

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**OCTOBER 27, 2022**

**Jones Homes  
3285 Songbird Circle, St. Cloud FL 34773  
Zoom: <https://zoom.us/j/4276669233>**

Call-in: **929-205-6099** Meeting ID: **4276669233#**  
Access Code: **4276669233** ("Harmony CDD")



**313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747**

# Harmony Community Development District

## Board Members:

Teresa Kramer, Chair  
Daniel Leet, Vice-Chair  
Kerul Kassel, Assistant Secretary  
Jo Phillips, Supervisor  
Dane Short, Supervisor

## Staff:

Angel Montagna, District Manager  
Sean Israel, District Manager  
Michael Eckert, District Counsel  
David Hamstra, District Engineer  
Brett Perez, Area Field Director

## Meeting Agenda Thursday, October 27, 2022 - 6:00 pm

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1. **Call to Order and Roll Call**
2. **Audience Comments** (*Limited to a Maximum of 3 Minutes*)
3. **Consent Agenda**
  - A. Minutes for September 29, 2022, Regular Meeting and October 6, 2022, Continued Meeting .....Page 4
  - B. September 2022 Financial Statements .....Page 54
  - C. September 2022 General Ledger Detail.....Page 70
  - D. #269 Invoices and Check Register (*Invoices Available Upon Request*).....Page 82
4. **Contractor Reports**
  - A. Servello
5. **Staff Reports**
  - A. Field Manager Report .....Page 86
  - B. Proposals
    - i. Enviro Tree Service #7308, Remaining Interior Tree Trimming from 2021 .....Page 92
    - ii. Servello #7122, Entire Interior Trees.....Page 95
    - iii. Servello #7185, Remaining Interior Tree Trimming from 2021 .....Page 98
    - iv. BrightView #464255, Remaining Interior Tree Trimming from 2021 .....Page 101
    - v. Proposal for Clay Brick Area
  - C. District Engineer Report
    - i. Discussion of Alley Paving for Neighborhoods C-1 and C-2.....Page 106
    - ii. Discussion of Estates Drainage.....Page 122
  - D. District Counsel Report
  - E. District Manager Report
    - i. Discussion of RV Lot
      - a. Cost Analysis .....Page 152
6. **New Business Matters**
  - A. Motion to Assign Fund Balance .....Page 155
  - B. Resolution 2023-01, Amending the Fiscal Year 2022 Budget .....Page 157
7. **Old Business**
  - A. Informational Signs.....Page 164
  - B. Discussion of Donation of Royal Poinciana Tree (*Nancy Snyder*).....Page 180
  - C. Proposal for Removal of Concrete Pads Around Oak Tree (*Pocket Park in Primrose Willow-Beargrass-Schoolhouse Alley Triangle*).....Page 183
8. **Supervisors' Requests**
9. **Adjournment**

*The next meeting is scheduled for Thursday, November 17, 2022*

## District Office:

313 Campus Street  
Celebration FL 34747  
407-566-1935  
[www.harmonycdd.org](http://www.harmonycdd.org)

## Meeting Location:

3285 Songbird Circle  
St. Cloud, FL 34773

Participate Remotely: Zoom <https://zoom.us/j/4276669233>  
OR dial 929-205-6099, ID 4276669233

# **Section 3**

## **Consent Agenda**

# **Subsection 3A**

## **Minutes**



**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, September 29, 2022, at 6:00 p.m. at the Jones Homes model home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

Teresa Kramer	Chair
Daniel Leet	Vice Chair
Kerul Kassel	Assistant Secretary
Dane Short	Supervisor

*The audio recording for this meeting was blank. The meeting was called to order, roll taken, and the meeting continued.*

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

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

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

**SECOND ORDER OF BUSINESS** **~~Adjournment~~Continuance**

Due to Hurricane Ian, ~~regular items of business included in the agenda package will not be considered today, and~~ the meeting in progress will need to be continued to Thursday, October 6, 2022, at 6:00 p.m. at the Jones Homes model home.

On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in favor, the meeting <u>in progress</u> was continued to Thursday, October 6, 2022, at 6:00 p.m. at the Jones Homes model home.
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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**MINUTES OF CONTINUED MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District held Thursday, September 29, 2022, was continued to Thursday, October 6, 2022, at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

Teresa Kramer	Chair
Daniel Leet	Vice Chair
Kerul Kassel	Assistant Secretary
Joellyn Phillips	Supervisor
Dane Short	Supervisor

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

Angel Montagna	Manager: Inframark, Management Services
Michael Eckert ( <i>by phone</i> )	Attorney: Kutak Rock
David Hamstra	Engineer: Pegasus Engineering
Pete Betancourt	Servello & Sons
Scott Feliciano	Servello & Sons
Sean Israel	Inframark, Management Services
Vincent Morrell	Field Manager
Brett Perez	Inframark, Field Services
Residents and Members of the Public	

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

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

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

Ms. Kramer stated our regular meeting scheduled for September 29, 2022, was continued until today due to emergency hurricane conditions. Because this is considered one meeting, Supervisors receiving payment will be receiving one check for this continued meeting and the initial start of the meeting on September 29 because it is an ongoing meeting. I will ask everyone during the meeting to be clear in your statements and not talk over one another or finish another person's sentence. Ms. Brenda Burgess, who normally transcribes our minutes, is not available tonight and will be working straight from the recording.

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

Harmony CDD  
October 6, 2022, continued meeting

**SECOND ORDER OF BUSINESS                      Audience Comments**

Ms. Kramer stated this is a time for residents and members of the public to speak to the Board and give your ideas, feelings, and concerns. It is not a time for back and forth, or discussion of the issues. It is a time for you to present.

Ms. Debra Baer stated my issue is a repeat. I have two concerns. First, is there a timeframe for when the trees in the green zone will be trimmed? I brought this up last time because it was started, the equipment had complications, and other problems came up. Then it was abandoned. I believe with the new budget we will have tree trimming on a different route. I would like to know when the trees will be trimmed in the green zone, especially Butterfly Drive and Dark Sky Drive. Second is landscaping. For the past five years, if not more, it seems like the landscaping in the development is going downhill, not uphill. Weeds are on District property. It needs a facelift. As an example, I stand on my front porch on Butterfly Drive and watch Servello put down mulch around the trees. I am a big fan of trees having edging around them. Some of the trees at the first entrance have edging around them. The mulch goes inside the edging, not outside. If you look at a lot of the trees around our community, the mulch flies all over. I watched them blow it out a big tube. It is haphazard, and it looks terrible. A lot of the mulch ends up on the street. I know Servello was the least-expensive contractor, but just because they are the least expensive does not mean they need to be the worst. They put in an honest bid for an honest day's work. As members of this community, I and others feel they need to be held accountable. If being held accountable means holding back pay until the job is done accurately or correctly, then we need to do it. If the people who are managing or observing Servello are not doing their job and holding back money, then we need to look for a new management company. Something needs to be done. This place is falling apart. I love it too much. When I go into the community as a homeowner, one of the first things I look at is the landscaping to see how beautiful it is. Twelve years ago, it was beautiful. Now we need a major facelift.

**THIRD ORDER OF BUSINESS                      Consent Agenda**

**A. Acceptance of the July 28, 2022, and August 15, 2022, Meeting Minutes**

Ms. Kramer stated amended minutes were distributed on October 5, which will be the minutes to be accepted.

**B. Acceptance of August 2022 Financial Statements**

**C. Approval of #268 Invoices and Check Register**

Harmony CDD  
October 6, 2022, continued meeting

Ms. Kassel made a MOTION to approve the consent agenda, minutes as amended.  
Mr. Leet seconded the motion.

Ms. Kramer stated I have a question on the invoices and check register. I noticed an invoice from the Orlando Sentinel for legal ads, but it did not indicate what the legal ad was for.

Ms. Montagna stated it was for the budget hearing.

Ms. Kramer asked that is the one that was rescheduled?

Ms. Montagna stated no, Inframark paid for the hearing that had to be rescheduled because it was our mistake. That was for the regular advertising.

Ms. Kramer stated I would like them to include a copy of the ad because the Orlando Sentinel provides it to us. Then we will know what ad it is for.

Ms. Montagna stated yes.

Ms. Kramer stated the other concern was our bill from Toho Water Authority. It was \$17,000 this month. This time last year, it was \$4,000, and we are in the rainy season. I am quite confused. We need to look into that further.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, minutes as amended.

#### **FOURTH ORDER OF BUSINESS**

#### **Contractors' Reports**

##### **A. Servello & Sons**

Mr. Feliciano stated my crew will be onsite tomorrow. We have to finish mowing at the Swim Club, Five Oaks Drive East, and a few ponds.

Ms. Kramer stated your presence in the community has been notable. I put your request on Facebook about the trim saw, and no one responded.

Ms. Kassel stated I would like to follow up on Ms. Baer's comment about getting things back in shape. I want to know what the plan is for that.

Mr. Feliciano stated her concern was tree trimming, mulching of the community, and edging of the trees. That is part of our maintenance, and we will be sure to get on top of that. I want you to understand we use a mulch company to blow mulch. It is more efficient to do it that way. The other thing is, we have pine bark, which will fly around regardless, whether it is hand installed or with a blower. It will wash away, and you will always have an issue with that. As trees get larger, we have to expand the tree rings. In the future, you will need more mulch around the tree rings. As for lifting the trees, trimmers are already

Harmony CDD  
October 6, 2022, continued meeting

114 out here, and they are trimming pursuant to the schedule. They will be trimming down Five  
115 Oaks Drive until they get to Cat Brier Trail. The trees on Cat Brier Trail look like they are  
116 hanging low, but they are not because the contract says 15 feet in height. Then they will go  
117 down Schoolhouse Road, which has low-hanging trees and will consume a little more time.  
118 Once work is complete on Schoolhouse Road, they will move to Dark Sky Drive, Butterfly  
119 Drive, and that area. Those are the smaller trees. For a lot of the smaller trees, we are not  
120 going to use pole saws; they need hand saws or a very small chain saw. We do not use large  
121 chain saws because we could damage the tree. It will be a little more time consuming  
122 because we are using hand saws to make sure they are pruned the right way. They will be  
123 raised up only a quarter of the way, so do not expect massive trimming.

124 Ms. Baer stated my concern was that last year, we ran out of money and did not get  
125 back to the green zone. The work was started in the green zone but not completed.

126 Mr. Feliciano stated we performed trimming pursuant to the contract.

127 Ms. Kramer stated as a point of order, he is presenting to the Board although answering  
128 Ms. Baer's question. My understanding of what happened last year is, unfortunately we  
129 had a new tree crew doing substandard work and were lion's tailing, and we had some  
130 problems on the inside trees. We are at the point where he assured us that the current tree  
131 trimmers are more experienced. We will be looking at two proposals for inside tree  
132 trimming again. The outside trees were started, but because of the storm could not be  
133 finished during fiscal year 2022. The work they are performing now is for tree trimming  
134 for fiscal year 2022.

135 Mr. Feliciano stated yes, and they are back onsite.

136 Ms. Baer stated I also mentioned the rings around the trees. Can that be improved?

137 Mr. Feliciano stated yes, they can be edged out, and mulch can be sprayed around the  
138 tree.

139 Ms. Baer stated and put the grass back around so it is a circle.

140 Mr. Leet stated we received a resident concern after the storm about debris being blown  
141 back onto their yards. What is the expectation? That should not have been happening.

142 Mr. Feliciano stated that is correct because we do not maintain the roadway, so that  
143 should not have happened. I do not know if we rectified that issue. I am sure this issue will  
144 come back to the Board and will be an ongoing issue.

Harmony CDD  
October 6, 2022, continued meeting

145 Ms. Kramer stated we have or will be sending a letter to all the residents along those  
146 frontage streets where they are no longer being maintained by Servello.

147 Ms. Montagna stated Servello's new contract is in effect, but we have not let those  
148 residents know yet. Those letters will be going out immediately.

149 Ms. Kramer stated at the last meeting, we discussed issues about irrigation problems in  
150 the Lakes, with irrigation possibly watering the bahia each time it kicks on or no irrigation  
151 running in some zones. Have you been out to the Lakes and looked at those zones?

152 Mr. Betancourt stated yes, all easement areas that connect to the Lakes are getting  
153 water. The only two zones that were watering just the pond with no easement have been  
154 turned off.

155 Ms. Kramer asked they will be turned on if we get into a drought?

156 Mr. Betancourt stated yes. If it gets too dry, we put a timer on the clock and water it.

157 Ms. Kramer stated I am glad to hear those are separate systems and one will not affect  
158 the other.

159 **i. Inside Tree Trimming Proposal #7122**

160 **ii. Lifting and Trimming Trees Proposal #7185**

161 Ms. Kramer stated proposal #7122 is for complete inside tree trimming, which we  
162 typically would be doing this fiscal year. The sycamores have grown so big that they really  
163 do not need any trimming. You cannot get up to the bottom branches, and our field services  
164 crew took off all the suckers. I applaud field services for doing that; it looks wonderful.  
165 The other option would be to finish the tree trimming that was not done about a year ago.  
166 We stopped that, and proposal #7185 is for the remaining trees. I was a little confused  
167 about the proposal being \$14,657. When we stopped the tree trimming last time, Servello  
168 had done 85% of the inside trees, and only 15% were left to do. The money held back was  
169 only 15% of the \$22,000 for trees that still needed to be done that were not trimmed, which  
170 was about \$3,360. To complete the tree trimming, why is it all of a sudden such a large  
171 figure for the last 15%?

172 Mr. Feliciano stated Mr. Betancourt and I went through all the neighborhoods and all  
173 the streets where trees were not completed. We counted them, and I believe the proposal  
174 was based on the number of trees. We evaluated how many trees will need to be hand  
175 pruned, which is time consuming, versus using a chain saw or a pole saw. Also our current  
176 arbor rates have increased. I do not know the exact number of trees on hand, but we counted  
177 each section of trees and used that number. Some trees will need pruning with hand saws,

Harmony CDD  
October 6, 2022, continued meeting

178 which is more time consuming, and some will need pole saws. We did it that way to  
179 carefully trim the tree and prune all of them. Last time when we provided the tree trimming  
180 proposal, inflation was not as bad. We also tried to give Harmony a discount for being a  
181 loyal customer. I am not saying we did not do that then, but prices have increased. We can  
182 revisit the proposal if you want us to do that. I do not have an issue doing that, but we want  
183 to lock in a rate.

184 Ms. Kassel stated this price is 300% higher. It is not 30% or 50% higher, but 300%.

185 Mr. Feliciano stated I understand. One of the things I also take into account is the  
186 average number of trees to be trimmed, especially large trees. We can trim 22 to 25 large  
187 trees, medium trees 30 to 35, but hand pruning might be only 15 trees because we have to  
188 use a hand saw. A lot of trees we identified are smaller trees.

189 Ms. Kramer asked when we were working on the amount we should pay you after we  
190 closed out the last contract because of the problems with the tree crew, why was that  
191 increase not figured in? Most of the trees you completed have been large trees, and the  
192 small trees are on Butterfly Drive, Blazing Star Lane, Dark Sky Drive, and Cordgrass  
193 Place. Only about eight streets have not been trimmed.

194 Mr. Feliciano stated keep in mind these are all oak trees, which are more time  
195 consuming than sycamores. Most of the trees we included in that proposal where we  
196 charged less were sycamores because you do not remove as much foliage. We can hand  
197 trim about 60 sycamore trees in one day because of the amount of foliage we are removing.

