yes, you would reach out to me and I would tell you hey this is  
1909 OK this is not OK. One of the things that is nice about Florida is if there is an appearance  
1910 of a conflict and you do not want to vote on it because you do not want to give the  
1911 appearance even though it is legally perhaps allowed, you can declare a conflict because  
1912 nobody ever gets punished for over declaring a conflict and not participating in the vote .  
1913 So, but other than that, I will give you my card, we will send you a New Supervisor  
1914 Notebook which has a whole bunch of information about the District, Ms. Montagna's  
1915 office will. But I would say Ms. Montagna will be your clearinghouse for questions and if  
1916 it is purely legal, you can reach out to me but otherwise start with Angel and then she will  
1917 bring me into the loop in the event that is something I should be able to help with. Ok?  
1918 Welcome.

1919 Mr. Chokanis stated thank you.

1920 Ms. Kramer stated alright, and we hope you read the stuff we are going to go over next.  
1921 We are going to look to you. And we are quite late in the evening, so I do not know if the  
1922 Board wants to go through the entire agenda or if we want to hit on some high points.

1923 Ms. Kassel stated maybe we can table the fence proposals for now?

1924 Ms. Montagna asked can I ask one question, Chairman?

1925 Ms. Kramer stated yes.

1926

1927

1928 **FIFTH ORDER OF BUSINESS** **Staff Reports**

1929 Ms. Montagna stated if you could bring that, the only thing I need from the you, and  
1930 you can table everything else, I do not care, but if you could just bring up this.

1931 Ms. Kramer stated the Symbiont?

1932 Ms. Montagna stated so, what happened is at the last meeting, you approved one.  
1933 Symbiont did not send us a proposal for a second pool heater that needed to be repaired, as  
1934 well. They sent it after the fact, after our meeting so when we did the maintenance  
1935 agreement that you all also approved at the last meeting, she would not sign it so inquired  
1936 about it she said: well, it is because it is for two and we are not going to sign a maintenance  
1937 agreement for two when the other one needs to be repaired. So, it needs to be repaired and  
1938 this is the proposal and I apologize for not making it into the agenda, she just sent it to me.

1939 Ms. Kramer stated so this is what is considered a walk on the agenda. It was not posted  
1940 on the agenda and because of that we need to open up the public comment period and what  
1941 this is our pool heaters are aging rapidly, they need some major work done. We approved  
1942 some repairs, and, in fact, I understand it has already been done to one of the pool heaters,  
1943 which is a little over \$3000. The second pool heater, this proposal is for.

1944 Ms. Kassel stated \$4131.66.

1945 Ms. Kramer stated ok, and that will bring both of our pool heaters back up to a state of  
1946 repair. I do want to be sure that everybody understands that these are very old heaters and  
1947 information from the company is that we will be lucky to get a couple of years out of them.

1948 Ms. Montagna stated they need to be replaced and you are looking at \$60,000.

1949 Ms. Kassel stated if we were to replace them.

1950 Ms. Montagna continued today, if we were to do it today.

1951 Ms. Kramer stated so again at this time, I will open it up for public comment if anybody  
1952 has a comment on the pool heater situation, whether to go forward with this or not again,  
1953 we are halfway through the repair process. Do I see any public comment?

1954 Ms. Marilyn Ash Mower, 6852 Butterfly Drive asked are you saying that the pool at  
1955 the swim club has two heaters on it?

1956 Ms. Kramer stated yes.

1957 Ms. Ash Mower asked Oh, ok, because the other pool is not heated right?

1958 Ms. Kramer stated right. The other pool is not heated. These are two pool heaters that  
1959 work in conjunction with one another so if you replace one, you have to replace the other.  
1960 So that is the situation we are in.

1961 Ms. Ash-Mower stated ok, great, thanks for that.

1962 Mr. Chokanis asked as far as the new budget goes, when does the budget end for our  
1963 year?

1964 Ms. Montagna stated October 1 through September 30, that is our fiscal year. So, we  
1965 always start a new budget October 1. There are deadlines to get the budget approved, the  
1966 first deadline is for June 14<sup>th</sup> or 15<sup>th</sup>.

1967 Mr. Eckert stated at least June 15<sup>th</sup>.

1968 Mr. Chokanis stated so it is my opinion, summer is coming up maybe that one heater  
1969 might suffice for the time being. I do not know if that is an option or not but they are they  
1970 are very expensive right and I do not know what our budget is right now, I just got on but  
1971 we are getting to warmer time sometimes the pool is very hot it is it was like a bathtub.

1972 Ms. Montagna stated agreed, but your residents probably would not agree with you at  
1973 that very moment that you just stated that. The comments we get is if that pool is not 80  
1974 something degrees, we get inundated.

1975 Ms. Phillips stated and if we spend money to replace the heaters, we are going to get  
1976 inundated so welcome to the Board.

1977 Ms. Kassel stated here is something I should have asked everybody, how thick is your  
1978 skin?

1979 Ms. Kassel so we have already spent \$3000.00 something dollars, we are looking at  
1980 spending another \$4000.00, which is about what 12% or so of what it would cost to replace  
1981 the heaters which we probably are going to have to do in another couple of years. At a  
1982 current price of about \$60,000, and we have lots of projects we are trying to accomplish,

1983 and we have limited reserves, so my sense is maybe we need to just bite the bullet on this  
1984 and get through the next couple of years while we are saving more reserves to be able to  
1985 replace the heaters. Replacing the heaters will be coming out of reserves, correct?

1986 Ms. Montagna stated yes. Definitely if you are going to approve this with exactly what  
1987 you just said, keep in mind that over the next cycle or so you need to start stashing that  
1988 money because they are going to have to be replaced. You really do not have an option.

1989 Ms. Kramer right if we decide to do the pool heater.

1990 Ms. Montagna stated correct.

1991 Ms. Kramer stated, and I am sure I will get comments about that.

1992 Ms. Montagna stated, yes you will.

1993 Mr. Leet stated one year, there is one year warranty on this particular work being done.  
1994 My understanding that would be 60,000 to replace the the set of both heaters.

1995 Ms. Montagna stated yes, \$30,000.00 just under \$30,000.00 for each one, but that is  
1996 today's pricing.

1997 Mr. Leet stated yes. Based on that, I would move to approve the total \$4131.66 for the  
1998 repair of the second heater.

1999 Ms. Montagna stated ok.

2000 Ms. Kassel stated second.

2001 Ms. Kramer stated I have a motion and a second to go ahead and pay the amount for  
2002 repair of the second heater. Do I have any further discussion? All in favor?

2003 All Supervisors stated aye.

2004 Ms. Kramer asked all opposed? Hearing none, motion passes unanimously.

2005

2006 Mr. Leet made a MOTION to approve the Symbiont  
2007 proposal to repair the second pool heater in the amount of  
2008 \$4131.66.

2009 Ms. Kassel seconded the motion.

2010 Motion passed unanimously.

2011

2012 Ms. Phillips stated I am just so wishy-washy tonight. Oh, if you would have suggested  
2013 we replace them now, I would have said yes and if you are saying this because both ways  
2014 have, they are right.

2015 Ms. Phillips stated well I am at the age now that I just get new stuff because I am not  
2016 going to be around long enough to enjoy it if I wait.

2017 Mr. Chokanis asked has this been repaired before?

2018 Ms. Kramer I think second.

2019 Ms. Montagna stated second proposal, the second repair.

2020 Ms. Kramer stated the second major repair. The problem was that we did have a

2021 maintenance agreement on them and, for whatever reason back a number of years stop they

2022 dropped the maintenance agreement, so they were not properly maintained.

2023 Ms. Kassel stated they are also 20 years old.

2024 Ms. Kramer stated they are aging. And that is one of the main things with the District

2025 right now is that almost everything is 20 years old and so there is a lot of deferred

2026 maintenance that we now need to address. That is where we are. Any other critical items?

2027 I think the fence.

2028 **A. Field Manager Report**

2029 **i. Fence Proposals, A&C #7101, Ashley Fence, Lazrazy Fence**

2030 Ms. Kassel stated I move to table 5Ai, the fence proposals until the next meeting. I

2031 would like to table it.

2032 Ms. Kramer stated that is ok.

2033 Ms. Phillips stated part of that though, can we find out if we are required to have a

2034 fence.

2035 Ms. Kramer stated we will definitely look into that because that is going to be one of

2036 the questions. For Mr. Chokanis' benefit I do not know she got to that section in the agenda,

2037 but replacing our frontage fence, it looks like it is going to cost between anywhere from

2038 \$120,000 to \$180,000. Yes that is that white fence.

2039 Ms. Kassel stated but that is to do it all at once.

2040 Ms. Kramer stated yes, so that will be something we need to figure out.

2041 Mr. Chokanis asked the same wooden fence or are we looking at?

2042 Ms. Kramer stated that it is all PVC.

2043 Ms. Kassel stated it is all recycled PVC.

2044 Ms. Kramer stated and again it is 20 years old, so the sun damage is crumbling it. So,

2045 we either need to replace it or remove it and do something else. So that is something to

2046 think about.

2047 Ms. Kramer asked from our field management folks, is there anything critical that needs

2048 to be addressed for Field Management?

2049 Ms. Montagna stated I want to introduce Jeison Castillo. He has been out here for a few

2050 weeks now. He will be moving into that, he actually already has moved into that field



2051 manager position. I am sure you have seen him out in the community working, doing  
2052 things, so I just wanted to formally introduce him.

2053 Mr. Castillo stated hello, nice to meet you all.

2054 Ms. Kassel stated cool spelling of Jeison.

2055 Mr. Castillo stated thank you. You can thank my mom for that.

2056 Ms. Kramer stated it is wonderful to have you on board, and are there any questions.

2057 Ms. Kassel stated I just want to say you have heard of from residents, some of whom  
2058 were running, about some of their complaints about the condition of a number of the  
2059 amenities and you are going to be not only in charge of those amenities but  
2060 also liaison with landscaping. Which we have a new landscaper, and hopefully it does not  
2061 fall down within three months. You have got your work cut out for you.

2062 Ms. Kramer stated we look forward to having you on board. The only other thing that  
2063 the field manager, unless there is something critical Brett, or? I do want to give you an  
2064 update on moving because we do, again, have to move the field management out of the  
2065 same area as we do the RV lot. I did speak with Ms. Amy Templeton at the County. She  
2066 said that moving into Ashley Park.

2067 Ms. Kassel stated well it is the Ashley park swim club concessions area right?

2068 Ms. Kramer stated right. That concession area at Ashley park, at the pool, would be ok.  
2069 We would not have to do anything except for if we are making any shifts in walls or  
2070 anything we would have to get a building permit for internal changes, and she said that  
2071 would go through without any problem at all. When I talked to her about the possibility of  
2072 using that U-2 track on either end, she said what she would ask us to do is to do a rough  
2073 plan, it just does not have to be a formal or fancy, a rough drawing send it in there will not  
2074 be any charge or anything they can run it through to make sure that that would be okay  
2075 there. So, we can go ahead and pull something together to get her yea or nay on that.

2076 Ms. Kassel stated ok, and that will be brought to us at the next meeting?

2077 Ms. Kramer stated yes we will bring that back here.

2078 Mr. Perez asked just for verification Ms. Kramer, who is bringing that back? Is that  
2079 somebody's rough plan? Is that us? Is that David?

2080 Ms. Kramer stated the rough plan, I do not know. But I do not know, can you guys do  
2081 it or?

2082 Ms. Montagna stated the rough plan? Like how rough are we talking? If it super rough,  
2083 we can totally do it. But if it is.

2084 Ms. Kassel stated I think it is just they want an idea where a building is going to be on  
2085 a plot. Whether there is any fencing, the size of the building.

2086 Mr. Perez stated I can quasi draw it, but I want someone to review it.

2087 Ms. Kramer stated I have got computer tech. But you will need to give me dimensions  
2088 and what all it needs to be.

2089 Ms. Kassel stated, and this is for the storage area.

2090 Ms. Kramer stated let us not call it the storage area, it is the Community Maintenance  
2091 Facility. We need to use key words. And we just need to draft up basically what the parking  
2092 area, and so I will get with you on that, and we will work together.

2093 Ms. Montagna stated Ms. Kramer, Mr. Perez, and Mr. Castillo will work on that.

2094 Mr. Leet asked can we, since it came up earlier and I know you been in communication,  
2095 Mr. Perez, can you give us an update on the splashpad?

2096 Ms. Kassel stated oh yes, and the boat.

2097 Mr. Leet stated I mean, in the report I see that there are several like several maintenance  
2098 items that were brought up: seats are being ordered up, I see upholstery scheduled to be  
2099 done, maybe I missed it if there is anything specific for the splashpad and that there have  
2100 been recent developments with that so.

2101 Mr. Perez stated let me go on the boat first. So last year the boat concern was batteries,  
2102 which have since been replaced. The trolling motors that are on the boat have been there  
2103 since I know prior to Vincent being in his position, so the newer trolling motors are brought  
2104 on, the front mounted trolling motors are Minn Kota, they are a higher brand apparently.  
2105 The older motors were made by Valley, I believe, Vessel. I knew it began with a v, which  
2106 I have never even heard of. I think they were purchased off of Amazon at some sort of  
2107 cheaper price. I do support moving to a larger, more reputable, trolling motor just because  
2108 I have a boat myself. We are looking at some sort of battery inverter to help transfer power  
2109 from one to another and kind of balance it. I will tell you that I have been in constant  
2110 communication with the gentleman here tonight. He basically said that is useless, the power  
2111 inverter. My suggestion was I was going to talk to Ms. Montagna about this tomorrow; let  
2112 us just, we found them they are in stock they are rear mounted with transom mounted 80-

2113 pound thrust trolling motors, they are hard to find. He did actually locate them. I would  
2114 recommend that we move forward with them.