198 Ms. Kramer stated understand what I am saying. We paid 85% of the previous contract,  
199 and now you are saying that the trees remaining are worth 50% instead of 15%.

200 Mr. Feliciano stated I understand. I do not mind revisiting this for the Board, and I have  
201 no issue bringing it back to the Board at next month's meeting. I can take pictures and  
202 bring in some samples on what we are discussing and what we are removing from these  
203 trees. The majority of trees we are discussing are oak trees. We are talking about a little  
204 over a year's growth on these trees.

205 Mr. Short stated Mr. Feliciano is not talking just about the last 15% that was not  
206 complete. Are you looking at all the remaining trees and addressing all of them? Are you  
207 including any of the 85% of trees that were done in this proposal?

208 Mr. Feliciano stated no, I do not know if the number of trees not trimmed is exactly  
209 15% or not. We looked at each tree and evaluated how much time it will take to trim.

Harmony CDD  
October 6, 2022, continued meeting

210 Mr. Short asked you looked at only the trees remaining to be trimmed?

211 Mr. Feliciano stated yes. I can take a pole saw and trim a tree within 10 or 15 minutes,  
212 versus using a hand saw for 30 or 40 minutes.

213 Mr. Short stated I wanted to clarify to make sure we were understanding you correctly.

214 Ms. Philips stated maybe I am not understanding this, but we already had a contract for  
215 Servello to do a certain amount of work, Servello did 85% of the work, and the District  
216 paid 85% of the money.

217 Mr. Feliciano stated not a complete 85%; some was deducted.

218 Ms. Philips asked do you still owe us 15% of the work?

219 Mr. Feliciano stated no.

220 Ms. Montagna stated we stopped the project.

221 Ms. Kramer stated we stopped the project, and we gave them credit for 85% of the  
222 work done of the contract price. The contract was about \$22,000, and we gave them credit  
223 for \$19,040. We were going to pay that amount, but Mr. Feliciano and Mr. Perez agreed  
224 that we should receive a deduction for improper work and damage to the trees from the  
225 improper work. That was deducted out.

226 Mr. Feliciano stated we agreed after that portion was calculated by the Board. We did  
227 not know that was going to happen until we received an email showing what the District  
228 owed versus what was going to be deducted for damaged trees. After your discussion with  
229 Mr. James Whitaker and me, we agreed to settle for that amount, but we were not part of  
230 the discussion of how much was going to be withheld from the money that was going to be  
231 paid. I wanted to clarify that.

232 Ms. Kramer stated that deduction was for damage, not for trees not completed. The  
233 trimming needs to be done, but perhaps we can ask Mr. Feliciano to revise his proposal  
234 and come back. I will ask Mr. Perez to reach out to the other two tree trimming contractors  
235 he contacted to provide proposals, also.

236 Ms. Montagna asked which proposals are we tabling?

237 Ms. Kassel stated #7185 for sure. We have not discussed #7122.

238 Ms. Kramer stated proposal #7122 is for the entire inside tree trimming, but our staff  
239 have already completed the sycamores. We do not need to consider #7122, either.

240 Mr. Leet stated proposal #7122 overlaps with #7185.



Harmony CDD  
October 6, 2022, continued meeting

241 Ms. Kramer stated that is correct. We can table both proposals, or decide on one or the  
242 other. Mr. Feliciano can perhaps revise proposal #7122 also, which is for the entire inside  
243 tree trimming. Again, realize the sycamores have already been done, so they do not need  
244 to be included in the proposal. I think \$28,000 would be comparable for that work.

245 Mr. Feliciano stated yes, I will revisit the proposals.

246 **iii. Discussion of Palm Trimming**

247 Ms. Kramer stated I was concerned about the palm trimming with boots left on the  
248 trees, and they were trimmed up tight. We have a lot of boots. Has that been taken care of  
249 yet, the hanging boots at the Swim Club?

250 Mr. Perez stated no, the Board did not authorize Servello to remove those.

251 Ms. Kramer stated our staff has not been able to do that because they are quite a ways  
252 up in the air.

253 Mr. Perez stated that is correct.

254 Mr. Feliciano stated we do remove boots when we are trimming and they fall down.

255 Ms. Kramer asked they actually need to be on the ground, not be hanging on by a string?

256 Mr. Feliciano stated normally when we are in the trees, typically the boots will fall  
257 down. If a boot is sitting on a palm tree, that means it is still attached to the palm tree. That  
258 requires an additional cutting for it. We trim palm trees for multiple communities, but  
259 removing boots is not included in the contract.

260 Ms. Kramer stated the ones that are hanging have not dropped down, but they are  
261 dangerous to the people at the pool. They are hanging on by very little, and the palms are  
262 very tightly trimmed up.

263 Mr. Feliciano stated typically if they fall down, we pick them up. Sometimes the guys  
264 will knock them down if they are very loose. If they are still hanging, then they are attached  
265 to the trunk of the tree. Generally when you shave up against the trunk of the trees, they  
266 come off, whether you use a hand saw or a 190 saw, which is a very small saw. You cannot  
267 use large saws, and it is very time consuming. Any landscape company is going to charge  
268 for debooting of palm trees. You can deboot all the way up to four feet from the shoot of  
269 the palm tree. You want to keep some boots around it to help the tree.

270 Ms. Kramer stated I have no trouble with that. I personally like to see boots on the palm  
271 tree, but they become dangerous when they hang down. I thought that would be part of the  
272 trimming contract.

Harmony CDD  
October 6, 2022, continued meeting

**iv. Miscellaneous**

Ms. Kramer stated the U-1 and U-2 mowing was not done completely in the past. Mr. Betancourt and I were supposed to get together, but I have not heard from him. I made some extra drawings to help with that. Those areas were not being completely mowed. We were fortunate that Florida Department of Transportation (FDOT) came in and did all the rights-of-way. The drawings show west and east of the Harmony Square entrance. I put the actual dimensions on here, too.

Mr. Feliciano stated I do not have the contract with me, but the center I believe is mowed once a month. Osceola County ("County") mows twice a month.

Ms. Montagna stated the contract is twice a month.

Mr. Perez stated it is 24 mows per year.

Ms. Kramer stated they are only cutting a small portion. If you go out and look, only a small strip is cut in this certain area. It is a confusion of where those boundaries are.

Mr. Feliciano stated the County mows certain sections of it, similar to Enclave. You will see how short the St. Augustine is cut. I called Mr. Betancourt because I thought our crews scuffed it up. We found out whoever services the Enclave homeowners association ("HOA") decided to mow the entire entrance and the berm, so it is scalped and has dead grass.

Ms. Kramer stated I would not mind turning over that portion to the Enclave HOA. Regarding watering solutions on Clay Brick Road, we received another comment that part of that grass has died. We received a proposal, but we are still fighting the watering situation. Over the past couple weeks, I have been watching it. I do not think it is due to watering. Parents are bringing students on a shortcut through to the tunnel. They are parking along that area, and they sit and idle for 45 minutes or more, waiting to pick up their kids. The kids are traversing over the same spots of grass, and the exhaust from the cars is adding to the problem.

Mr. Feliciano stated yes, kids are always in that area, walking through that area. It has foot traffic and cars, with people standing outside the cars. That location has never, that I can recall, been a watering issue.

Ms. Kramer stated we are struggling. Can we do anything to make that look better, other than green spray paint?

Harmony CDD  
October 6, 2022, continued meeting

305 Mr. Feliciano stated the only thing would be to tear out the turf and install some type  
306 of shrub to keep kids off it. Whatever kind of turf you put down, kids will always be  
307 walking on it. This is a family community.

308 Ms. Kramer stated unfortunately, a lot of kids are not from this community, whose  
309 parents are dropping them off for school. We will need to look at other ways of dealing  
310 with that area.

311 Ms. Montagna asked can we discuss the meadows?

312 Mr. Feliciano stated the meadows is scheduled for once per month, pursuant to the  
313 contract.

314 Ms. Montagna stated the previous contract, not the one that started October 1.

315 Mr. Feliciano stated that is correct. We have cut that more than once a month, but the  
316 previous contract called for once per month.

317 Ms. Kramer stated I am having a little trouble with that. I presume this contract was  
318 not a Harmony-specific contract originally. I see meadows listed for once a month, but on  
319 the map that shows the different areas, never once does it identify anything as meadows. I  
320 went through all the contracts and saw no verbal description.

321 Mr. Feliciano stated we bid on the contract itself. We met with the representative at the  
322 time, which happened to be Mr. Gerhard Van Der Snel.

323 Mr. Perez stated Mr. Van Der Snel and Mr. Steve Berube identified that as the  
324 meadows.

325 Ms. Kramer asked what are the meadows?

326 Mr. Feliciano stated they are all the flat lands outside the park. That is what was  
327 identified; at Buck Lake, all the way around was identified as the meadows at the time.  
328 When we did our initial tour, that is what they called it.

329 Ms. Kramer asked when I am looking at the lake and Long Pond, is it the area around?

330 Mr. Feliciano stated it is the area to the left of the park, going around. It goes all the  
331 way around to the wood line.

332 Mr. Betancourt stated it is at the wood line, and it wraps around the two ponds. It is the  
333 flat land between the two ponds.

334 Ms. Kassel asked when you are looking at Buck Lake Park from Cat Brier Trail, are  
335 you talking about the east side?

336 Mr. Betancourt stated it is the west side.

Harmony CDD  
October 6, 2022, continued meeting

337 Ms. Kramer asked the walking trail and everything is once a month?  
338 Ms. Kassel stated only one pond is there.  
339 Mr. Betancourt stated keep going past it.  
340 Ms. Kassel asked near Dark Sky Drive?  
341 Mr. Betancourt stated yes.  
342 Ms. Kramer stated those are our major walking trails.  
343 Ms. Kassel stated we call that Buck Lake Park.  
344 Ms. Montagna stated the new contract is different.  
345 Mr. Feliciano stated the new contract does not call it that. Something was changed in  
346 the contract. Bahia is 34 cuts per year.  
347 Ms. Montagna stated it was changed from the previous contract that called it the  
348 meadows, and the new contract does not specify "meadows" but just says it is part of the  
349 bahia mowing.  
350 Mr. Feliciano stated previously we were mowing that almost weekly even though the  
351 contract stated once a month. For us to put that on a monthly schedule, it would be better  
352 to bushhog it.  
353 Ms. Kramer stated that is what I thought. It was being mowed so regularly, and then all  
354 of a sudden, it was not being mowed regularly.  
355 Ms. Kassel asked what is the issue?  
356 Ms. Kramer stated we were getting reports from homeowners that it was mowed only  
357 once during the entire month of September, and they were upset.  
358 Ms. Kassel asked was it mowed only once?  
359 Ms. Kramer stated I think it is only from the end of the one pond, from the edge near  
360 Butterfly Drive all the way to where the concrete walking trail starts.  
361 Mr. Feliciano stated we were mowing it on a regular basis, but we were receiving  
362 emails about areas under contract that were not being mowed. I told Mr. Betancourt to stay  
363 with the contract.  
364 Ms. Montagna stated that is also what we told them, to just stick to the contract.  
365 Mr. Perez stated the new contract is 34 cuts for bahia.  
366 Ms. Kramer stated it is weekly for certain times.  
367 Mr. Perez stated it is weekly during the summer, and then they do it bi-weekly.  
368 Ms. Kassel stated except the dog parks.

Harmony CDD  
October 6, 2022, continued meeting

369 Mr. Perez stated the dog parks are mowed 41 times a year because most of them are St.  
370 Augustine.

371 Mr. Feliciano stated it says a minimum of 41, and if they need to be mowed more than  
372 that, we will. One thing we have always done, using the meadows as an example, we  
373 mowed that when we did not have to do it every week. We have spent probably hundreds  
374 of hours throughout this period. Maintaining a community like this is give and take.  
375 Sometimes we will put our labor in one area for your benefit, and we might have to take  
376 away from another area that does not need anything at that point in time. That is with any  
377 contract that we do, period.

378 Ms. Kassel stated it would be helpful for us, as a Board and residents, to know when  
379 you are doing more than the contract calls for so that we can appreciate it, because we may  
380 not know that.

381 Ms. Kramer stated or when you are not able to do something. If you end up and are not  
382 able to do the whole community or everything in the contract one week or one month, then  
383 sit down with staff. Then together you can prioritize what gets done and what may have to  
384 miss a week.

385 Mr. Feliciano stated I totally agree with that. It should be happening, and it needs to  
386 happen. To the point of letting you know when we have done things, we have done that  
387 previously. I have stated it at previous meetings when Mr. Berube would question things.  
388 We would meet with Mr. Van Der Snel, who agreed at certain times such as summer when  
389 it is not raining that it is useless to mow bahia when it does not need mowing. So we would  
390 focus on areas like the meadows and mow it because it is more damp than other areas.

391 Ms. Kassel stated dog parks are mowed 41 times per year.

392 Ms. Kramer stated I thought they were 52 in the new contract.

393 Mr. Perez stated the dog parks are inspected 52 times per year and mowed when  
394 needed. You do not want them mowed 52 times a year.

395 Ms. Kassel stated winter is when we get tropical chickweed, which we never had before  
396 three years ago. That is when it blooms and goes to seed, between November or December  
397 all the way to March, which is when you really do not want to mow. Those seeds are so  
398 sticky, and that is why it needs to be mowed during that time, to keep those things down.  
399 No one wants to go to the dog parks during that time because their dogs come home with  
400 literally hundreds of those seeds stuck in their fur.

Harmony CDD  
October 6, 2022, continued meeting

401 Ms. Kramer stated if we can take care of the weeds, then we do not need to mow.

402 Mr. Feliciano stated that is correct.

403 Ms. Kramer stated maybe you can treat it with a pre-emergent or something to kill it  
404 instead of mowing it.

405 Ms. Kassel stated we need to be careful what we put down in the dog parks because  
406 dogs are in the parks from 6:00 a.m. until 8:00 p.m.

407 Mr. Perez stated we may have to consider shutting it down for a day so they can make  
408 a treatment.

409 Ms. Kassel stated then that needs to be posted.

410 Mr. Perez stated yes.

411 Mr. Feliciano stated we can post signs. I will speak to Florida agriculture laws. Our job  
412 as an applicator is to post a sign with the time, date, and applicator's initials. That is our  
413 requirement by law. What I have found being in this industry for 30 years is, people do not  
414 look at signs. They do not care. They will take their dog in the park, and if their dog has an  
415 allergic reaction, they will try to call us. But they will get nowhere with it.

416 Ms. Kramer stated if you let us know when you will treat the dog parks, we will put a  
417 chain on the gate with a big sign. Communicate with us, and we will make sure the dogs  
418 are safe and the weeds get treated.

419 Mr. Feliciano stated we will notify Mr. Betancourt, and he can send an email.

420 Ms. Kramer stated we have two dog parks in different locations, so we can alternate.

421 Ms. Kassel stated three dog parks.

422 Ms. Kramer stated yes, in two locations.

423 Mr. Feliciano stated I am glad this conversation was raised about what gets done and  
424 what does not get done. That is something I would like to see. If we have situations like  
425 that, it will be all about communication. Regardless if our crew is onsite mowing or  
426 trimming or spraying weeds, they are dedicated to this job. They have been since we started  
427 it. I will not say it has always been perfect. It has ups and downs. But I have pictures of  
428 what this place looked like from the previous vendor. You could not see the shrubs. I know  
429 one or two people in this room were here when I came, and they know what I am talking  
430 about. We want to continue to improve. We bid this for some extra manhours. Obviously  
431 a lot of property was taken away and then some was added back in, but we worked around

Harmony CDD  
October 6, 2022, continued meeting

432 it. Coming into this new contract, we added manhours. It should make an impact over a  
433 period of time. That is our goal.

434 Ms. Kramer stated we look forward to our irrigation water bills going down and to  
435 weedless landscaped beds.

436 Mr. Feliciano stated I reached out to our Maxicom guy to schedule a visit out here.  
437 Apparently when Maxicom is turned on, it is operating five or six clocks on its own. We  
438 have to look more into that. I will let you know when we can schedule him and maybe get  
439 inside the trailer to have him look at it.

440 Mr. Perez asked what about the Enclave Maxicom hookup?

441 Mr. Feliciano stated he could not do it because of the issue with Maxicom right now.

442 Mr. Perez asked it is still running on a stand-alone clock?

443 Mr. Feliciano stated yes.

444 Mr. Perez asked can we split the zone and put in two new meters, so the HOA has a  
445 clock and the District has a clock?

446 Mr. Feliciano stated yes.

447 Ms. Kramer stated I look forward to receiving some renderings on rejuvenating our  
448 landscape. It is 20 years old and needs some refurbishment.

449 Mr. Betancourt stated I am working on it with Mr. Perez and Ms. Montagna.

450

451 **FIFTH ORDER OF BUSINESS** **Staff Reports**

452 **A. Field Manager Report**

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

455 Ms. Montagna stated Ms. Kramer requested going forward for the field manager and  
456 District Manager to provide a written report to be included in the agenda package. If you  
457 do not get to these items or we are running short on time, the written reports are available  
458 and for your reference. We included an example of a field report that Mr. Perez put  
459 together. After concluding a Board meeting, his field report will be based off things from  
460 this meeting and tasks that he is assigned or requested to do. We distributed it separately  
461 to everyone; it did not make the agenda package.

462 Ms. Kassel stated previously we were shown a spreadsheet. I liked it because this only  
463 shows item numbers, but I do not know what those items are.

464 Ms. Montagna stated that is in your site audit. I am talking about the second report.

465 Ms. Kassel stated these things can be put in a spreadsheet, as well.

Harmony CDD  
October 6, 2022, continued meeting

466 Ms. Montagna stated yes, he has all that information in his tracking. He will discuss  
467 when and what they will share with the Board. You will start seeing those documents live.

468 Ms. Kramer stated we discussed this. The report I am looking for is more of a report  
469 on items, like today would include the question about landscape issues in the Lakes and  
470 what is going on with those, or what is happening with vent fans at the Swim Club, or  
471 ongoing issues that we need more information about than just a spreadsheet. It would be  
472 what is happening with the Polaris and if we have received money back on it, updates like  
473 that, so that we do not need an extended verbal report. We can read it, understand it, and  
474 be ready to ask questions about that issue. We look forward to seeing it next month.

475 Mr. Perez stated I can give you a quick update on the Polaris and the Umax. Yamaha  
476 still has not given us a delivery date on the Umax. I reached out to Mr. John Armstrong  
477 earlier this week, and I will try him again. He has not responded yet. About every mid-  
478 month I am reaching out. The last update I received was they are waiting on Yamaha to  
479 provide a shipping date. This time, I did not receive an update.

480 Ms. Kramer asked does Yamaha have a governmental entity, like Polaris does?

481 Mr. Perez stated we talked about going through that in the past, but we stayed away  
482 from it. We received a quote and compared it to the governmental quote we received, and  
483 it was a couple hundred dollars different. We just moved forward with the quote we had.

484 Ms. Montagna stated these are electric, so we can get gas-powered.

485 Mr. Perez stated gas-powered is more available. We checked on Kawasaki mules, and  
486 even when I asked for a quote, they said they could not give me one because they did not  
487 have any on the lot. They have to provide a quote based off serial numbers for vehicles on  
488 the lot. The guy who has reached out to me since then has a shipment coming in, but the  
489 idea for Harmony is to use electric. We placed the order for the Umax, but it is a matter of  
490 when it will be delivered. Regarding Polaris, we have good news. We looked at the  
491 warranty claim on the transmission that took place. They will issue credit for the warranty  
492 repair. It was not warrantied on the Polaris prior. It was done by Kissimmee Motor Sports,  
493 about \$2,800 or \$2,900. In discussions with Polaris, we found out we should not have been  
494 sending it to Kissimmee Motor Sports. Kissimmee Motor Sports should have directed us  
495 to a different vendor because it was a governmental purchase. This all took place before  
496 Mr. Morrell and before me when services were being sent to the wrong vendor. It sounds  
497 like Kissimmee Motor Sports took advantage a little bit. The question is still the engine.



Harmony CDD  
October 6, 2022, continued meeting

498 As of right now, it sounds like they are not going to budge on the engine. I followed up and  
499 asked for documentation. They said it had oil leaking from the muffler when they gave it  
500 back to us, but no one has anything. When you look at their invoices, no notation is made  
501 that oil is leaking. It is like Polaris asking me to diagnose a computer; I have no idea what  
502 to do. That is my confusion, but Polaris is not budging right now. They are taking care of  
503 the warranty and are getting the paperwork from Kissimmee Motor Sports. Once we  
504 receive it, we should be issued a credit. I will follow up with Polaris and see where that is.

505 Ms. Kramer asked what was the cost to replace the engine?

506 Mr. Perez stated I think it was about \$7,000, but I can confirm.

507 Ms. Kramer asked do we want to invest the money into a new engine for the Polaris?  
508 Or do we want to wait and get a different type of vehicle to replace the Polaris?

509 Mr. Perez stated the discussion we had earlier was, the Polaris was used to pull the old  
510 pressure washer, which is no longer needed. The new pressure washer is much lighter. The  
511 Umax that we have and the one that will hopefully arrive soon will be enough to pull it.  
512 Aside from that, we have the Umax and the District truck. We would be getting another  
513 Polaris, which would be three vehicles onsite. We probably still need one more. If you  
514 replace the Polaris engine, that will be the fourth vehicle.

515 Ms. Kramer asked do we need utility vehicles for everything we do, or would a golf  
516 cart with a bed work?

517 Mr. Perez stated I have quotes for those, as well. We provided those in the past for club  
518 cars. I had some additional things, like a weed eater rack, so equipment is not bouncing  
519 around in the cart or in danger of falling out. It was more expensive, closer to \$15,000 or  
520 \$16,000 when you include things like safety lights and the bed. You are using these  
521 vehicles on roadways, so we have to make sure they are safe. We can take some of the bells  
522 and whistles off and go after-market, which is fine.

523 Ms. Montagna stated not seatbelts.

524 Mr. Perez stated seatbelts cannot be after-market. I looked at Global Turf, which resells  
525 golf course equipment, such as old club cars for attendants to run around in. We can get  
526 used, but the supply on those is really slim, as well. Global Turf services San Antonio and  
527 Dade City areas.

528 Ms. Kramer stated we will ask Mr. Perez to provide a number of options so we can  
529 move forward.

Harmony CDD  
October 6, 2022, continued meeting

530 Mr. Short asked can you include a gas-powered vehicle in those options?

531 Mr. Perez stated yes.

532 Mr. Short stated I would be curious.

533 Ms. Philips stated I was going to ask the same thing. I know we prefer electric, but the  
534 electric bills continue to increase.

535 Mr. Perez stated it is not charged; it is all batteries. You are not plugging them in like  
536 a golf cart at your house. These are batteries like in a Prius or an electric vehicle ("EV").  
537 They are not plugged in; they are deep-cycle batteries. When the engine is running, it  
538 charges the battery. The Umax works that way. We do not have to plug it in to charge it.

539 Mr. Morrell stated for one day, working all day nonstop in different areas in Harmony,  
540 it will need to be plugged in every afternoon.

541 Mr. Perez stated the maintenance costs are significantly less because we do not need  
542 oil changes, we do not have to worry about timing belts, it involves less braking because  
543 you are not going as fast, and an EV does not have as much wear and tear.

544 Ms. Montagna asked how much is a battery replacement?

545 Mr. Perez stated I do not know. We have not had to replace one yet.

546 Ms. Kassel stated I think they are about \$110 for a deep cycle battery.

547 Ms. Philips stated I needed a new battery in my golf cart, and it was \$1,100.

548 Mr. Perez stated they are not cheap. It is not like buying a deep cycle for a boat.

549 Ms. Kassel stated I have a golf cart that has six batteries, and it cost me about \$700.

550 Ms. Philips stated that was five years ago; it is \$1,100 now, but they last five years.

551 Ms. Montagna stated we will get gas and electric proposals.

552 Mr. Perez stated regarding the project spreadsheet that we provided, we are looking  
553 into one drive. Everyone has Microsoft email accounts. One drive is not associated with  
554 those email accounts, so we have to purchase a one drive account, or we go with dropbox.  
555 Maybe Mr. Leet can help us, but we are trying to figure it out. Dropbox has three levels of  
556 users, which would be Ms. Montagna, Mr. Morrell, and me. We can upload documents and  
557 then distribute the link to everyone so you can see an updated project list, as viewers. We  
558 can do one, which I believe is free, but I do not know how much storage we will have, and  
559 we will have to send items to Mr. Morrell. We have options, and we have everything ready  
560 to upload: standard operating procedures manuals, project lists, contracts. Mr. Morrell is  
561 putting together his day, so you will see on the second page where he talks about the

Harmony CDD  
October 6, 2022, continued meeting

562 number of phone calls, emails, and access cards. I think that is important for you to see. I  
563 have processed an access card, and it is not an easy process. Another District we manage,  
564 when a resident comes in, we have a database with everyone's address that has to be  
565 verified. We click a few buttons, and a card prints out. At Harmony, we have to print the  
566 picture, upload things to one computer and move it to another computer, and other steps.

567 Ms. Montagna stated it is very inefficient.

568 Mr. Perez stated it takes 30 minutes per card. I am not saying we need to fix it right  
569 now, but I think that takes some of Mr. Morrell's time. I think he did 32 cards, so 15 or 16  
570 hours of his month was tied up providing identification access cards.

571 Ms. Kramer asked when renters in the community have to renew their cards, does Mr.  
572 Morrell have to go through that whole process again?

573 Mr. Perez stated when he sets up the cards, he puts in an end date, and he just changes  
574 the date when they renew the card.

575 Ms. Kramer stated it does not take the same amount of time.

576 Mr. Perez stated he is not issuing a new card.

577 Ms. Montagna stated he will have to go through that process if he needs to issue a  
578 replacement card.

579 Mr. Perez stated if it is a new renter because the previous renter moved out, then he has  
580 to issue a new card. It is helpful, though, and I will give you an example. Mr. Hamstra and  
581 I were out reviewing the stormwater ponds and checking all the drains. We walked into  
582 Mr. Morrell's office because we had a question for him. He was on the phone with a  
583 resident for 25 minutes. It was actually about dog waste in their yard, and he was explaining  
584 we do not pick that up. They kept asking about dog stations, and he replied we have 83  
585 stations but they wanted one more. We waited for him 25 minutes, and he was on the phone  
586 before we entered his office. A lot of time is taken out of his day dealing with residents. I  
587 think it is good for the Board to see that, and we will share this information. We will update  
588 his report for the month. He is tracking a lot of things for us for your benefit. Once we get  
589 this cloud drive or dropbox system, it will be very helpful. I will start with the generic  
590 dropbox and see how it works.

591 Ms. Kramer stated if we need to upgrade it, then we can.

592 Ms. Philips asked what about Google?

Harmony CDD  
October 6, 2022, continued meeting

593 Ms. Kassel stated I like dropbox. I have trouble with Google. I have a gmail email  
594 address, and I can never get in.

595 Mr. Perez stated they always want to send you email verification codes. Dropbox is  
596 easy to use.

597 Ms. Kramer stated if it is free, we can try it. If we have problems, we can change it.

598 Mr. Perez stated we can look at different options.

599 Ms. Kramer asked is the sidewalk project we are paying \$65,000 for finished yet?

600 Mr. Perez stated yes. Everything that was marked on the map and provided to them is  
601 done.

602 Ms. Kassel stated I have still seen some green lines and orange lines.

603 Mr. Perez stated we had no green markings; we did not apply the green markings.

604 Ms. Montagna stated we do not know who did.

605 Mr. Morrell stated that was an issue during the grinding process at the dog park on Cat  
606 Brier Trail. The field staff had already grinded those areas. The green marking was not for  
607 replacement but for grinding.

608 Ms. Kassel stated I understand, but I am still seeing green marks.

609 Mr. Perez stated that is because we have more areas to grind.

610 Ms. Kramer stated some have had green marks for a while.

611 Ms. Montagna stated everything the Board approved on the map to be replaced has  
612 been replaced, and that work is done.

613 Ms. Kassel stated I am not talking about replacement.

614 Ms. Montagna stated Ms. Kramer asked about the replacement project for \$65,000.

615 Mr. Perez stated in the proposal I believe it was to grind about 811 panels. They did  
616 close to 910 but only charged us for 811. If some were missed, field staff can handle them.  
617 I know we exceeded 811 panels because they kept finding some or a resident would ask  
618 them to grind one. I believe they did 912 or 913 grinds, which is what Mr. Freddy Blanco  
619 tabulated because we were checking. If a couple still need to be touched up, we will take  
620 care of them.

621 Ms. Kramer stated as long as everything in the contract is finished because some panel  
622 replacements absolutely need to be done and grinds need to be done. We will start reporting  
623 those to you so they can get done.

Harmony CDD  
October 6, 2022, continued meeting

624 Mr. Short stated I wanted to point out that the grinds I have seen look wonderful. I was  
625 really impressed.

626 Mr. Perez stated we changed the process. They used to use a scarifier, and it left a rough  
627 edge. Now they use hand grinders and make it really smooth. It looks better.

628 Ms. Kramer stated each of the items with a number, we can look at the spreadsheet.  
629 Then the written report will include updates, such as for the Polaris and other items, and  
630 the Board can ask questions.

631 Mr. Perez stated it will be a joint report. Mr. Morrell will include his items, and I will  
632 add items.

633 Ms. Kassel stated I am looking forward to receiving the reports and using dropbox.

634 Ms. Kramer stated I want to give kudos to field services for working with Mr. Hamstra  
635 on maintaining the stormwater system that had not been maintained for maybe 20 years.

636 Ms. Kassel stated it was not entirely unmaintained. The developer paid the County to  
637 vacuum out the storm drains.

638 Ms. Kramer stated at one point.

639 Ms. Kassel stated several times actually.

640 Ms. Kramer stated the County maintains the lines under the street, and they vacuum  
641 those. The overgrown grates and inlets were a bad problem. We thank you for all the work  
642 you did in keeping us safe during the storm. We had only one point with any stormwater  
643 in areas where it should not have been, and it was a safety hazard where it was up on the  
644 drain near the golf maintenance road. Have we heard anything from the County on that?

645 Mr. Perez asked has Road and Bridge has been out?

646 Mr. Morrell stated yes.

647 Ms. Kramer asked they cleaned it out?

648 Mr. Morrell stated yes, they came out. One of them is a Harmony resident, so we had  
649 a meeting about the one close to the dog park, and they cleaned it out.