2115 Ms. Montagna asked how many?

2116 Mr. Perez answered there are two, one for each.

2117 Ms. Kassel asked do we need any kind of purchasing protocol?

2118 Ms. Montagna stated if it goes above there, they need to get a bunch of quotes.

2119 Ms. Kramer stated no, they just have to get two.

2120 Mr. Perez stated we have to get two, but Bass Pro Shops does not carry them, at least  
2121 the Minn Kota transom mount. So, they are challenging. Even Amazon was like out of  
2122 stock, you know so.

2123 Mr. Leet asked but the pricing does that not meet the?

2124 Mr. Perez stated yes it does. So, even like we have looked, so that is why, I have since  
2125 shared it. I did share it with Ms. Kramer the quote and I gave some explanation and again  
2126 that was driven from the resident earlier.

2127 Ms. Kramer stated what we need to understand though is we have to be careful. These  
2128 eat batteries like crazy. And the problem is we give our residents instructions to not go past  
2129 half throttle and do not drain the battery more than halfway down. Unfortunately, those are  
2130 frequently not followed, so we really need a cutoff mechanism that cuts the battery off at  
2131 half charge. If you draw a battery all the way down constantly and charge it back up and it  
2132 destroys the battery. So that is what we need to find some way to control that discharge so  
2133 that, and maybe it is just really hammering that home, that your deposit is going to be  
2134 affected if you bring it back less than half charge or something. But I will leave it up to you  
2135 to find a way to manage those batteries because they are they are not an outrageous expense  
2136 they are \$120.00 bucks a piece.

2137 Mr. Perez stated we are going to more deep cycle marine batteries again. Some of the  
2138 older batteries that were purchased were just generic car batteries that you can still use, but  
2139 you want deep cycle. The guys are checking the batteries, it is more or less just sometimes  
2140 they come in and there is not a lot of trickle time. You do not get that trickle charge is what  
2141 you want but you have got to turn back around because they are rented back out. So, you  
2142 do not get that good charge on them sometimes that you need. In terms of the maintenance  
2143 of the boats; I will speak on this, and I explained it to the gentleman, as well. even prior  
2144 this stuff nobody is a boat mechanic so the thought too was if we get these trolling motors,

2145 the ones that we have we are not going to just discard, you know, yes there is some issues  
2146 with them the one vessel that is not working that he was referencing is still under warranty  
2147 we are getting parts from the vendor they have to ship them in but we are going to hold on  
2148 to that once the repairs are made so that it can have an issue with one of these transom  
2149 mounts, it will not take it out of service necessarily. We will be able to switch the motor  
2150 out right and hold on to them. So, you know that is key. Yes the boats are down on  
2151 Tuesdays, but none of our guys are boat mechanics. Even pulling apart an electric trolling  
2152 motor, so then we have to take it over to Toho and we have to, you know, I will be honest  
2153 repairing boats, just if you have ever owned one, it is a hole in the water that you throw  
2154 money at regardless if it is a gas motor or not. Toho is not going to be cheap, and we have  
2155 to take it to another marina, so sometimes that does delay the repair process, so having  
2156 those extra ones in place will help. Yes?

2157 Ms. Kassel stated about the Tuesday thing, that is a rest day for the lake. That is not a  
2158 maintenance day for the boats, just to clarify for anybody listening. It is not a maintenance  
2159 day for the boats, it is a rest day for the lake . So that the lake can environmentally be  
2160 healthier than if we are constantly out on it all the time.

2161 Mr. Perez stated the other quick suggestion. I know you, and I have talked about in the  
2162 past, I still think we should look at some form of awning cover overhang of the boats can  
2163 physically be stored underneath because I think this is the third or fourth time in a year we  
2164 have reupholstered seats.

2165 Ms. Kramer stated yes, we need some type of covers, either an awning or covers for  
2166 the seats that can be put on.

2167 Mr. Perez stated well I am just saying even putting the vessels underneath some sort of  
2168 overhang, because the sun is just beating them up. I mean it really is.

2169 Ms. Kassel stated the wind on the lake, I am guessing that something to cover the seats  
2170 on the boat instead of a structure that can easily get blown over in the wind when we have  
2171 our.

2172 Ms. Kramer stated we would have trouble getting the permits from the Army Corp of  
2173 Engineers.

2174 Mr. Perez stated we can get seat covers. He mentioned that the one holds water.

2175 Ms. Kassel stated I mean something to cover the seats, not a seat. Once it is recovered,  
2176 something to cover the seats when it is not used.

2177 Ms. Kramer stated and then the guys when they get it ready for somebody to go out,  
2178 they just pull them off. And maybe we can get a dock box out there that they can put them  
2179 in and then back on.

2180 Ms. Phillips stated they are going to get eaten up.

2181 Ms. Kassel stated yes, but they are not as expensive as reupholstered.

2182 Ms. Phillips stated I will say, the one boat, the smallest pontoon boat.

2183 Mr. Perez stated that is the oldest one in the fleet too, if I am not mistaken.

2184 Ms. Phillips stated it is the one my grandson and I love to go on, because it is a sturdy  
2185 boat.

2186 Ms. Kramer stated, and we just need to do some maintenance on it. I think I mentioned  
2187 it.

2188 Ms. Phillips stated yes, but it does not look nice though, but I bring a beach towel to  
2189 sit on when I go on the boat.

2190 Mr. Perez stated yes, so that that covers the, I think it dots the Is and crosses the Ts on  
2191 the boat conversation. Obviously, we will get the mud daubers taken care of and make sure  
2192 trash and stuff like that is addressed. The splash pad. The update on the splash pad so VFD  
2193 vendor came out, which by the way he has not invoiced us for any of the work he is done,  
2194 he is actually done it kind of just.

2195 Ms. Kramer asked now this is the board that runs it?

2196 Mr. Perez stated yes. So, the way this splash pad works the splash pad has a VFD,  
2197 which is variable flow device, that tells the pump to increase pressure, increase RPMs  
2198 decrease RPMs, it is a computer. And that has a cycle, so the splash pad would cycle  
2199 through different things so that VFD is basically the computer telling the pump that we  
2200 just replaced what to do. Once we put that in we called the VFD guy to come back out,  
2201 program and get it going. He was like I cannot get it to ramp up more than 60 hertz on the  
2202 motor. So, his initial thought, working with the VFD's, was there has got to be some sort  
2203 of clog in the lines, the solenoid is bad, so and so forth. We reached out to eight vendors,  
2204 Jeison? Seven vendors? Seven or eight vendors to come out to get a deep clean. Most of  
2205 them are like, no we do not do that work or we are too busy. I know we reached out to a  
2206 vendor we used at Vista Lakes to come out, who works on fountains. They were like, listen,  
2207 we are slammed we cannot get out. Finally, we got Florida Aqua Group to come out, did  
2208 the deep cleaning I think it was \$300.00 or \$400.00 on it, not a massive expense but some

2209 expense. He did it, started working with the VFD, again could not get it to ramp up. So,  
2210 finally we asked him for a recommendation, it is called Fountain Professionals LLC, they  
2211 are out of Sarasota. They are coming next Tuesday, correct, this coming Tuesday, sorry, to  
2212 work on it, we do not have a quote on it yet, but from what Jeison mentioned in speaking  
2213 with them is that it is not going to be very cheap. Because they have to get the programming  
2214 from the VFD and program the pump to run that cycle, so I do not have that cost yet, but  
2215 we have exhausted a ton of effort and time trying to get the VFD with the guy that does  
2216 pumps and VFDs, I am thinking more along the irrigation side, because they use a lot of  
2217 VFD's to vary flow their 75 horsepower pumps. But next week, Tuesday, they should be  
2218 coming out, I just do not have a price yet. So, as soon as I find that out we will share it with  
2219 the Board, obviously I am not asking for approvals because you cannot do that in an email,  
2220 that is for your sake, but we will notify you once we get a price and Jeison will follow up  
2221 with them again tomorrow. So, we realize and recognize that this is a heavily used amenity.  
2222 Mr. Leet has been, every week for the last three weeks, four weeks, and we have been  
2223 communicating back and forth I have been giving him updates. It has been difficult getting  
2224 people to come out and work on it, to be honest.