650 Ms. Kramer stated when we have the next heavy rain, we will know if that worked, or  
651 if we need to turn to our engineer.

652 Mr. Morrell stated I already reported Cordgrass Place, and they are supposed to come  
653 out this week or next week.

654 Ms. Kramer stated two other inlets did not cause street flooding but were backed up to  
655 the very edge. The County will come out to hopefully vacuum them out. They were across

Harmony CDD  
October 6, 2022, continued meeting

656 the street from where Cordgrass Place intersects with Five Oaks Drive. Two storm drains  
657 are across that street near our wetland area that were just on the edge of flowing back into  
658 the street. We had record rainfall with well over 12 inches. Our lake level is higher than it  
659 has ever been in recorded history at 72 feet. You can imagine the flooding we could have  
660 had if those drains had not been working.

661 Mr. Morrell stated before the hurricane, the field staff cleared the entrance to the  
662 drainage structures on the streets. Now we need to do it again.

663 Ms. Kassel stated I received a call from a resident who saw a turtle underneath the grate  
664 with babies. The resident asked if we could remove the grate, but I replied that the grate is  
665 to prevent people from falling in.

666 Mr. Perez stated unfortunately, the turtles perished.

667 Ms. Kramer stated it was five or six of them.

668 Mr. Morrell stated four turtles and one fish.

669 Mr. Perez stated it was a bass.

670 Mr. Morrell stated we spent two days figuring out how to move the grate. We had to  
671 use a big tractor.

672 Mr. Perez stated it sounds like they got in there and the flow pushed them to the top,  
673 where they got stuck.

674 Ms. Kramer stated we will be talking with our engineer about turtle-excluder devices.

## 675 **B. Field Proposals**

### 676 **i. HVAC (*Vent Fan for Swim Club Boathouse*)**

677 Mr. Perez stated we provided a third proposal, that was delivered the day before the  
678 September 29 meeting, which is why it was not included in the agenda package.

679  
680 Ms. Kassel made a MOTION to approve proposal #1377  
681 from Access Air to provide and install replacement vent fans  
682 in the Swim Club bathhouse, in the amount of \$7,200.  
683 Ms. Philips seconded the motion.

684  
685 Ms. Kassel stated Mr. Eric Farnsworth is very well known in the community for his  
686 excellent work.

687 Ms. Philips stated I agree.

688 Ms. Kramer stated I know he has done a lot of work here. I saw the picture of the timer  
689 switch, and it definitely needs to be replaced. Heavenly Cool & Heating proposed \$7,300,

Harmony CDD  
October 6, 2022, continued meeting

690 which included the calendar dial time switch. I was leaning in that direction, but Coffey's  
691 Cooling & Heating is much higher at \$9,248.

692 Mr. Leet asked is the switch something that field services could replace in the future if  
693 we determine we need to?

694 Mr. Perez stated we are not electricians. I do not want staff up there doing that work.

695 Ms. Philips asked is that something Mr. Farnsworth could add to his proposal?

696 Ms. Kassel stated they not been working for so long. We could table this for another  
697 month because we are heading into winter anyway.

698 Mr. Perez asked would you like us to ask Mr. Farnsworth? It might be included in his  
699 price and he just did not list it.

700 Ms. Montagna stated the Board can also authorize a not-to-exceed number, so we can  
701 move forward with it, or we can bring it back.

702 Ms. Kassel stated if we used Heavenly Heating & Cooling's price for that switch, they  
703 are at \$7,300, which would bring Access Air to \$7,500 if it is not included. Should we add  
704 a not-to-exceed price of \$300 for the switch?

705 Mr. Leet stated that looks right. Commercially they are available.

706 Ms. Kramer asked if he cannot provide the switch for \$300 or less, then would you  
707 want to go with Heavenly Cooling & Heating?

708 Ms. Philips stated we could do it much simpler and ask Mr. Farnsworth to match  
709 Heavenly Heating & Cooling's proposal, and then it is awarded to him.

710 Mr. Short stated I am fine awarding the work to Access Air and authorizing a not-to-  
711 exceed price of \$300 for the switch, especially if you feel confident about his reputation in  
712 the community.

713 Ms. Kassel stated I think just about everyone in this room has called him.

714 Ms. Philips stated he has a vested interest in doing a good job, as far as I know.

715 Mr. Short stated I am not interested in haggling over \$200.

716 Ms. Kassel stated I do not think he would refuse to put in the switch.

717

718 Ms. Kassel amended the MOTION to approve proposal  
719 #1377 from Access Air to provide and install replacement  
720 vent fans in the Swim Club bathhouse, in the amount of  
721 \$7,200, with an additional not-to-exceed amount of \$300 to  
722 install a calendar dial time switch, for a grand total not to  
723 exceed \$7,500.

724 Mr. Short seconded the amendment.

Harmony CDD  
October 6, 2022, continued meeting

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Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #1377 from Access Air to provide and install replacement vent fans in the Swim Club bathhouse, in the amount of \$7,200, with an additional not-to-exceed amount of \$300 to install a calendar dial time switch, for a grand total not to exceed \$7,500.

Ms. Montagna asked would Mr. Eckert want to provide an agreement with this proposal? Or is it okay to move forward with just the signed proposal?

Mr. Eckert stated I think we would at least need an addendum on the proposal because Florida law requires certain things to be in a contract. I will provide something, and I have it on my list to follow up.

Mr. Perez stated we will reach out and ask if the current pricing includes the switch.

Mr. Short stated that sounds like a good start.

Ms. Kassel stated yes, that is what we mentioned.

**ii. Spies Pool Splash Pad Pump and Installation**

Ms. Kramer stated it was determined that the splash pad's major problem was a pump, and the impellor has been wearing badly. It is almost unable to pump water anymore. The recommendation is to replace that pump, and then the splash pad should be back up and running. We received only one proposal to date, in the amount of \$8,992 from Spies Pool. Field services has reached out to five vendors, including Spies Pool, and has not received any additional proposals. They asked us to approve this amount as a not-to-exceed dollar amount. If they receive lower proposals, then they can go with the lower amount. This needs to be fixed. It has been out of commission for an extended period of time.

Ms. Kassel made a MOTION to approve replacing the pump, pipe, and fittings needed for the splash pad, in an amount not to exceed \$8,992, vendor to be determined.  
Mr. Leet seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to replacing the pump, pipe, and fittings needed for the splash pad, in an amount not to exceed \$8,992, vendor to be determined.

Ms. Montagna asked I will presume the same thing applies here for an addendum to the proposal?

Mr. Eckert stated yes.



Harmony CDD  
October 6, 2022, continued meeting

**iii. 4M&J Services #56, Electrical at Dog Park Gazebo**

**iv. 4M&J Services #57, Buck Lane Park Electrical Repairs**

Ms. Kramer stated these items do not need action from the Board since they fall within the \$2,500 threshold, so staff has moved forward and authorized the two lower proposals, one for \$867.93 and \$822.49 to repair the two major electrical issues at both the dog park gazebo and the Buck Lane Park electrical box, which has totally rusted out.

Mr. Morrell stated I spoke with him, and he has scheduled this work for next week.

**v. JL Electrical #20221070, Electrical at 3340 Cat Brier Trail**

This item not being addressed, the next item followed.

**vi. JL Electrical #20221071, Electrical at 6917 Beargrass Road**

This item not being addressed, the next item followed.

**C. District Engineer Report**

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

**i. Estates Drainage**

Mr. Hamstra stated the Estates has two elements. I have pictures to share on the Zoom screen, the first one being the colored picture with the text boxes. One element is maintenance related, which involved the cameras running through the pipes. We have identified many joint and pipe repairs. The yellow depicts the District's open space between and behind the houses. Pink depicts drainage easements. We highlighted and annotated all the observations regarding infiltration at the joints and the pipes throughout the community. You will receive a hard copy of this after the meeting. It was supposed to be sent before the meeting, but was not due to Hurricane Ian. Of the eight pipe segments and seven drainage structures that were cleaned and inspected, we identified several joint repairs and cracked pipes that need to be done, as far as pipes that separated too much. We received a bid from Atlantic Pipe Services to do the pressure grouting and slip lining, at a cost of about \$85,000, which includes dewatering because the groundwater is so high if they were to do it today. We added what I would call additional maintenance work, which is putting riprap or rock around the 14 drainage structures because they are covering up so quickly with vegetation, not to mention contractors who leave their stuff laying everywhere. In the upper lefthand corner related to the fence, whoever installed the fence put the posts through the pipes, so the pipe is punctured the entire length. You would think after they hit the pipe once that they would know something is underground, but they continued the entire length. Instead of ripping up that pipe, we are proposing to reconnect

Harmony CDD  
October 6, 2022, continued meeting

798 the inlets heading east and tying into other inlets. It will be adding some pipe and doing  
799 that work. All the maintenance-related repairs, including a 20% contingency due to some  
800 vendors not holding their prices longer than 15 days and not knowing when we are going  
801 to do the work, everything is estimated to be \$165,000. This is strictly maintenance.

802 Ms. Montagna asked does it include the \$85,000?

803 Mr. Hamstra stated it is \$75,000 from Atlantic Pipe Services, another \$40,000 for  
804 redoing a new pipe, plus contingency and dewatering, for a total of \$165,000. These items  
805 will be outlined in the memorandum. No one is flooding because of it, so I do not think it  
806 is an immediate need, but all that happens is dirt from the top will continue to go from the  
807 surface into the pipe. So you will start seeing little sinkholes, which will be problematic.  
808 But no one is at risk at this point from a flooding issue.

809 Ms. Kramer stated we had no flooding. The worst report I heard about was from the  
810 fence that went through the pipe, and it came up maybe 14 inches on their back fence, but  
811 nowhere near their home. Even the other home that gets water around it, all the water stayed  
812 pretty much in the common areas and came up a little bit, but the design of those common  
813 areas is such that they are going to hold water.

814 Mr. Hamstra stated I will have that package sent to Ms. Montagna to distribute after  
815 this meeting. I do not think this is a high priority, but since we are trying to tackle our aging  
816 and compromised infrastructure, this has been on the radar for quite a while. I wanted to  
817 present this \$165,000 issue for another future stormwater capital improvement project.

818 Ms. Kassel asked can we get any State funding for this?

819 Mr. Hamstra stated not for maintenance, unfortunately.

820 Ms. Kassel asked all of it is maintenance, and none is replacement?

821 Mr. Hamstra stated yes, that is correct.

822 Mr. Leet asked we probably have no recourse on the fence damaging the pipe?

823 Mr. Hamstra stated you could ask the homeowner who their contractor was. I do not  
824 think staff would like to do that.

825 Ms. Kramer stated no.

826 Mr. Hamstra stated another item is the chronic complaints about water in the backyards,  
827 mostly from the Gables, but some other areas, as well. We looked into it, which I have  
828 shown on another map. The green areas are the lower laying land. The sherbet area is where  
829 houses or graded lots are. At the Gables's house, you can see the lower laying areas wrap

Harmony CDD  
October 6, 2022, continued meeting

830 around the house. The inlet behind their house is the worst in the whole community,  
831 whereas when Buck Lake gets too high, it backs up to the bleed-down pipe, fills up their  
832 pond, and then expresses itself in their backyard. These are the lowest in the entire  
833 community, so when the lake is at its highest level, like it is now, water from the lake backs  
834 up in their backyard and has nowhere to go. Pumping it to a nearby inlet does nothing.

835 A Resident asked when you reference the entire community, do you mean the Estates,  
836 or all of Harmony?

837 Mr. Hamstra stated just the Estates. I do not think this is a justification or big  
838 inconvenience for this one homeowner. We would need to fill in the area, then kill the trees  
839 to fill in the hole so water does not go around the house, which defeats the purpose of how  
840 they designed this in the first place, to maintain some undeveloped treed areas. Or we can  
841 look to put a flap gate at the end of the pipe, so when the lake gets really high, it does not  
842 back up, but then the water in the pond has to get even higher to push it out into the lake.  
843 This will always be an Achilles heel for the community, but it is not high enough to flood  
844 any of these houses or garages. It is more of a nuisance that gets close to their plant and  
845 landscaped areas.

846 Ms. Kassel stated it is a mosquito haven.

847 Mr. Hamstra stated yes, all the Estates is.

848 Ms. Kassel stated also for poisonous snakes, such as cottonmouths.

849 Mr. Hamstra stated the last picture is a graph of the lake. Anytime Buck Lake gets  
850 above 70 feet, it backs up into our stormwater system, into the ponds, and eventually it gets  
851 into this gentleman's backyard. You can see where Hurricane Ian raised it to 72 feet, which  
852 means two extra feet of water from Buck Lake got into our ponds and then to the wall area.  
853 You can see impacts from Hurricane Irma in 2017 and Hurricane Faye in 2008. I am not  
854 sure if the 2011 storm raised the lake level. This is the highest level, at least from 2008 to  
855 present. I did not go any farther back. I was not sure if Harmony was developed then. When  
856 this happens, the lake will recede and the ponds will be full, but no one is at risk for  
857 flooding, unlike the presentation we made this morning in another community where 40  
858 homes were under water. This is the update for the Estates. I cannot recommend anything  
859 at this point for the other nuisance problem, unless it becomes really problematic and you  
860 want to consider filling up the low area and displacing that volume somewhere else within  
861 that open space.

Harmony CDD  
October 6, 2022, continued meeting

862 Ms. Kramer stated on the graph, if you look at the past 12 months, we have had 12-  
863 month periods that are relatively high, but it has been going back down. We have noticed  
864 the dock in front of our boats—the canoes and kayaks—has been spending a lot more time  
865 underwater, so it appears, which this might confirm, that Buck Lake has been consistently  
866 higher than it has in the past.

867 Mr. Hamstra stated it was an above average wet July, August, and September before  
868 Hurricane Ian came through. Yes, these lakes tend to be more problematic when you have  
869 several months of above-average rainfall. That was the case this year. Thankfully you were  
870 able to absorb the elevated lake level plus Hurricane Ian on top of it.

871 Ms. Kramer stated we need to watch this lake level. If it remains high consistently, we  
872 may need to do something with that dock and boat storage area. Right now, it is very  
873 difficult to access because it is under water. Just two days ago, it was under about four feet  
874 of water. That is an issue, so we need to watch it closely.

875 Mr. Leet stated Buck Lake drains to Alligator Lake, which has a canal that runs out  
876 through the pond back there and under U.S. Hwy 192. Anytime it floods, it has been  
877 flowing under U.S. Hwy 192, but especially after a storm, it seems to back up a lot in the  
878 buffer area, which is just outside of the District's boundary on developer property. That is  
879 still the direct drainage for all our water system. If it requires any kind of maintenance,  
880 whether weed removal or something for that drainage structure which is outside the  
881 District's boundary but directly impacts the District, is that something we need to pursue  
882 through South Florida Water Management District ("SFWMD")?

883 Mr. Hamstra stated yes. They regulate these lakes, the Lake Tohopekaliga System, and  
884 the Kissimmee River Chain of Lakes.

885 Mr. Leet asked would it include an inspection to determine if it is in working order?

886 Mr. Hamstra stated when the level recedes this winter, we could do some maintenance  
887 before the next rainy season.

888 Ms. Kramer stated it appears at least one or two of those pipes have clogged. We  
889 probably need to get a drive line out there.