2225 Mr. Leet stated in the interest of facilitating would it make sense, and would the Board  
2226 agree should we maybe do, even not having pricing, but maybe a not to exceed? Or do we  
2227 want to, in the interest of.

2228 Ms. Kassel stated we have no idea.

2229 Mr. Perez stated well we can follow the procurement policy. I think is is probably the  
2230 best way to do it, because once it gets over a certain threshold I think Ms. Kramer has an  
2231 authority to approve, so I do not, knock on if this is real wood, I do not anticipate it being  
2232 over Ms. Kramer's threshold.

2233 Mr. Leet stated ok.

2234 Mr. Perez stated I hope not.

2235 Ms. Kramer stated otherwise you may have to consider more than that.

2236 Mr. Leet stated and one more question, I know the gate was brought up. With the  
2237 equipment and all of that, what is the status on that?

2238 Mr. Perez stated so we did get separate pricing. We were able to find another Door  
2239 King dealer, they are called Controlled Access Systems, and their quote to replace that  
2240 same board was actually like half the price of TEM. So we went with that price, which is

2241 a good thing. They drug their feet on getting out here. They were supposed to be here last  
2242 week Tuesday, did not show up. Then they came out last week, Friday, started doing work  
2243 then had to go fix something or something, I will let Jeison speak on that because I did not  
2244 understand it completely, but they started working on it last week, Friday. They had an  
2245 issue that some of the cards in the last two to three months with some of the work they did  
2246 probably have to get reprogrammed so Mr. Morrell and Mr. Castillo are now reaching out  
2247 to all the people that they have sent cards to the last couple weeks, or months, to get them  
2248 to send their card numbers back in so we can get them back into the system and they should  
2249 be here tomorrow, Jeison? Tomorrow Controlled Access should be here to finish that.

2250 Mr. Leet asked so, the current state is that it is still being repaired but after tomorrow  
2251 we are thinking it will be working except for the last few months of cards that need to be  
2252 updated?

2253 Mr. Perez said that is the correct assumption. As soon as Jeison informs me I will make  
2254 sure you all are aware of it.

2255 Ms. Kramer stated I thought it was working now. I thought that is what I got in an  
2256 update.

2257 Mr. Perez stated well yeah, I mean that was what it was supposed to be.

2258 Ms. Kramer stated ok.

2259 Ms. Phillips asked am I correct in understanding that a person might be able to open  
2260 that gate, but they cannot get into the boats?

2261 Ms. Kramer stated right. You cannot get down to the boat house.

2262 Ms. Kramer stated they can get down to the kayaks, canoes, and sailboat but not the  
2263 motorized boats.

2264 Ms. Phillips stated if they are brave enough to walk through that and get a canoe, they  
2265 could get to the boats by water, but.

2266 Mr. Perez commented now you are releasing all the secrets, Ms. Phillips.

2267 Ms. Kassel stated but there are no oars. The oars are locked away.

2268 Ms. Phillips stated oh, well. I am not reaching in that water. But I think there are a lot  
2269 of people that think people are able to go to our boats because of the gate, and that is  
2270 not the case.

2271 Ms. Kramer stated yes, right.

2272 Ms. Phillips stated but a lot of people have never been back there so they just.

2273 Mr. Perez stated that is something else that we will talk about for capital expenditures,  
2274 down the road, the gate access.

2275 **A. District Engineer Report**

2276 Ms. Kramer stated District Engineer, anything critical and needs to be addressed?

2277 Mr. Hamstra stated no.

2278 Ms. Kramer stated we did go out and everybody looked at Billy's Trail and what we  
2279 need there is a culvert or two? Or one?

2280 Mr. Hamstra stated there are two culverts, one in the middle by the wetland  
2281 conservation area and then one at the very end of the cul-de-sac. I went with Mr. Leet, Mr.  
2282 Dwyer, and then Ms. Kramer, beforehand, to make sure we had a clear understanding.  
2283 Separately, yes, I am not starting anything. Clear understanding, we are staying within the  
2284 CDD property not going into the conservation area, so we are all in agreement. The stake  
2285 that Mr. Leet or Mr. Dwyer said is the correct stake for the culvert in the middle, and we  
2286 went back and forth on our options by the cul-de-sac and think we are in agreement what  
2287 to do there.

2288 Ms. Kramer stated, and you mentioned you might have somebody that you are aware  
2289 of, a smaller firm, that could come out and do the culvert setting.

2290 Mr. Hamstra stated there is a company that we have used for their CDD's they used to  
2291 be called Sytes, now they renamed themselves, but they are perfect for this size/type  
2292 project.

2293 Ms. Kramer stated I do not know that we want to have our field people setting a culvert.  
2294 Because you know you have to have the proper slope and that can affect that conservation  
2295 area on both sides of the trail.

2296 Ms. Kassel stated so what is the next step? Do field services contact this person?

2297 Mr. Hamstra stated I have to do a one sheet special at the two locations like 11x 17  
2298 sketch. I will then give it to one or two companies to get a soft bid that I can bring back to  
2299 the Board and then you can authorize.

2300 Ms. Kassel stated so we should have that the next meeting.

2301 Mr. Hamstra I sure hope so, yes. Just like Mr. Perez and everyone else, we are getting  
2302 little to no response, just everybody is really busy.

2303 Mr. Hamstra stated now the other thing we are discussing while there is the update the  
2304 contractor provided which I thought was a very (unintelligible) it documented his  
2305 conversations with CCI.



2306 Ms. Kramer stated this is for the paving project and it really turned out weird because  
2307 here we came right up to it we expected a lot of information to go out for residents; letters  
2308 and signs, a week in advance and everything was to be coordinated. Came right up to it and  
2309 nothing was coordinated but in the same vein, the contractor was not ready either because  
2310 of some equipment issues. So, we have got another chance to do this right guys.

2311 Mr. Hamstra stated we have the map we did originally, which will be updated and that  
2312 is the color-coded map that Mr. Leet will put on the website that shows each of the five  
2313 phases and different colors are for one allocation and then.