890 Mr. Leet stated the pipe going under the pipeline was an issue, even before the storm.

891 **ii. Alley Paving**

892 Mr. Hamstra stated based on the attorney's advice maybe two meetings ago, since we  
893 had a no-bid submittal for alley milling and resurfacing, the District was allowed to contact  
894 a contractor to request a bid instead of readvertising again. The first document was from

Harmony CDD  
October 6, 2022, continued meeting

895 my staff, Mr. Greg Teague, his estimate from March 2022, for the work plus alternative A,  
896 adding drainage and alternative B, adding ribbon curb to the edge of the alley. His estimate  
897 in March was \$515,000. Today, we received the bid and contract from Carr & Collier, with  
898 whom we have dealt on many occasions. Their bid came in today with all the alternatives  
899 at roughly \$650,000, which I was pleasantly surprised to see because we have been seeing  
900 more than double the engineer's estimates on the last couple projects over the past year. It  
901 is still higher; I will not dismiss the \$100,00 difference, but I was expecting \$1 million.  
902 They submitted a bid, if the Board wants to consider it tonight or wait until next month  
903 after we have had time to review the bid documents and provide to Mr. Eckert for his  
904 review. They filled out the paperwork. I was looking for a quote or a bid from them, but  
905 they went one step further and used Mr. Teague's bid documents and filled them out with  
906 some minimal information and references to give us a legitimate bid for milling and  
907 resurfacing for neighborhoods C-1 and C-2.

908 Ms. Kassel stated I propose we table this until the next meeting.

909 Ms. Kramer stated I will ask Board members to review this bid in depth in the interim  
910 so we can discuss at the next meeting. Some significant potholes are starting to open up.

911 Ms. Kassel asked will it be included in the agenda package?

912 Ms. Kramer stated yes. Although field staff has been patching potholes, the patches  
913 keep sinking in.

914 Ms. Montagna stated we have a quick turnaround between today and the regular  
915 October meeting. Do you want it at the October meeting, or the November meeting?

916 Ms. Kassel stated October.

917 Ms. Kramer stated we already received everything we need.

918 Mr. Hamstra stated we always perform the typical background checks and make sure  
919 all the math is right and added up correctly. We will make a recommendation as part of our  
920 report for the next meeting. The Board can consider it and decide to table it again or proceed  
921 with the construction.

922 Ms. Montagna asked is this the information to include in the agenda package?

923 Mr. Hamstra stated yes, the smaller sheet is Mr. Teague's estimate from March 2022,  
924 and the thicker package is the proposal. I can also provide a pdf of this.

925 Ms. Montagna stated yes, thank you.

926 Mr. Short asked will the price still be good? It said 15 days.

Harmony CDD  
October 6, 2022, continued meeting

927 Mr. Hamstra stated the 15 days had to do with the repairs for the Estates.

928 Mr. Leet stated it says 120 days.

929 **iii. Garden Road**

930 Mr. Hamstra stated the Board discussed perhaps having Jr. Davis provide some gravel  
931 for this road. I am not sure if that became a viable option or not, or if they declined. I want  
932 to circle back with the Board and get direction on what you want to do. We could perhaps  
933 make it more drivable or do something more robust as originally planned for its future use.

934 Ms. Kassel stated we were told the garden road was going to be reworked by whomever  
935 was constructing neighborhood M after they were done with their infrastructure work.  
936 Neighborhood M is to the right of the garden road.

937 Ms. Kramer stated we have no proposals at all to develop that road at this point in time.

938 Mr. Leet stated I thought it was going to be Jr. Davis.

939 Ms. Kramer stated they are not in neighborhood M. That is Harmony Central CDD.  
940 Yes, they have dropped off three dump truck loads of millings for the fines. I presume as  
941 soon as they recover from the storm, they will be back to spread them and grade the road.

942 Mr. Hamstra asked have they restored the ripped-up area from the water line yet? Is  
943 that still unsodded and ungraded?

944 Ms. Kramer stated it is still unsodded, and it did flood.

945 Ms. Montagna stated I will ask Mr. Perez to discuss Jr. Davis before this conversation  
946 gets too off track to make sure it is actually happening.

947 Mr. Perez stated I spoke with Mr. Thomas McDonnell from Jr. Davis and asked about  
948 the regrading of the garden road. The concrete millings that were dropped off were not for  
949 the garden road. I have spoken with him three times and asked when this is taking place.  
950 Mr. McDonnell said he is working with his grading department wherever they are, and  
951 when they are finished, they will come here to grade. That is all he said. He would not give  
952 me a date, and I asked for one. He continues to tell me he is working on the scheduling. I  
953 will keep calling him and following up.

954 Ms. Kramer asked did he say what the concrete fines are for? They are on our property.

955 Mr. Morrell stated they were working yesterday to move them to the area inside the  
956 construction site in Harmony Central.

957 Ms. Kramer asked they are using our property as storage for their material?

958 Mr. Perez stated yes, which we can get changed. We thought it was being dropped off  
959 to be used on District property. We will find out from Mr. McDonnell.

Harmony CDD  
October 6, 2022, continued meeting

960 Ms. Montagna stated he thought he could do that since he was going to grade the garden  
961 road for free. I want to clarify that.

962 Ms. Kassel stated it was an exchange.

963 Ms. Kramer stated it was in exchange for the easement: an easement for a small square.

964 Mr. Perez stated I will contact him tomorrow and let him know that if he is not using  
965 the fines for the garden road, then they need to be stored somewhere else, and I will ask for  
966 an update on when the garden road will be graded.

967 Ms. Kramer stated yes, because we did not give them permission to use our garden road  
968 for all their construction on that end of their development.

969 Mr. Perez stated that is correct. I was out on the garden road today. I did not see the  
970 concrete, but instead saw piles of mulch.

971 Ms. Kramer stated if he wants to grade it now and then after they are finished, that is  
972 fine. Let him know that they need to grade it right away, or we will not even consider  
973 letting them use that area for storage.

974 Ms. Kassel stated it sounds like we are going to wait and let them do what they will do,  
975 and after that we can see what condition the garden road is in and how long it lasts. If we  
976 need to take more action, we can revisit it at that time.

977 Ms. Kramer stated understand the garden road is nearly impassible now.

978 A Resident stated I have heard nothing but complaints from other residents who will  
979 not drive their vehicles on it.

980 Ms. Kramer stated it is horrible. I tried it with my high-clearance vehicle, and it is  
981 unacceptable.

982 **D. District Counsel Report**

983 The attorney's report is included in the agenda package and available for review on the  
984 website or in the District office during normal business hours.

985 **i. Public Records**

986 Mr. Eckert stated I requested public documents from Mr. Tim Qualls's firm. All I have  
987 received so far are emails from March 2022 to present, with the representation that they  
988 will keep looking for any public documents that the District Manager does not already  
989 have. I will follow up on that one more time and will report back to the Board at the next  
990 meeting. Then the Board can decide if we need to keep pursuing getting the additional  
991 public records from them that I am sure they have but have not produced yet.

992

Harmony CDD  
October 6, 2022, continued meeting

993           **ii. Pipe Damage from Fence Installation**

994           Mr. Eckert asked regarding the fence posts damaging our pipes, does anyone know  
995 when this occurred or when the fence would have been installed?

996           Mr. Leet stated the house has been there a couple years.

997           Mr. Eckert stated I have experienced issues like this before. A lot of times, we have  
998 been able to track down the fence company as well as the homeowner when it was installed,  
999 and we have been able to recover either from the fence company directly or from the  
1000 homeowner's insurance. I am guessing this pipe is in a District easement, and it is the  
1001 responsibility of every homeowner not to place a fence in a District easement in such a way  
1002 that damages District property. We can look into this if the Board wants us to do that. I can  
1003 follow up with Ms. Montagna after the meeting if you want me to do anything.

1004           **iii. Disciplinary Rules**

1005           Mr. Eckert stated we have been working on a revised disciplinary and enforcement  
1006 rules dealing with facilities when we have had damage to any facilities and have had  
1007 suspensions. That is something we are working on for other clients. I am happy to provide  
1008 a copy of that document if the Board wants to review it. You have not been billed for any  
1009 time related to it, and you would not be unless you wanted to look at it and modify it. We  
1010 have run into a lot of issues where we have suspended people for, say, 90 days for violating  
1011 the rules or for damaging our property. The example that comes to mind is, we suspended  
1012 for six months some minors who caused \$6,000 worth of damage to a playground, and now  
1013 the minors are allowed to come back in and use the facilities, but they have made no  
1014 restitution payments to that district whatsoever, so the rest of the residents in the  
1015 community have had to pay for that damage. We are trying to address some of those  
1016 loopholes. Are you happy with what you have now? Or would you like to see a copy of  
1017 what we have been working on?

1018           Ms. Kramer stated I personally would love to see a copy of what you have so we can  
1019 review it and compare it to what we have now. Later on, we will be discussing the need to  
1020 amend and review our rules altogether.

1021           Mr. Eckert stated I will send it to the Board once we have finalized it internally. It will  
1022 probably be two or three weeks before we can get our group of attorneys to sign off on it.

1023           **iv. Staff**

1024           Mr. Eckert stated Mr. Wes Haber whom you have not met yet will attend the October  
1025 meeting, so you will get to meet him. He will be attending the pre-meeting phone call that



Harmony CDD  
October 6, 2022, continued meeting

1026 Inframark will be orchestrating so that he is up to speed on whatever issues come before  
1027 you. I have been taking notes and will be providing some addenda to Ms. Montagna based  
1028 on the approvals the Board made at today's meeting. From my perspective, this has worked  
1029 quite well with me participating via Zoom, but I defer to the Board's direction in how you  
1030 want me to participate going forward and how you would like Mr. Haber to participate in  
1031 October.

1032 Ms. Kassel stated I am fine with him attending via Zoom. It is saving us a good deal of  
1033 money, and we are trying to be fiscally responsible. I do not see any substantial reason to  
1034 be here in person when we can hear and see just fine on Zoom.

1035 Ms. Philips stated I agree with Ms. Kassel.

1036 Ms. Kramer stated I am in agreement. It seems to be working very well, so long as you  
1037 can hear all of our discussion and are ready to break in if need be.

1038 Mr. Eckert stated I can hear very well. Whoever did the audio setup did a great job.

1039 Ms. Kassel stated thank you to Mr. Leet.

1040 **E. District Manager Report**

1041 **i. Standard Operating Procedures**

1042 Ms. Montagna stated as I mentioned earlier, you will start seeing a written report  
1043 beginning with the meeting October 25. I emailed the draft standard operating procedures  
1044 ("SOP") prior to the meeting and also provided a copy tonight. We have standard  
1045 procedures we follow at Inframark. Ms. Kramer wanted to meet with me to develop a short  
1046 SOP, which is what you see before you. I talked with Ms. Burgess who will be preparing  
1047 your minutes. If the Board approves this SOP, she is asking to move the minutes being due  
1048 14 days prior to the meeting. Your meeting is the last Thursday of the month, which will  
1049 give her only seven days to prepare the minutes and provide to the Chair.

1050 Ms. Kassel stated apparently this has been happening since Ms. Kramer has become  
1051 Chair, but never before has it been that the Chair sees the agenda before the rest of the  
1052 Board. I am not entirely comfortable with that idea. I think all Board members should see  
1053 the agenda at the same time and then provide feedback to Inframark. If Inframark wants to  
1054 send that feedback to the Board members, whether it is corrections to the minutes or  
1055 whatever it happens to be, I would prefer that we all see it at the same time. We can provide  
1056 any comments or amendments to Inframark at that time. If we can get it ten days prior to  
1057 the meeting, that gives us time to provide any revisions or suggested amendments to Ms.  
1058 Burgess or whomever, and for them to make those corrections and get back to us what was

Harmony CDD  
October 6, 2022, continued meeting

1059 suggested in terms of amendments or revisions. By the time the agenda is published online,  
1060 it will have been reviewed by the whole Board, and revisions have been reviewed as well.

1061 Ms. Montagna stated based on Ms. Kassel's comment, we can change that to ten days  
1062 prior to the meeting, with the agenda due to the Board (instead of Chair) for review.

1063 Ms. Kassel stated that is my feeling.

1064 Ms. Kramer asked has there been a problem?

1065 Ms. Kassel stated because we are the full Board, if someone or the Chair gets to see the  
1066 agenda or minutes first and gets to make corrections before we can see what those  
1067 corrections are, I am not that comfortable with that process.

1068 Ms. Kramer asked do you mean to the minutes?

1069 Ms. Kassel stated whether it is to the minutes or whatever else may be in the agenda.

1070 Ms. Kramer stated the problem we are having with the minutes, which we probably  
1071 need to deal with today and take a vote, the minutes we have been getting were an attempt  
1072 at near verbatim with all the ums and ahs taken out. Those coming in that would be sent to  
1073 the Board or published in the agenda package were atrocious.

1074 Ms. Kassel stated yes, but now Ms. Burgess is preparing them.

1075 Ms. Kramer stated the new minutes that Ms. Burgess prepared for these last two  
1076 meetings are much improved but not verbatim. They have some nuance. When it was  
1077 verbatim, I was reviewing them. It should not have been a problem because it was verbatim.  
1078 I was sitting with the recording and going word by word and correcting all the incorrect  
1079 words or names. The Board can choose to stay with the revised minutes and not do near  
1080 verbatim minutes. They are very good minutes, and I like them better.

1081 Ms. Montagna stated they are very close to verbatim.

1082 Ms. Kramer stated I like them much better than near verbatim because those were very  
1083 difficult.

1084 Ms. Kassel stated those were truly verbatim. Now what we have is near verbatim.

1085 Ms. Kramer stated they are detailed minutes. If we want to vote tonight to change from  
1086 near verbatim to the detailed minutes Ms. Burgess has presented for the last two meetings,  
1087 that will save us money, in that, we will not have to pay the extra fee for the near verbatim  
1088 minutes, which were taking both Ms. Montagna and me an enormous amount of time.

1089 Ms. Montagna stated I have mentioned it at several meetings. You are talking 16 hours  
1090 to do these. I even went to a company to transcribe them, and the Board did not like the

Harmony CDD  
October 6, 2022, continued meeting

1091 company because they listened to the recording and people were talking over each other,  
1092 and it included ums and ahs.

1093 Ms. Kramer stated it was a nightmare.

1094 Ms. Montagna stated Ms. Burgess's minutes are awesome.

1095 Ms. Kramer stated the Board can consider changing from the previous verbatim to the  
1096 current detailed minutes received for July and August in that style.

1097

1098 Ms. Kassel made a MOTION to change the style of  
1099 minutes from verbatim to near verbatim, detailed minutes as  
1100 has been presented for July and August.  
1101 Mr. Leet seconded the motion.

1102

1103 Mr. Leet stated in making this change, something I have been asking for the past couple  
1104 months is what would be involved in terms of recordkeeping for a service that would have  
1105 the capacity to let us post the videos that are already being recorded of the meetings.

1106 Ms. Kramer stated that is a separate issue.

1107 Mr. Leet stated yes, I know.

1108 Ms. Montagna stated Vimeo is available. Celebration CDD uses it and stores all their  
1109 videos. Inframark does not store them for Celebration CDD; they use a third party.

1110 Mr. Leet stated our understanding from previous counsel was that any video posted  
1111 was subject to all the recordkeeping requirements.

1112 Ms. Montagna stated if you post it on your website, then it is subject to ADA  
1113 requirements, which include closed caption.