2314 Ms. Kramer stated we are doing the Orange one first, so behind Primrose Willow.

2315 Mr. Hamstra stated yes the same order, we will just shift it accordingly.

2316 Ms. Kassel stated but the bigger question is communication right because there was no  
2317 communication.

2318 Ms. Kramer asked who is going to coordinate? It is my understanding now that CCI is  
2319 coordinating with waste haulers and the mail.

2320 Ms. Hamstra stated they will personally reach out to Postal Service and to Waste  
2321 Management.

2322 Ms. Kramer stated ok, and so they will coordinate. Now, will they it says here, they  
2323 will even put door hangers on the doors. That will communicate that.

2324 Mr. Hamstra stated if needed. As you read this you will see that the road will not be  
2325 closed 24 hours a day for a month. They will do the work in the morning and when they  
2326 go home at the end of the day people can go back on the alley and park their car. they  
2327 cannot afford to have people go in and out every day because they got to stop, get out of  
2328 the way and that is just not going to work. You are going to get delay claims and so it was  
2329 understood that when you go to work in the morning, you can come back at night to go  
2330 home and go to sleep but we cannot have traffic in and out all day.

2331 Ms. Kramer stated do not come home for lunch.

2332 Mr. Hamstra yes, or just park on the street.

2333 Mr. Chokanis asked is this the same company that did Five Oaks?

2334 Mr. Hamstra stated no.

2335 Ms. Kassel stated no that was the County.

2336 Ms. Kramer stated we wanted to piggyback with them, but they had the companies  
2337 lined up, I mean, the projects lined up.

2338 Mr. Hamstra somebody asked why the County is not doing the work because it is CDD  
2339 property, and it is not a County right of way. And they will allow the garbage trucks, if it  
2340 is going to be Monday or Tuesday or Monday and Wednesdays, they will stop that day to  
2341 get the garbage truck in and out of there and then they will continue, so they are not going  
2342 to make people move trash to the front.

2343 Ms. Montagna stated it is Monday and Tuesdays.

2344 Mr. Hamstra stated Monday and Tuesdays. Whatever they are going to be told they  
2345 will make the accommodation, because they usually get here, everybody is there, from the  
2346 start in the morning and when they leave they know they are done for the day they can  
2347 continue.

2348 Ms. Kassel stated so this talks about door hangers, but how are we, how else are we,  
2349 going to notify residents.

2350 Mr. Hamstra stated you are going to see what they call Maintenance of Traffic (MOT)  
2351 signage, area under construction. I mean that will be obviously a dead giveaway.

2352 Ms. Kassel asked but in advance? Well before the construction begins about the mail,  
2353 and about the trash, and about the recycling.

2354 Ms. Kramer stated to reassure our residents.

2355 Ms. Kassel stated this weekend was the first time ever in my 14 plus years of being a  
2356 Supervisor where I felt like, crap, I do not want to do this anymore. Because the  
2357 communication was clearly so poor, and residents were saying you know everybody was  
2358 saying what are we doing here? We did not hear anything about this, we do not know  
2359 anything about it, we do not know what to do. I did not have any answers. I had to call poor  
2360 Ms. Montagna and Mr. Perez at 5:00 o'clock on a Sunday afternoon, or 7:00 o'clock or  
2361 whatever time it was. I had people coming to my house.

2362 Ms. Kramer the frustrating thing was, that at the last meeting we specifically said we  
2363 want all the, and there is not that many residents in any one phase, but we wanted all the  
2364 residents informed and provided with the information at least a week in advance , so we  
2365 can get some signs up and everything.

2366 Ms. Kassel stated so my question is: how is that going to happen this time?

2367 Ms. Kramer stated yes, that is what we want to know. I am not saying, I thought it was  
2368 going to be our staff. I did not think you were going to do it. I did not think the company  
2369 was going to do it, but it all fell apart. And there were a lot of upset residents and we do

2370 not want that to happen again, so again, if we know that CCI is going to do it, then that is  
2371 fine but what I would like to do is make sure that in addition to whatever CCI does that we  
2372 get the information they obtained on postal service, garbage and use of alleyways, too, so  
2373 you can put it in a letter.

2374 Ms. Montagna stated so David, CCI is going to provide us, what kind of looks like this,  
2375 a bullet point waste management, like you said. They are going to say they are going  
2376 to wait to start construction on Mondays and Tuesdays. Once they get all that ironed out  
2377 we will send you that. I will put together something like this that can go to everyone.

2378 Ms. Kramer stated perfect.

2379 Mr. Leet stated and get it on the website too.

2380 Ms. Montagna stated sure, that is on you.

2381 Ms. Kassel stated, and I can post it to Facebook for those who read Facebook.

2382 Mr. Chokanis asked your definition of morning and night; can we offer the times?

2383 Mr. Hamstra stated they usually do from 7:00 a.m. to 5:00 p.m. and maybe they do four-  
2384 day weeks, I am not sure what their exact schedule but all that will be itemized.

2385 Mr. Chokanis stated if we can offer a time and limits it would help a lot of the community.

2386 Ms. Montagna stated it will be on the sheet.

2387 Ms. Kramer stated so we are firm on how we get the word out.

2388 Mr. Chokanis asked are we allowed to post on Facebook, like news like that?

2389 Ms. Kassel stated so one of us can post something for the residents but if there is anything  
2390 that could possibly come before the Board for future decision on that issue, nobody else  
2391 can respond no other Board members.

2392 Ms. Kramer stated and it is better that you do not put it on

2393 Mr. Leet stated like he mentioned that is subject to record keeping so anything you do  
2394 you should be, whether it is just forwarding a screen shot to your district e-mail address or  
2395 something like that, anything that you say, in your capacity as a Board member, wherever  
2396 the forum, it is public record.

2397 Ms. Montagna stated if more than one Board member is replying on a post, that creates  
2398 a Sunshine violation.

2399 Ms. Kassel stated if it is an issue that is going to come before the Board for  
2400 consideration.

2401 Ms. Montagna stated no.

2402 Mr. Eckert stated that is correct. The Sunshine Law is you cannot talk another board  
2403 member about matters that may come before the board for action. I think that means  
2404 discussion, so if it is anything like that, you cannot do it. If it something that does not have  
2405 anything to do with CDDs, or something the CDD did ten years ago that is never going to  
2406 be revisited then technically it does not meet that criteria.

2407 Mr. Leet stated like I can read what she wrote in a magazine or something, that is CDD,  
2408 but we are still not having a back-and-forth discussion.

2409 Mr. Eckert stated as far as you reading it, but once you reply or say I disagree with you.

2410 Mr. Leet stated to Ms. Kassel's point, it is, yes you can say hey I am on the Board and  
2411 here is what we did and here is what I think about something, but there cannot be any back  
2412 and forth with other Board members.

2413 Ms. Kramer and Ms. Montagna stated the preference is stay off social media. That is  
2414 the preference, even though it is difficult to do sometimes.

2415 Mr. Chokanis stated I was just thinking about how it would be easier to notify the  
2416 residents.

2417 Ms. Phillips stated that is what we have been talking about.

2418 Mr. Chokanis asked can we do email?

2419 Ms. Kramer stated if we had everybody's email.

2420 Ms. Kassel stated we do not.

2421 Mr. Chokanis stated that we could get everyone's emails.

2422 Ms. Montagna stated as a public entity, the HOAs are a little different. They have all  
2423 of your emails, you sign up for email blasts.

2424 Ms. Kassel stated yes, but they do not they only have probably sixty percent.

2425 Ms. Montagna stated yes, and Districts do not have that capability, we are subject to  
2426 public records laws so typically what we do is we post up on the website. You have a  
2427 District website that nobody really reads or goes on or maybe they do, so that is really our  
2428 main form of communication.

2429 Ms. Kramer stated the problem with giving us your email is that it becomes public  
2430 record and if scammers or whoever you want to request it, we have to hand it over to them.

2431 Mr. Hamstra stated I might suggest is just paying a bit of money and get it electronic  
2432 message board. Just put it around the neighborhood and it will say.

2433 Ms. Kramer stated each phase is such a limited area. Mr. Dwyer was able to go up and

2434 down the street and tell everybody every update that came across.

2435 Ms. Kassel stated but we need something that you know.

2436 Ms. Phillips stated I think we could probably get an electronic sign.

2437 Ms. Kassel stated and not just for this. I am talking about, yes for this, but beyond that.

2438 Ms. Montagna we have signs put out, field already has them made. Signs at this

2439 entrance of the alley that will be put out as soon as we have the schedule saying this date

2440 it is going to start. As soon as I get all of the information from CCI detailed out, I will do

2441 a little bullet point of everything and we will have field staff go and put it in on everyone's

2442 door or in their mailbox, one of the two. We will also post it online, Facebook, put it on

2443 your personal Facebook, whatever you want to do but we will get out as much as we can.

2444 We have asked the HOA, unfortunately, we are not getting any responses from Mark.

2445 Ms. Kassel stated if you just ask me, I will ask Mark. Typically, he will respond.

2446 Ms. Montagna stated well he will not respond to us.

2447 Mr. Leet stated, and I made a post on Friday, and it turned out they closed for Rodeo

2448 Day.

2449 Ms. Montagna stated yes, but we have asked him things months prior, and he will not

2450 work with us.

2451 Ms. Kassel stated moving on.

2452 Mr. Hamstra stated the last thing, and I am going to leave with my cookies. An

2453 inspector, I cannot find a firm yet who is willing to commits for five months. If I do find

2454 somebody between now and next meeting, and I get like an hourly not to exceed for

2455 \$5000.00 to get somebody engaged if I find somebody instead of waiting and they

2456 are going to already be under construction.

2457 Ms. Kramer stated we have the offers.

2458 Ms. Montagna stated project manager for this project.

2459 Mr. Hamstra stated this inspector. Hopefully, I will get somebody at \$78.00 or \$80.00

2460 an hour. It will buy me several weeks, but I do not want to wait till March 30th of March

2461 23rd and CCIs have been out there for two weeks, and nobody is watching them.

2462 Ms. Kramer stated yes, we will need somebody watching them.

2463 Ms. Phillips stated this is the thing where communication, and then maybe we cannot

2464 do it, but for a one-time thing and we have all these engineers sitting here, they might know

2465 someone, so we have had a way of getting this request out in the community, so it is

2466 unfortunate that our hands are tied as much as they are.

2467 Ms. Kassel stated speaking about are about the limitations of having to work with the  
2468 restrictions of being a public entity.

2469 Ms. Kramer asked so do you want Board action on that not to exceed?

2470 Ms. Montagna no, it would be within our ability, so what I am going to put my meeting  
2471 summary is David.

2472 Mr. Hamstra stated just draw from our number for now, and then we will replenish  
2473 when needed.

2474 Ms. Montagna stated yes, and David will continue to look for an inspector. Ms.  
2475 Montagna and Ms. Kramer have the authority to work with Mr. Hamstra to get that  
2476 approved.

2477 Mr. Hamstra stated thank you I will bring these back.

2478 **B. District Counsel Report**

2479 Ms. Kramer stated District Council we are going to table the in-depth discussion on the  
2480 legal fees.

2481 Mr. Eckert stated that is fine. There is a couple things I need to bring to the Board's  
2482 attention though so and we will table the discussion of the report on the public records until  
2483 the next meeting if that is ok too and the legislative update we will go ahead and table that  
2484 too.

2485 Two items one is I got all the easement releases back from Birchwood. They are  
2486 recorded, so that is really good. Just so you know, every, well not every deed, but a lot of  
2487 deeds that the District got from the developer said ok District you own the property, but it  
2488 reserved the right to use the property for basically whatever it wanted. So we did not really  
2489 get the property, we got title and liability, but we did not get use. So, I was able to track  
2490 down people who I have worked with a long, long time ago and through those relationships  
2491 were able to get those easements released, so the developer gave up their rights. The only  
2492 thing the developer would not do is say I am not going to tell you that I have not assigned  
2493 them somewhere in the past, I do not know if I have or not, and they were not going to  
2494 spend any money to go back and research their records. So, we got those easement releases  
2495 that is the first thing. The second thing is for some of those properties you really cannot  
2496 use, some of those properties you can use, and so I think what we need to do is work with  
2497 the Chair to identify any of those properties for which the easements have been released  
2498 that could be useful to the District in terms of any kind of vertical development at some

2499 point in the future and order a title search for those properties. And I know that there is one  
2500 I know of, and that may be it. A title search is usually around you know \$150.00 to \$250.00  
2501 so I would like to go ahead and work with the Chair to get those title searches ordered so  
2502 we know if those have been assigned. I do not need a motion for that, I think I can just do  
2503 that. And then the other thing that is kind of important for me to bring to your attention is:  
2504 Jere Earlywine is an attorney who was my partner for many, many years and I do not know  
2505 if you know if you know that name or not, at Hopping Green and Sams, when Hopping  
2506 Green and Sams wound down, he went out on his own with some other attorneys. He  
2507 represents Harmony West, and we hired Jere on the 7th. So, Mr. Earlywine now works for  
2508 us, which means.

2509 Ms. Kassel asked is that a conflict of interest?

2510 Mr. Eckert stated it is and that is why I am bringing it to your attention. And so, which  
2511 means that in you have an agreement, I have never read it, but you have an agreement with  
2512 Harmony West related to some certain things. So, what that means is that neither Jere nor  
2513 I would be able to provide our Boards with advice and counsel related to that agreement.  
2514 We could still serve as your Counsel if you wanted us to, but we could not provide advice  
2515 to either one because we are in the same firm on that same agreement. So, to the extent that  
2516 you had legal questions about that agreement, what your rights were or are, you would have  
2517 to talk to an independent attorney that does not have that conflict. I have never been asked  
2518 to look at that agreement, but I am sure at some point you will have questions on that.