1114 Mr. Leet stated Zoom already does the recording. We would not be posting it, but we  
1115 would post it on a service like YouTube or something like that.

1116 Ms. Montagna stated we could ask Mr. Eckert.

1117 Mr. Leet stated it is a separate issue but it is related.

1118 Ms. Kramer stated I would like to vote on this issue first and then discuss the videos  
1119 separately. On the issue of written minutes, is everyone comfortable changing from the  
1120 previous cumbersome verbatim minutes to these detailed, nearly verbatim minutes?

1121 Mr. Leet stated I am comfortable with them, pending the outcome of the next  
1122 conversation.

1123 Ms. Philips stated that is fine.

1124

Harmony CDD  
October 6, 2022, continued meeting

Upon VOICE VOTE, with all in favor, unanimous approval was given to change the style of minutes from verbatim to near verbatim, detailed minutes as has been presented for July and August.

Ms. Montagna asked what is Mr. Leet trying to accomplish? I need to understand that part first.

Mr. Leet stated right now, anyone—Board member or resident—who wants to review what happened at a meeting can submit a records request.

Ms. Montagna stated yes, they can get the audio.

Mr. Leet stated yes. From the beginning of the setup, the capability is already available. Zoom already records the meeting, so we can get the video or the audio from that. In terms of making it available to the public, posting something to YouTube, for example, can be annotated with notes like 20 minutes into the meeting, a certain topic was discussed. The capability is available, and I am willing to do a little extra work to facilitate that, as long as in doing so, we are not violating any of the recordkeeping requirements.

Ms. Montagna asked who are you wanting to post this, and where?

Mr. Leet stated it would be posted to YouTube, which is a video hosting service. I do not know if by doing that it then becomes subject to the specific legal requirements.

Ms. Montagna stated Mr. Eckert will definitely have to answer that. I thought it was something you wanted Inframark to do. We do not store video; it is too large. We have one district—Celebration CDD—that films their meetings the same way, on Zoom. They do not post it on the website. If a resident wants a copy, it is the same as requesting a copy of the audio. No one really requests the video, but we just have it recorded because they can get the audio. If they do request it, they go to Vimeo, which is what Celebration CDD pays for. They take a USB stick and download it. Inframark really does not have anything to do with it. Using YouTube would be a question for Mr. Eckert if it still needs to be ADA compliant. I know for the website, it definitely needs to be ADA compliant, but I do not know about YouTube.

Mr. Eckert stated a couple different things on what you are discussing. First, if the District is keeping the recording, it will be a public record. If it is a video, it will be a public record. Even if the District was not keeping a copy of it and Zoom is maintaining a copy of it, it is still a public record, and Zoom would have to produce that, pursuant to the NCAA Florida State case that came about five or six years ago in Tallahassee. Certainly, Ms.

Harmony CDD  
October 6, 2022, continued meeting

1159 Montagna is absolutely right that if you are going to post it on the website, you have to  
1160 make it ADA accessible, which means you need to have closed captioning. If you are  
1161 posting it to YouTube, that is a little bit of a gray area because it is not a website you  
1162 control. However, one of the things we have always wondered about is if someone comes  
1163 in and says they want to see the video and the District has it, do you have to make it ADA  
1164 compatible for them to view it after-the-fact. That is another issue that is raised either by  
1165 posting it on the District's website or on YouTube. I am surprised that Zoom at this point  
1166 has not come up with a closed-captioning capability. Certainly it is something we can look  
1167 at that will eliminate all those arguments if a way exists to do that.

1168 Mr. Leet stated when you post something on YouTube, it can be transcribed, and you  
1169 turn it on for whatever you are watching.

1170 Mr. Eckert stated some of my district clients post their videos to YouTube, and we have  
1171 not had any issues with it in the past. Just understand sometimes we might have to figure  
1172 out how to arrange for closed captioning for people to be able to access it. If anyone ever  
1173 objected to it at that point, then you can pull it if you need to.

1174 Mr. Leet stated if we are already going through this process of generating detailed  
1175 minutes where for the entire length of the meeting this person said this and that person said  
1176 that, we are already generating that transcription. In your interpretation, do you think that  
1177 could meet the requirement for a textual transcript of the meeting?

1178 Mr. Eckert stated it is not a transcript, and I never liked the concept of a transcript  
1179 because no one ever does a transcript unless we have litigation. I think it will be close. If  
1180 you watch closed captioning on live television, ours will be closer and better. But I do not  
1181 think you could represent it as the actual language that was used at the meeting. It would  
1182 somehow have to be a summary you are providing with a disclosure. I can follow up with  
1183 Ms. Montagna on that. It is a matter of looking at best practices of maybe some larger  
1184 districts that are already doing this and how are they dealing with the YouTube issues and  
1185 things of that nature. I will reach out to my partners and find out what they have been doing  
1186 on this issue, because it is not an uncommon issue.

1187 Mr. Leet stated by way of background for Zoom meetings, we have anywhere from two  
1188 or three up to 12 people joining the meeting, depending on what is being discussed. Before  
1189 I was on the Board, I would show up at the meetings and stream the meetings myself as a  
1190 resident. It is definitely a lot more engaging for people who are not able to attend.

Harmony CDD  
October 6, 2022, continued meeting

1191 Mr. Eckert stated it is actually easier for someone who is not on the Board to do that  
1192 because you are subject to different laws and restrictions than we are. You can just do it.  
1193 As long as you are not disrupting a meeting, you can record.

1194 Ms. Philips asked if a person can go on Zoom, watch our meeting, listen to our meeting,  
1195 and see our meeting, why do we also have to make it ADA compliant if we post it  
1196 somewhere else? They have the opportunity to record it themselves.

1197 Mr. Leet stated it is text-to-speech for the hearing impaired. We have had requests  
1198 where people show up at meetings and have a hard time hearing, and we have to treat that  
1199 as ADA. So we got the speaker and sound system.

1200 Ms. Philips stated but they have the same opportunity to record the Zoom meeting and  
1201 listen to it with their volume up. I do not understand why we have to make it ADA  
1202 compliant.

1203 Ms. Montagna stated it is the District's responsibility to provide those different  
1204 mechanisms in order for different people to be able to attend, view, and hear. It would be  
1205 the same as if they make a records request. If they cannot hear or physically come to the  
1206 office, we make every availability we can.

1207 Ms. Philips stated I understand that part. I do not understand why if we post it on  
1208 YouTube we have to go the extra mile, because they have other ways to get it.

1209 Ms. Montagna stated because the District is posting it on YouTube.

1210 Ms. Kramer asked could some random resident or viewer record what we are doing  
1211 now and they themselves put it up on YouTube?

1212 Mr. Leet stated that is what I did as a resident.

1213 Ms. Kramer stated I understand. Instead of the District trying to provide it, could  
1214 someone who is not a Board member post it?

1215 Ms. Kassel stated that is what Mr. Leet was just saying.

1216 Ms. Kramer stated that would get the District out of it. We would not have to do the  
1217 legal work. Would that satisfy what Mr. Leet is trying to get to?

1218 Mr. Leet stated the whole purpose is making what we do accessible to everyone.

1219 Ms. Kassel stated that sounds like a "yes."

1220 Ms. Kramer stated I might be able to find a resident who can do that.

1221 Ms. Philips stated I do not think we should direct them.

1222 Ms. Kramer stated no, we cannot direct them. I am sure people would do it.

Harmony CDD  
October 6, 2022, continued meeting

1223 Ms. Philips stated if they wanted to do it badly enough, they would already be doing it.

1224 Ms. Montagna stated I will discuss this further with Mr. Eckert, and I will be able to  
1225 share with the Board what we discussed. The Board decided about the minutes, and I will  
1226 let Ms. Burgess know. The second part is the rest of the SOP. We heard Ms. Kassel's input.  
1227 To give you some background, this was set in place long before I came to work here.  
1228 Inframark's general policy is to do everything for the agenda package, which goes out to  
1229 the Board seven days in advance. If anything needs to be corrected or amended, it comes  
1230 back to us, and we make those revisions. We address it at the meeting, and the Board  
1231 approves minutes as amended, for example. Several districts I manage have their own SOP  
1232 they have established. That is what Ms. Kramer and I set out to do, and we are bringing it  
1233 before the Board to see what kind of changes or revisions you wanted to make or thoughts  
1234 and comments you have.

1235 Ms. Kassel stated to reiterate my comments, ten days prior to a meeting, the full Board  
1236 receives the agenda package with minutes and all backup. We have a couple days to get  
1237 back to Ms. Montagna in order to provide feedback on it. They will distribute it as amended  
1238 seven days prior to the meeting, and we will get it posted to the website.

1239 Mr. Leet stated I am fine with ten days. My issue is, when I receive the files to post on  
1240 the website, the remediation program works by itself, but I still have to take 10 to 15  
1241 minutes on the volume of the package to make everything text readable for ADA reasons.  
1242 It should be possible when they are generated to have that done. I can talk with Ms. Gargaro  
1243 further about that. It would be time saving on my part.

1244 Ms. Montagna stated we do not have the capability to make anything ADA compliant.

1245 Mr. Leet stated it is OCR. When something is scanned in, it is a picture where all the  
1246 rest of the documents can support a text search or a screen reader for ADA reasons. Acrobat  
1247 converts to OCR; all of them do it by taking a picture of the text and making it searchable  
1248 text. Everything on the website is supposed to be text searchable.

1249 Ms. Montagna stated that is why Inframark does not manage websites; third parties do  
1250 them because we do not do that or have that capability, nor do we want to be responsible  
1251 for it. I will talk with Ms. Gargaro to see what we can do to make it a little easier.

1252 Ms. Kramer stated so the agenda packages will be provided to the Board ten days prior  
1253 to a meeting.

1254 Ms. Montagna stated not the full package.

Harmony CDD  
October 6, 2022, continued meeting

1255 Ms. Kassel stated minutes.

1256 Ms. Montagna stated all the vendors and other backup is due to us ten days before the  
1257 meeting. Then I would send just the agenda—not the whole package—and the minutes to  
1258 the Chair ten days before the meeting for review and comment. What would come to  
1259 everyone ten days before the meeting will be the agenda page, to make sure what is listed  
1260 is what everyone wants or is revised, and the minutes. You will not get the full package at  
1261 that time. If we are waiting on someone to send backup, we may not get it until eight or  
1262 nine days before the meeting.

1263 Ms. Kramer stated if we received all the agenda backup items ten days in advance, that  
1264 would cause us to move the whole process back.

1265 Ms. Montagna stated that is correct.

1266 Ms. Kassel stated this would be less to review anyway.

1267 Ms. Montagna stated that is correct.

1268 Ms. Kramer stated ten days prior to the meeting, we will receive the draft minutes and  
1269 draft agenda page.

1270 Ms. Kassel stated on the SOP, the first two lines referencing 14 days are deleted, and  
1271 ten days the agenda and minutes are sent to the full Board instead of just the Chair.

1272 Ms. Kramer stated I did it a little differently. I made the first one ten days prior, and  
1273 the draft minutes and agenda to the Board for review. We also need to keep the ten-day  
1274 deadline for all agenda backup due to Inframark. Let us be sure we keep that.

1275 Ms. Montagna stated yes. All the vendors are aware of this deadline. The rest can stay.  
1276 The pre-meeting call, for the benefit of the rest of the Board and Mr. Eckert probably does  
1277 this in other districts as well, but if we need to discuss some agenda items on a pre-meeting  
1278 call, we will do that six days prior to the meeting. It is usually management, the Chair,  
1279 possibly counsel or the engineer if something on the agenda needs to be discussed with  
1280 them, administrative, and field. If anyone does not need to be on the call, they will not be  
1281 on the call.

1282 Ms. Kassel asked no Board members participate in that call?

1283 Ms. Montagna stated no. We do not need to have the call. It is something I do with my  
1284 districts. If anything comes out of that call, it would be distributed to the Board, if it is  
1285 something the rest of the Board needs to be aware of.

1286 Ms. Kramer stated supplemental information.



Harmony CDD  
October 6, 2022, continued meeting

1287 Ms. Montagna stated that is correct; that is the purpose for that call. One day after the  
1288 meeting is when I will provide my meeting summary, which you will have on that Friday.  
1289 It also includes Mr. Perez's field recap and Mr. Morrell's recap.

1290 Ms. Kramer stated that will also include assignments so people know what they are  
1291 expected to do.

1292 Ms. Montagna stated yes.

1293 Ms. Kassel asked do we need to vote on this?

1294 Ms. Montagna stated I would like a motion on this. I will type up the SOP as amended,  
1295 and it can go in the file. If someone comes in behind me or someone is gone, they can see  
1296 exactly what Harmony needs.

1297 Ms. Kassel stated I know Ms. Kramer did it differently, but I think it is cleaner if we  
1298 delete the first two lines referencing 14 days, and we add agenda and draft minutes to the  
1299 Board ten days in advance. The rest stays the same.

1300 Ms. Kramer stated be sure to ask for the recording so you can make sure what you are  
1301 proposing as a change to the minutes is accurate as to what happens to the meeting minutes.

1302 Ms. Kassel stated I will request Ms. Burgess to check that.

1303

1304 Ms. Kassel made a MOTION to approve the standard  
1305 operating procedures, as amended to delete references to 14  
1306 days, and the agenda page and draft minutes are provided to  
1307 the full Board ten days prior to the meeting.

1308 Mr. Leet seconded the motion.

1309

1310 Upon VOICE VOTE, with all in favor, unanimous approval  
1311 was given to the standard operating procedures, as amended  
1312 to delete references to 14 days, and the agenda page and draft  
1313 minutes are provided to the full Board ten days prior to the  
1314 meeting.

1315

1316 Ms. Philips asked what happened to the minutes on the SOP?

1317 Ms. Kassel stated we are deleting the first two lines referencing 14 days. The next line  
1318 for ten days prior the meeting, the agenda page and draft minutes are due to the Board.

1319 Ms. Kramer stated understand if you are going to propose changes to the minutes before  
1320 they go in the package, provide them immediately, which gives you about a day to do that.

1321 Ms. Kassel stated we have three days.

1322 Ms. Kramer stated we have to get them in earlier so they can process the changes and  
1323 include in the agenda package and get everything to Mr. Leet in time to post on the website.

Harmony CDD  
October 6, 2022, continued meeting

**ii. Discussion of RV Lot**

**a. Cost Analysis**

Ms. Kramer stated the cost analysis was included in the agenda package. We need to make a decision whether or not to close down the RV storage lot. If we do not perform the expensive work to bring the road up to County standards, we need to stay in compliance and close it down.

Ms. Kassel asked has the County required us to close it down?

Ms. Kramer stated the County has said it is not a proper use unless we have the proper site planning and approvals. We are currently in violation of the County ordinance.

Ms. Kassel stated I have not seen any documentation from the County requesting that we close it down.

Ms. Kramer stated they are assuming we are moving forward with improving the road and putting up the chain link fence and shrubbery.

Ms. Kassel stated that was if we were going to be improving it by expanding it.

Ms. Kramer stated no, not expanding it, improving it any at all.

Ms. Kassel stated I never saw any documentation saying we had to do any of that work with the existing RV lot, only if we were going to be enlarging it, as had been proposed prior to this time.