2519 Ms. Kramer stated I was getting ready to ask for you to attend our meeting that is coming up.

2520 Ms. Kassel commented guess not.

2521 Mr. Eckert stated, and I needed to bring it to your attention and you all can handle it  
2522 however you want but it is the kind of conflict I would never ask the Board for a waiver  
2523 of. I would just distance myself and I would not give advice and then Jere would not give  
2524 advice on his side. And we have lots of Districts that we actually represent that have these  
2525 types of agreements, and that is how we handle it. A lot of times your bond counsel is the  
2526 one that you will call to say hey, can you have somebody in your office that can look at  
2527 this. So, I need to bring that to your attention but other than that the rest of the stuff I had  
2528 could wait.

2529 Ms. Kassel stated about the records from the previous.

2530 Mr. Eckert stated from Mr. Qualls.

2531 Ms. Kramer stated we will deal with that next time. It will be interesting.

2532 Mr. Eckert stated so we got a, you and I can talk offline.

2533 Ms. Kramer stated I think we got a data dump that we gave to them.

2534 **i. Attorney Charge Review**

2535 This item was tabled until the next meeting.

2536 **C. District Manager Report**

2537 Ms. Kramer stated District Manager's report.

2538 Ms. Montagna stated the only thing I have, and it is short and sweet, I am going to bring  
2539 it up at your next meeting is your website. I know we have been talking and I know Mr.  
2540 Leet, he has a full plate, and he does a lot of stuff, so we did look into Campus Suite which  
2541 is a third party, and I think the biggest question was that they charge per page, and you  
2542 guys put a lot of stuff, well, they do not put that anymore. So, it is a flat fee it is like  
2543 \$1585.00 annually. And the other question was would you still have the same website.  
2544 What they would do is take all of your data and put it onto a more templated, clean, website  
2545 and then you still own it and all that but then they start putting in the data you put whatever  
2546 you want on it and there is no page count so you can put your whole agenda on it, you can  
2547 put notices, whatever you would like. Where before it was \$1.05 or \$1.09 page over 750  
2548 pages annually. They do not do that anymore; they have forgone that. So, something to  
2549 think about, a proposal for you to look at will be in your next agenda. Maybe to take some  
2550 of the stuff off of Mr. Leet.

2551 Ms. Kramer stated and then just one other item that we should discuss under your  
2552 business. We had some problems with events over the last month. What has happened is,  
2553 Harmony has a special exception with the County that if you hold an event in Harmony,  
2554 you do not have to get a special event permit from the County. You still have to abide by  
2555 all the safety procedures, you have to get a permit to close roads, you have to do all that  
2556 stuff, but you do not have to get special event permit. And word got out that everybody  
2557 thought you could close the roads without having a permit from the County, which is not  
2558 the case. We ended up, we are attracting events from people outside of Harmony that are  
2559 coming into Harmony to put on events.

2560 Ms. Kassel without applying to do so?

2561 Ms. Kramer stated without applying to do so. They were instructed that they did not  
2562 have to do this. So, at this point, we need to very clearly, fairly, and uniformly, apply our  
2563 event registration and reservation for use of any of our facilities so that we have that. In  
2564 addition, we need to make sure that the proper insurances are up to date. I think the HROA,



2565 they dropped their blanket insurance and are going to do insurance by event so that is why  
2566 we need to get that information and apply it uniformly, because if we start giving somebody  
2567 special privileges not to request a reservation then that opens it up and it gets ugly. So, on  
2568 your next agenda we need to revise the form. I am going to look at it, revise it, and make  
2569 sure legal and everything that we need on it is there.

2570 Ms. Kassel stated remember trash will need to be on there.

2571 Ms. Montagna stated yes, and you know permits and all this stuff, a safety plan, all  
2572 those things need to be submitted with the form. Yes, and I will make sure that Counsel  
2573 has his eye on it to see if there is anything we are lacking, but it is having to be revised,  
2574 because it is actually getting out of control.

2575 Ms. Kramer stated yes, so I just wanted to bring that to your attention. Any other critical  
2576 business that needs to be addressed?

2577 Ms. Phillips asked can I just clarify on that? So, when someone wants to have an event,  
2578 let us say someone in the community decides to throw a great big bash at the square, we  
2579 do not make the approval, it goes through Inframark, right?

2580 Ms. Montagna stated only to a certain point. Only up to a certain amount of attendees,  
2581 then it has to come before the Board.

2582 Ms. Phillips stated so the Board does not even know someone is doing it?

2583 Mr. Leet stated well, if they want exclusive use of the pavilion or something like that.  
2584 There is a form.

2585 Ms. Kramer added or if they want a waiver of the fee like the church that wants to do  
2586 Easter Service.

2587 Ms. Kassel or the School District about the pool use

2588 Ms. Phillips right, but otherwise.

2589 Ms. Kramer stated otherwise, if it is just one of our families having a birthday bash at  
2590 the pool or the town square or something, they would just.

2591 Ms. Phillips stated they just go through Inframark, and we would not know about it  
2592 unless we were invited.

2593 Mr. Leet stated and not to drag this out, but again, the question being, if the event is  
2594 primarily taking place on the street or sidewalk, are we saying that we need to still be  
2595 involved in the approval process just for our protection. Sidewalks are ours, yes.

2596 Ms. Montagna stated you cannot close a road, you just cannot.

2597 Mr. Chokanis stated like the market, for example, that is a big whole approval process.  
2598 Does Jennifer lead that effort?

2599 Ms. Montagna stated she does but there is a disconnect. They think that they do not  
2600 have to close the road down and they do not have to get County permission, and they do.  
2601 And there is actually fine if you do not do it, because emergency vehicles still have to get  
2602 up and down the road.

2603 Ms. Kramer stated, and they have to know about the event.

2604 Ms. Montagna stated so you still have to go through the County process and it.

2605 Mr. Leet stated so what will be helpful is just whatever information we have backing  
2606 that up because yeah there is you know I heard this, or I sometimes relied on this.

2607 Mr. Chokanis asked it has been like this, right. This has not recently changed.

2608 Ms. Kramer stated no. It has been that people have not been following the law, is the  
2609 problem. Yes, it has always been that way and County ordinances, and nothing has changed  
2610 in the law, it is just when it was just Harmony doing the events, it was a lot looser. But  
2611 again, now that we are getting big outside firms coming in, we have to abide by the law for  
2612 it to be legal.

2613 Mr. Chokanis stated maybe that is part of the disconnect, we are starting to enforce it.

2614 Ms. Kassel stated there are people who are part of law enforcement that say we do not  
2615 need a permit, but they are not the County folks who issue the permits. They are saying no,  
2616 you do not need a permit, and that sounds like, because it is coming from someone who is  
2617 in law enforcement or married to someone in law enforcement, it sounds like it is official,  
2618 but it is not the full picture. And that is often the case. It is a sliver.

2619 Ms. Phillips stated because if they know ahead of time that a road is closed and an  
2620 emergency vehicle is coming, they change their route, correct?

2621 Ms. Kramer right.

2622 Ms. Kassel stated, or they require that the event have some provision to allow passage,  
2623 exactly.

2624 Ms. Kramer asked ok, anyone else have anything?

2625

2626 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

2627 **A. Minutes for January 26, 2023, Regular Meeting**

2628 **B. January 2023 Financial Statements**

2629 **C. January 2023 #273 Invoices and Check Register**

2630 Ms. Kassel stated Consent Agenda. Move to approve with amendments.

2631 Mr. Leet seconded.

2632 Ms. Kramer stated I have a motion and a second. There are certain things we have to  
2633 approve at every meeting and that is our financials.