Ms. Kramer stated I would be happy to go through my records and provide that information to you. I would like everyone to think about three things and deal with at the next meeting, if I can prove to Ms. Kassel that we have to close it down. We need a decision whether or not to close it down, or expend the money of about \$500,000 to bring it up to County standards. If we do not invest that money to bring it up to County standards, we will have to close it down. Then we need to decide whether or not to stop leasing, and whether or not to stop people's current leases. Hopefully inquiring further at the County will not trigger an immediate action. Think about the options of allowing people with leases to continue until their leases expire. I think we have only 27 RVs in there at this time, and most of them will be closing their leases within six months.

Ms. Philips asked how many spaces do we have?

Ms. Kramer stated we really do not have spaces because it is a dirt lot.

Ms. Philips asked is it pretty full now?

Ms. Kramer stated no.

Harmony CDD  
October 6, 2022, continued meeting

1356 Ms. Kassel stated it is almost 8:15, so I suggest we table this until we have some  
1357 documentation, without calling the County, that they expect us to close it down. That is not  
1358 my understanding of what happened. My understanding is, we went to them and said we  
1359 wanted to enlarge it. They said if we want to enlarge it, we have to do certain things.

1360 Ms. Kramer stated they did not know the lot was down there at all. I will provide you  
1361 with all that documentation. It went through Mr. Steve Berube.

1362 Ms. Montagna asked if you are tabling it, do you want it on the October agenda, or  
1363 November?

1364 Ms. Kassel stated October.

1365 Ms. Kramer stated we will deal with the \$8,800 we already paid to Straightline Fencing  
1366 at the next meeting.

1367

1368 **SIXTH ORDER OF BUSINESS** **New Business Matters**

1369 **A. Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Perform**  
1370 **the Fiscal Year 2022 Audit**

1371 Ms. Montagna reviewed the engagement letter with Berger, Toombs, Elam, Gaines &  
1372 Frank to perform the audit for fiscal year 2022, in an amount not to exceed \$4,400.

1373

1374 Ms. Kassel made a MOTION to accept the engagement  
1375 letter with Berger, Toombs, Elam, Gaines & Frank to  
1376 perform the audit for fiscal year 2022, in an amount not to  
1377 exceed \$4,400, and to authorize the Chair to sign the  
1378 engagement letter.

1379 Ms. Philips seconded the motion.

1380

1381 Upon VOICE VOTE, with all in favor, unanimous approval  
1382 was given to accept the engagement letter with Berger,  
1383 Toombs, Elam, Gaines & Frank to perform the audit for  
1384 fiscal year 2022, in an amount not to exceed \$4,400, and to  
1385 authorize the Chair to sign the engagement letter.

1386

1387 **B. Proposal from Pegasus Engineer for Fiscal Year 2023 Engineering Services**

1388 Ms. Montagna stated typically when we start a new fiscal year, which started October  
1389 1, agreements are renewed with counsel, management, and engineer. The proposal says he  
1390 will continue working for the District pursuant to the fiscal year 2023 adopted budget.

1391 Ms. Kassel stated our budget line item is \$60,000, and that is the amount of the  
1392 proposal.

1393

Harmony CDD  
October 6, 2022, continued meeting

Ms. Kassel made a MOTION to approve the proposal from Pegasus Engineering to provide engineering services for fiscal year 2023 in the annual amount of \$60,000, and to authorize execution by the Chair.

Mr. Leet seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Pegasus Engineering to provide engineering services for fiscal year 2023 in the annual amount of \$60,000, and to authorize execution by the Chair.

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

Ms. Kramer stated Ms. Nancy Snyder has offered this tree to us. It is approximately two or two-and-a-half years of age. She has donated the tree. It is approximately six feet tall. She asked if it could be planted across the street from the school, so that when it blooms in color, it will be a huge show of color for the school, and they can enjoy it. A large spot is there where we had to kill off some cogongrass, which might be a good location to plant it instead of having to resod that area.

Ms. Kassel stated she is very gracious to make the offer. My only concern is that depending on the variety, seeds and leaves can be very toxic.

Mr. Perez stated they are extremely messy, as well.

Ms. Kassel stated if we were to accept the donation, I might want to put it someplace where it is less likely that any messiness will be more a part of the environment instead of in a manicured area, and where people are not walking their dogs and the dogs might grab a seed and chew on it. If it is right across from the school, it is very much a walking area. I think it is a lovely offer, and I would like to see it someplace where its downsides could be managed. We can ask if that is acceptable to her.

Ms. Kramer stated she was not locked in on the location. You can offer a location.

Ms. Kassel stated I would like to table this until October.

**D. Discussion of Removal of Concrete Pads Around the Oak Tree** (*Pocket Park in the Primrose Willow-Beargrass-Schoolhouse Alley Triangle*)

Ms. Kramer stated concrete pads make a circle around the oak tree and are very uneven. If we pull them up and replace them, I think we will find we will constantly be fighting it. Inframark provided a proposal to remove all the panels in the circular area around the tree and to cut the sidewalk edge and mulch it for \$1,080. When I looked it, we could possibly remove the semi-circle.

Harmony CDD  
October 6, 2022, continued meeting

1431 Ms. Kassel stated that part on the back side of the tree. People, including myself, very  
1432 frequently walk up to the tree, around it, and back out to the other side of the alley. Walking  
1433 across mulch, especially when it is dark out, is uneven footing. I would like to see at least  
1434 some of those panels remain, the ones adjacent to the sidewalks that lead from the one side  
1435 of the alley to the other side of the alley. They can take out the other ones.

1436 Ms. Kramer asked the ones between the tree and the bench?

1437 Ms. Kassel stated yes.

1438 Ms. Kramer stated those are the even ones and are not being upheaved by the roots.

1439 Mr. Leet stated they will be a lesser maintenance issue going forward.

1440 Ms. Kassel stated keep the ones around the bench side of the tree.

1441 Mr. Perez stated the panels you are looking at now are what would come out.

1442 Ms. Kassel stated that looks like all the panels.

1443 Mr. Perez stated they encircle the tree.

1444 Ms. Montagna stated it is nine of them.

1445 Ms. Kassel stated the point is, people use the ones on the side of the park next to the  
1446 bench and the doggie pot to go to the doggie pot or sit on the bench or walk their dogs or  
1447 walk themselves around the tree.

1448 Ms. Montagna asked can those be saved or ground?

1449 Mr. Perez stated we can revisit that.

1450 Ms. Kramer stated that would be four or five panels versus all nine.

1451 Ms. Kassel stated we can remove the ones on the pointy side of the teardrop.

1452 Ms. Montagna asked keep the ones behind the tree?

1453 Ms. Kramer stated between the tree and the bench, keep the ones that are even and  
1454 level. Take the ones on the upper half.

1455 Ms. Kassel stated two sidewalks go from the north side of the alley to the south side.

1456 Ms. Kramer stated you can meet them onsite and describe it so they can revise the  
1457 proposal.

1458 Mr. Perez stated we can take pictures zoomed out away from the tree so we can see  
1459 what panels, and then we will revise it and have for the next meeting.

1460 Ms. Kramer stated it will be on the October agenda.

1461 Mr. Short stated we will maintain the sidewalk connection.

1462 Ms. Kassel stated yes.

Harmony CDD  
October 6, 2022, continued meeting

**E. Discussion of Amending Rules and Fees** (*Non-Resident User Fees/Access Card Fees*)

Ms. Kramer stated since we have new legal counsel, we have questions about our rules and fees. I do not know if Mr. Eckert has had a chance to review those rules. One fee we definitely need to adjust is for access cards because we are losing money every access card we produce. If we are going into a rulemaking process, it makes sense to do it all at once.

Mr. Eckert stated yes, we might as well do them all at once for the administrative rules of procedure and the recreation center rules, whatever you are ready to address. It will save you money on advertising.

Ms. Kramer stated the rules are on our website. Were they included in the new Supervisors packages?

Mr. Eckert stated I believe they were.

Ms. Kramer stated Board members can start reviewing those. We will probably need to discuss these in a workshop if we are going to have extensive amendments. We will review what Mr. Eckert provides for disciplinary and enforcement actions for recreation rules and discuss it.

Ms. Montagna asked when are we bringing this back?

Ms. Kassel stated I suggest November.

Ms. Kramer stated that will give us plenty of time to review the rules and give Mr. Eckert time to get them out to us.

**F. Discussion of Staffing for Holidays**

Ms. Kramer stated my thought was the boats are totally shut down on holidays. I have had only one contact about this, but I wanted to bring it to the Board in case anyone feels strongly about having staff coverage during certain holidays.

Ms. Montagna stated we discussed this when we met with Mr. Chris Tarase for the annual review. We can ask staff if they are available to work holidays. It will be double time because it is a holiday, and the District will be billed for that.

Ms. Kassel stated on one hand, it would be nice to be able to use the boats, but on the other hand, it is nice to allow our staff to have a holiday.

Ms. Philips stated the fact remains that only four boats remain to be taken out consistently, so it is only four people, and we are paying double time and keeping staff away from family just so four people can take out a boat.

Harmony CDD  
October 6, 2022, continued meeting

1495 Ms. Kramer stated one thing we have seen in the past is when people have family and  
1496 friends over, whole groups go out in kayaks and canoes.

1497 Ms. Philips stated they can go out the day after or the day before.

1498 Ms. Kramer stated yes. I recommend if we are even going to consider this, I suggest  
1499 we let staff have Thanksgiving off but maybe the Friday after Thanksgiving we can have  
1500 some coverage. This is not critical to discuss today.

1501 Ms. Kassel stated I suggest we table it.

1502 Ms. Montagna asked until November?

1503 Ms. Kramer stated yes.

1504 **G. Tri-Party Succession Agreement with US Bank Trust Company**

1505 Ms. Montagna stated this agreement has to do with your bonds. It came from the trustee.  
1506 Mr. Eckert had some changes he wanted made to the agreement.

1507 Mr. Eckert stated we have seen this agreement before. Basically, US Bank is changing  
1508 their corporate structure, and they are the trustee for the bonds. I wanted to delete paragraph  
1509 C which requires the District to make a lot of representations to them. I have always pushed  
1510 back on that. The trustee has been fine with it, so I suggest deleting paragraph C, which  
1511 will require the District to do some due diligence to make sure no technical issues would  
1512 cause us to violate that paragraph. In the past, the trustee has accepted it and gone with just  
1513 paragraphs A and B. I recommend you approve it with the deletion of paragraph C.

1514

Ms. Kassel made a MOTION to the tri-party succession agreement with US Bank Trust Company, with the deletion of paragraph C, and to authorize the Chair to execute the agreement.

1519 Mr. Short seconded the motion.

1520

Upon VOICE VOTE, with all in favor, unanimous approval was given to the tri-party succession agreement with US Bank Trust Company, with the deletion of paragraph C, and to authorize the Chair to execute the agreement.

1525

1526 **SEVENTH ORDER OF BUSINESS** **Old Business**

1527 **A. Informational Signs**

1528 **i. Supervisor Kramer Suggestions**

1529 **ii. Supervisor Kassel Suggestions**

1530 Ms. Kramer stated people are complaining about the signs. We made some  
1531 recommendations. I found Awesome HOA Signs, and they have an interchangeable system  
1532 where you can put up a message. I recommend on the first two signs at the entrance to the

Harmony CDD  
October 6, 2022, continued meeting

1533 community to put up announcements. We have been putting up yard signs with taped sheets  
1534 of paper to announce meetings. Maybe we can say Welcome to Harmony and mention  
1535 meeting dates for Harmony Residential Owners Association or Ashley Park HOA. Due to  
1536 the late hour, I will include some information about that interchangeable signage in the  
1537 next agenda package. Have we received any cost estimates on what it would cost to redo  
1538 these signs?

1539 Ms. Montagna stated we do not know what we are redoing them to say. You have not  
1540 provided what you want us to price.

1541 Ms. Kramer stated just a general cost estimate for adhesive that sticks on.

1542 Mr. Leet stated we are not saying the structure of the sign needs to be replaced.

1543 Ms. Kassel stated you just peel off the existing sign and replace it with something else.

1544 Ms. Montagna stated I will ask Mr. Morrell to price out some adhesive signs without  
1545 knowing what is going on the sign.

1546 Mr. Short stated I looked at some of these signs, and it looks like for some of them, the  
1547 primary purpose was to point out where builders were.

1548 Ms. Kassel stated yes, for marketing.

1549 Mr. Short stated maybe some of these are redundant and can be removed.

1550 Ms. Kassel stated what we do not have are signs to some of the facilities that residents  
1551 or visitors might want to use.

1552 Ms. Kramer stated such as the school.

1553 Ms. Kassel stated the Swim Club or dog parks or Lakeshore Park. I like Ms. Kramer's  
1554 suggestions, except I do not think we should include the golf course because it is a  
1555 commercial property, nor the Lakes because it is a community. If we include the Lakes,  
1556 then we should include all the neighborhoods, and that is too many signs. All the rest of  
1557 them I think are fine because we are directing people to District facilities.

1558 Ms. Philips stated I also think the signs should only be for District facilities.

1559 Mr. Perez asked do the District facilities have a physical address? If someone reserves  
1560 Buck Lake Park for a party, does it have a physical address?

1561 Ms. Kassel stated I do not think it has a number.

1562 Mr. Short stated then I do not think it is really needed.

1563 Mr. Perez stated it would be helpful with technology today and the ability to see things  
1564 on Google maps.



Harmony CDD  
October 6, 2022, continued meeting

1565 Ms. Kassel stated not everyone is technology savvy.  
1566 Ms. Philips stated Siri or GPS will tell you where to go.  
1567 Ms. Kassel stated but we do not have an address for Buck Lake Park.  
1568 Ms. Philips stated it will come up if you tell Siri you want to go to Buck Lake Park.  
1569 Ms. Kramer stated I suggest we table this for the October meeting.  
1570 Mr. Leet stated all these signs have the old developer's website, which has not been  
1571 maintained or updated. I do not think it exists and has not for several years. Do we want to  
1572 have the District's website on the signs?  
1573 Ms. Kramer stated yes, I think we should at least on entry signs. We can put different  
1574 messages on the signs. They do not all have to be directional. I will encourage others to  
1575 provide proposals and send them in. We might want to have a workshop for this issue.  
1576 Mr. Leet stated I presume we have no interest in seeing if the domain HarmonyFL.com  
1577 is available and to take it over.  
1578 Ms. Kramer stated I will ask Ms. Montagna to see if that domain is available.  
1579 Ms. Montagna asked if it is, does the District want to purchase it?  
1580 Mr. Leet stated I was just asking the question.  
1581 Ms. Kramer stated it might be a good idea since it was the historic one for the District.  
1582 Ms. Kassel stated it can be forwarded to the District's website.  
1583 Ms. Montagna stated I will look into it.

1584  
1585 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests**

1586 Ms. Philips stated I had a question if the District has any jurisdiction over golf carts,  
1587 but perhaps that can be on a sign when we discuss the signs. It can say something like, golf  
1588 carts must be driven by licensed drivers only.

1589  
1590 **NINTH ORDER OF BUSINESS** **Adjournment**

1591  
1592 On MOTION by Mr. Leet, seconded by Ms. Kassel, with all  
1593 in favor, the meeting was adjourned at 8:30 p.m.  
1594  
1595  
1596  
1597

1598 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

# **Subsection 3B**

## **Financials**

**TO: Board of Supervisors, Harmony CDD**  
**FROM: Samantha Smith, Accountant**  
**CC: Angel Montagna, District Manager**  
**DATE: October 18, 2022**  
**SUBJECT: September 2022 Financials**

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Please find the attached September 2022 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview is provided below. Should you have any questions or require additional information, please contact me at [Samantha.Smith@Inframark.com](mailto:Samantha.Smith@Inframark.com).