2634 Ms. Montagna stated minutes, financials, invoices, and check register, and it is under  
2635 the consent agenda, and they approve it all at once. That does not mean if you have  
2636 questions, concerns, or anything like that you cannot pull it out and voice it. And the  
2637 minutes, for your information, have been amended. Counsel provided some amendments,  
2638 Ms. Kramer and Ms. Kassel provided some amendments, and those have been made and  
2639 those are finalized so with amendments to the minutes.

2640 Mr. Leet stated and also those go out a week in advance so you will have the time to  
2641 review.

2642 Ms. Phillips stated we received all of this in an email previously.

2643 Ms. Kassel stated, and it is on the website.

2644 Ms. Kramer stated I have a motion and a second. All in favor?

2645 All Supervisors stated aye.

2646 Ms. Kramer asked all opposed? Hearing none, motion passes unanimously.

2647

2648 Ms. Kassel made a MOTION to approve the consent  
2649 agenda, as amended.

2650 Mr. Leet seconded the motion.

2651 Motion passed unanimously.

2652

2653 Ms. Kramer asked anything else we need to do?

2654 Ms. Phillips stated I just have one quick question.

2655 Ms. Kramer or Supervisor's request.

2656 Ms. Kassel stated I do, but I am just going. Go ahead.

2657

2658 **SEVENTH ORDER OF BUSINESS** **Old Business**

2659 There being no old business, the next order of business followed.

2660

2661 **EIGHTH ORDER OF BUSINESS** **Supervisor's Requests**

2662 Ms. Phillips stated I just wanted to ask about the school thing. So, was I reading that  
2663 chart right, they are expecting we could end up with 1500 kids in that school?

2664 Ms. Kassel stated yes if we have portables.

2665 Ms. Phillips stated, and do we have the right to say no, or are they coming anyway, and  
2666 we just have to give permission for the portables?

2667 Mr. Eckert stated the CDD does not really have any say. It was just to distribute  
2668 information.

2669 Ms. Phillips asked so those kids are coming?

2670 Ms. Montagna stated they are just being a good partner by letting you know.

2671 Ms. Phillips asked oh so even the portables, we do not have.

2672 Mr. Leet stated they said the other option was just doing more of the coteaching.

2673 Ms. Phillips stated ok, I am not against it or anything, I wanted to make sure I  
2674 understood.

2675 Ms. Kramer stated the confusion the last time this happened people thought that the  
2676 CDD could prohibit it. But we have no ability to do that.

2677 Ms. Phillips stated so this morning I went to the airport to pick up a friend, and I  
2678 happened to leave my house, it is on the corner of Pond Pine Road and Cupseed Lane, and  
2679 like a dummy, I went right up Cupseed, and it took me 7 minutes to get through.

2680 Ms. Kramer stated yes I live right next to the school.

2681 Ms. Kassel stated yes and every time I go out the West entrance at 8:00 a.m. and 2:30  
2682 p.m.

2683 Ms. Phillips stated yes, I should have.

2684 Ms. Kassel stated yes for next agenda. So, I am just going to pass this out. We had an  
2685 offer of amaryllis bulbs we will discuss next time. Here is some information just as an FYI.  
2686 And the other thing is that in speaking with, we have had vandalism on the trails that  
2687 Harmony Florida Land owns and so I went to the developer to say do you want to assign  
2688 your authority to press charges to the HOA, or a resident, or whatever. He said well actually  
2689 I would like to give the land to the CDD. So, it is something.

2690 Ms. Phillips asked where is this?

2691 Ms. Kassel stated he did not specify what land in particular, but we were talking about  
2692 the Butterfly Trail area. So, I just said I would bring it up in the meeting tonight, and that  
2693 is as far as I went.

2694 Ms. Kramer stated ask him if he just tells us what parcel numbers because we need to  
2695 tread carefully because of the Old World Climbing Fern would be our responsibility if we  
2696 were to accept a donation.

2697 Mr. Leet stated and beyond that I think that area it is already within Harmony West's  
2698 boundary.

2699 Ms. Kramer stated but definitely inquire further with him and ask him if he can just  
2700 specify the parcels and we have to consider very carefully. I know the donation of land  
2701 looks attractive, but it comes with a price tag.

2702 Ms. Kassel stated I did not assume that we would want to do it, I just simply said that  
2703 he made the offer and that I would bring it to the Board for discussion, and we would  
2704 discuss it. And those are the only two things I had.

2705 Mr. Leet stated this beating a dead horse, I know the RV lot is scheduled to close and  
2706 is going to be closing the day after our next meeting. They are not really, just it was brought  
2707 up and I am communicating this. It was mentioned that well maybe there is a way we could  
2708 stretch out the process and be given leniency or something. I have reached out to the County  
2709 and to the Fire Marshall because it was never really mentioned that the Fire Marshall ever  
2710 said anything beyond we will grandfather in an old, approved road or a new road has to be  
2711 up to code. There was never any mention of what the current state is, which is a current but  
2712 not approved road. So, I asked for clarification on that and talking outside the box there is  
2713 an access easement that exists between Feathergrass and Meadowbrook, which I do not  
2714 think that is up to any. I asked my question to the County and the Fire Marshall if you know  
2715 there is this other example of an access easement.

2716 Ms. Kramer stated again, that is an access easement, and it is supposedly for use of  
2717 emergency vehicles.

2718 Mr. Leet stated right, so that was my question. I am saying I asked the question. Sure,  
2719 I understand, I just put the question up. I contacted the Fire Marshall over the weekend,  
2720 she did not get back to me. I called again yesterday. I am just saying that we have not given  
2721 up on it yet. We are trying all approaches.

2722 Ms. Montagna stated wait a minute, we did give up.

2723 Mr. Leet stated it is closing and that is not changing, yes.

2724 Ms. Kramer stated I understand, and I spent an extensive period of time because we  
2725 had to find out about moving the staff. And it is very clear that yes, it is not going to work.  
2726 And so, we are back because Ms. Montagna and I got it as the County, I think the quote  
2727 was, can you get them off our backs. They are less than amused by the continued  
2728 harrassment.

2729 I understand and do we have a date that we were given for getting out stuff out of there?  
2730 Or maybe a little more leniency

2731 Ms. Kramer stated as far as closing down the staff trailer and actually removing that,  
2732 asap. Maybe a little more leniency on the other but not on all.

2733 Mr. Leet stated ok, perfect.

2734 Ms. Kramer stated as long as we are moving forward with due diligence, and not  
2735 dragging it out.

2736 Mr. Leet stated there we go, all right, thank you.

2737

2738

2739

**NINTH ORDER OF BUSINESS**

**Adjournment**

2740

2741

On MOTION by Ms. Kassel, seconded by Mr. Chokanis,  
with all in favor, the meeting was adjourned at 9:43 p.m.

2742

2743

2744

2745

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Secretary/Assistant Secretary

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Chair/Vice Chair