#### General Fund

- Total Revenue through September is approximately 103% of the annual budget.
  - Non Ad Valorem Assessment collections are at 100%.
  - Sale of Surplus Equipment - Includes sale of old cell phones (\$2,171).
  - Other Miscellaneous Revenues - Includes sales tax collection allowance, and payment for Ashley Park damage.
  - Garden Lot - Includes lease payments for garden lot.
- Total Expenditures through September are at 97% of the annual budget.
  - Administrative
    - P/R-Board of Supervisors - Includes payroll for meetings through August.
    - ProfServ-Engineering - Pegasus Engineering services thru August 2022.
    - ProfServ-Legal Services - Young Qualls, PA general counsel.
    - ProfServ-Management Consulting - Contract with Inframark.
    - ProfServ-Recording Secretary - Inframark provides near verbatim minutes.
    - ProfServ-Special Assessment - Assessment roll services.
    - Postage and Freight - FedEx services, postage reimbursements to Inframark and survey mailing.
    - Insurance-General Liability - Egis Insurance Advisors provides auto, general liability, inland marine and property insurance.
    - Misc.-Contingency - Includes Inframark management services and ancillary costs.
  - Field
    - ProfServ-Field Management - Contract with Inframark.
    - Trailer Rental - Includes monthly rental of 1 container and 1 office trailer.
  - Landscaping Services
    - Contracts-Mulch - Contract with Servello and Sons.
    - Contracts-Irrigation - Contract with Servello and Sons.
    - Contracts-Landscape - Contract with Servello and Sons.
    - Contracts-Shrub/Ground Cover - Contract with Servello and Sons.
    - R&M Irrigation - Includes various irrigation supplies and repairs by Servello and Sons.
    - R&M-Trees and Trimming - Includes Oct 2021 tree trimming project and Mar 2022 sycamore tree insecticide by Servello and Sons. Also includes May 2022 pine tree removals and Jun 2022 tree trimming by Bee and Bee.
    - Miscellaneous Services - Includes Oct 2021 and Feb 2022 landscape maintenance by Servello & Sons. Also includes Bowman and Blair Ecology consulting services through Jan 2022.
  - Utilities
    - Electricity-General - Services provided by OUC.
    - Electricity-Streetlighting - Services provided by OUC.
    - Utility-Water & Sewer - Services provided by TOHO.
  - Operation & Maintenance
    - Utility-Refuse Removal - Services provided by Waste Connections of FL.
    - R&M-Ponds - Includes Dec purchase of chemicals from Nutrien Ag Solutions, Feb Buck Lake cost share agreement, and Aug Estate Mngt Pond Treatment.
    - R&M-Pools - Includes control leases for Ashley Park and splash pad, permits, chemicals.
    - R&M-Sidewalks - Includes Oct 2021 crosswalks & curbs installation by K & D Concrete, Jan 2022 concrete bench pads and entrance pads, Jan 2022 concrete sidewalk and crosswalk with curb, and Feb 2022 pressure washer hose purchase.
    - R&M-Equipment Boats - Includes purchase of boating supplies and annual service by Advanced Marine.
    - R&M-Parks & Facilities - Various supplies and repairs, including bench pads at dog park, repairing sinking pavers, park signage, sports facilities group, backpack blowers, dog waste bags, solar street lights, trolling motors, basketball court resurface, and pressure cleaner.
    - R&M-Garden Lot - Includes garden yard signs and tree trimming.
    - Miscellaneous Services - Includes pool permit and access control cards.
  - Debt Service
    - Principal Debt Retirement - Principal portion of VC10 debt service assessment was transferred from the general fund to the series 2015 debt service fund and paid in May 2022.
    - Interest Expense - Interest portion of VC10 debt service assessment was transferred from the general fund to the series 2015 debt service fund and paid May 2022.

**TO:** Board of Supervisors, Harmony CDD  
**FROM:** Samantha Smith, Accountant  
**CC:** Angel Montagna, District Manager  
**DATE:** October 18, 2022  
**SUBJECT:** September 2022 Financials

---

**General Fund Reserves**

- ▶ \$1 Million fund balance transferred from General Fund, per May 2022 board meeting (\$324,754 from fund balance, \$675,246 from transfer in = \$1,000,000).
  - Reserve-Renewal & Replacement - Includes replacement of decking and railing, repair of erosion, installation of geogrid, new dog park fence and gate, reserve study, tow boat repairs, storm pipe cleaning & CCTV, pool resurfacing and lights, wetland exotics treatments, insurance repairs, and engineering costs specific to projects.
  - Reserve-Sidewalks - Includes sidewalk replacement & grinding.
- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.
- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall in October and \$71,193.25 to cover a shortfall in April. These loans have been repaid.

## **HARMONY**

Community Development District

*Financial Report*

*September 30, 2022*

**Prepared by**



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<b>Page #</b>
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund .....	2 - 4
General Fund Reserves .....	5
Debt Service Funds .....	6 - 7
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments .....	8
Cash and Investment Report .....	9

**HARMONY**  
Community Development District

**Financial Statements**

(Unaudited)

**September 30, 2022**

**HARMONY**

Community Development District

**Governmental Funds****Balance Sheet**  
September 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 541,893	\$ -	\$ -	\$ -	\$ 541,893
Accounts Receivable	45	-	-	-	45
Due From Other Funds	-	660,944	-	-	660,944
Investments:					
Money Market Account	907,723	-	-	-	907,723
Prepayment Account	-	-	73,854	1,161,848	1,235,702
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	622,872	333,253	956,125
<b>TOTAL ASSETS</b>	<b>\$ 1,449,661</b>	<b>\$ 660,944</b>	<b>\$ 1,304,039</b>	<b>\$ 1,835,101</b>	<b>\$ 5,249,745</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 95,174	\$ -	\$ -	\$ -	\$ 95,174
Accrued Expenses	58,913	113,938	-	-	172,851
Due To Other Funds	660,944	-	-	-	660,944
<b>TOTAL LIABILITIES</b>	<b>815,031</b>	<b>113,938</b>	<b>-</b>	<b>-</b>	<b>928,969</b>
<b>FUND BALANCES</b>					
<b>Restricted for:</b>					
Debt Service	-	-	1,304,039	1,835,101	3,139,140
<b>Assigned to:</b>					
Operating Reserves	401,042	-	-	-	401,042
<b>Unassigned:</b>	233,588	547,006	-	-	780,594
<b>TOTAL FUND BALANCES</b>	<b>\$ 634,630</b>	<b>\$ 547,006</b>	<b>\$ 1,304,039</b>	<b>\$ 1,835,101</b>	<b>\$ 4,320,776</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,449,661</b>	<b>\$ 660,944</b>	<b>\$ 1,304,039</b>	<b>\$ 1,835,101</b>	<b>\$ 5,249,745</b>



**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 2,814	\$ 2,814	\$ 4,597	\$ 1,783
Interest - Tax Collector	-	-	21,818	21,818
Special Assmnts- Tax Collector	1,876,213	1,876,213	1,853,780	(22,433)
Special Assessments-Tax Collector-VC1	(22,435)	(22,435)	-	22,435
Special Assmnts- Discounts	(75,048)	(75,048)	(56,152)	18,896
Sale of Surplus Equipment	-	-	2,171	2,171
Other Miscellaneous Revenues	-	-	162	162
Access Cards	1,200	1,200	950	(250)
Facility Revenue	600	600	3,538	2,938
User Facility Revenue	15,000	15,000	22,310	7,310
Garden Lot	-	-	1,237	1,237
<b>TOTAL REVENUES</b>	<b>1,798,344</b>	<b>1,798,344</b>	<b>1,854,411</b>	<b>56,067</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	14,000	14,000	9,200	4,800
FICA Taxes	1,071	1,071	704	367
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	20,000	20,000	69,011	(49,011)
ProfServ-Legal Services	65,000	65,000	43,811	21,189
ProfServ-Mgmt Consulting	69,250	69,250	69,212	38
ProfServ-Property Appraiser	392	392	751	(359)
ProfServ-Recording Secretary	3,300	3,300	3,300	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	10,160	10,160	-
Auditing Services	4,400	4,400	4,400	-
Postage and Freight	1,000	1,000	1,579	(579)
Rental - Meeting Room	2,750	2,750	-	2,750
Insurance - General Liability	27,762	27,762	18,281	9,481
Printing and Binding	500	500	278	222
Legal Advertising	1,000	1,000	2,328	(1,328)
Misc-Records Storage	1,500	1,500	267	1,233
Misc-Assessment Collection Cost	37,524	37,524	36,159	1,365
Misc-Contingency	5,000	5,000	1,404	3,596
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>276,306</b>	<b>276,306</b>	<b>282,542</b>	<b>(6,236)</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>				
ProfServ-Field Management	338,872	338,872	338,872	-
Trailer Rental	6,960	6,960	6,960	-
<b>Total Field</b>	<b>345,832</b>	<b>345,832</b>	<b>345,832</b>	<b>-</b>
<b><u>Landscape Services</u></b>				
Contracts-Mulch	62,220	62,220	61,429	791
Contracts-Irrigation	26,400	26,400	26,892	(492)
Contracts - Landscape	272,300	272,300	269,611	2,689
Cntrs-Shrub/Grnd Cover Annual Svc	161,110	161,110	159,871	1,239
R&M-Irrigation	15,000	15,000	31,012	(16,012)
R&M-Trees and Trimming	40,000	40,000	32,100	7,900
Miscellaneous Services	35,000	35,000	5,695	29,305
<b>Total Landscape Services</b>	<b>612,030</b>	<b>612,030</b>	<b>586,610</b>	<b>25,420</b>
<b><u>Utilities</u></b>				
Electricity - General	37,000	37,000	32,557	4,443
Electricity - Streetlights	110,000	110,000	106,472	3,528
Utility - Water & Sewer	180,000	180,000	200,347	(20,347)
<b>Total Utilities</b>	<b>327,000</b>	<b>327,000</b>	<b>339,376</b>	<b>(12,376)</b>
<b><u>Operation &amp; Maintenance</u></b>				
Utility - Refuse Removal	3,000	3,000	2,934	66
R&M-Ponds	3,500	3,500	5,896	(2,396)
R&M-Pools	32,000	32,000	15,366	16,634
R&M-Roads & Alleyways	2,000	2,000	-	2,000
R&M-Sidewalks	15,000	15,000	11,676	3,324
R&M-Vehicles	15,000	15,000	4,863	10,137
R&M-User Supported Facility	20,000	20,000	7,553	12,447
R&M-Equipment Boats	6,000	6,000	4,831	1,169
R&M-Parks & Facilities	25,000	25,000	39,014	(14,014)
R&M-Garden Lot	-	-	1,273	(1,273)
Miscellaneous Services	1,100	1,100	1,350	(250)
Misc-Contingency	8,000	8,000	10,218	(2,218)
Security Enhancements	5,700	5,700	10,978	(5,278)
Op Supplies - Fuel, Oil	4,000	4,000	3,344	656
Cap Outlay - Vehicles	30,000	30,000	-	30,000
<b>Total Operation &amp; Maintenance</b>	<b>170,300</b>	<b>170,300</b>	<b>119,296</b>	<b>51,004</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Debt Service</u></b>				
Principal Debt Retirement	12,868	12,868	12,868	-
Interest Expense	13,732	13,732	13,732	-
<b>Total Debt Service</b>	<b>26,600</b>	<b>26,600</b>	<b>26,600</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,758,068</b>	<b>1,758,068</b>	<b>1,700,256</b>	<b>57,812</b>
Excess (deficiency) of revenues Over (under) expenditures	40,276	40,276	154,155	113,879
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	(66,540)	(66,540)	(675,246)	(608,706)
Contribution to (Use of) Fund Balance	(26,264)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(92,804)</b>	<b>(66,540)</b>	<b>(675,246)</b>	<b>(608,706)</b>
Net change in fund balance	\$ (26,264)	\$ (26,264)	\$ (521,091)	\$ (494,827)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>1,155,721</b>	<b>1,155,721</b>	<b>1,155,721</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,129,457</b>	<b>\$ 1,129,457</b>	<b>\$ 634,630</b>	

**HARMONY**

Community Development District

**General Fund Reserves****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>EXPENDITURES</u></b>				
<b><u>Operation &amp; Maintenance</u></b>				
Reserve - Renewal&Replacement	\$ 23,040	\$ 23,040	\$ 387,556	\$ (364,516)
Reserve - Sidewalks & Alleyways	43,500	43,500	65,438	(21,938)
<b>Total Operation &amp; Maintenance</b>	<u>66,540</u>	<u>66,540</u>	<u>452,994</u>	<u>(386,454)</u>
<b>TOTAL EXPENDITURES</b>	<b>66,540</b>	<b>66,540</b>	<b>452,994</b>	<b>(386,454)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(66,540)</u>	<u>(66,540)</u>	<u>(452,994)</u>	<u>(386,454)</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	66,540	66,540	675,246	608,706
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>66,540</b>	<b>66,540</b>	<b>675,246</b>	<b>608,706</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 222,252</u>	<u>\$ 222,252</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>324,754</b>	<b>324,754</b>	<b>324,754</b>	
<b>FUND BALANCE, ENDING</b>	<b><u>\$ 324,754</u></b>	<b><u>\$ 324,754</u></b>	<b><u>\$ 547,006</u></b>	

**HARMONY**

Community Development District

**Series 2014 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 62	\$ 62	\$ 70	\$ 8
Special Assmnts- Tax Collector	1,230,013	1,230,013	1,228,420	(1,593)
Special Assmnts- Prepayment	-	-	142,913	142,913
Special Assmnts- Discounts	(49,201)	(49,201)	(37,209)	11,992
<b>TOTAL REVENUES</b>	<b>1,180,874</b>	<b>1,180,874</b>	<b>1,334,194</b>	<b>153,320</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	24,600	24,600	23,961	639
<b>Total Administration</b>	<b>24,600</b>	<b>24,600</b>	<b>23,961</b>	<b>639</b>
<b>Debt Service</b>				
Principal Debt Retirement	670,000	670,000	665,000	5,000
Principal Prepayments	-	-	85,000	(85,000)
Interest Expense	497,313	497,313	496,931	382
<b>Total Debt Service</b>	<b>1,167,313</b>	<b>1,167,313</b>	<b>1,246,931</b>	<b>(79,618)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,191,913</b>	<b>1,191,913</b>	<b>1,270,892</b>	<b>(78,979)</b>
Excess (deficiency) of revenues Over (under) expenditures	(11,039)	(11,039)	63,302	74,341
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(11,039)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(11,039)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (11,039)	\$ (11,039)	\$ 63,302	\$ 74,341
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>1,240,737</b>	<b>1,240,737</b>	<b>1,240,737</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,229,698</b>	<b>\$ 1,229,698</b>	<b>\$ 1,304,039</b>	

**HARMONY**

Community Development District

**Series 2015 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 43	\$ 43	\$ 54	\$ 11
Special Assmnts- Tax Collector	856,710	856,710	841,966	(14,744)
Special Assmnts- Other	26,600	26,600	26,600	-
Special Assmnts- Prepayment	-	-	1,442,441	1,442,441
Special Assmnts- Discounts	(34,269)	(34,269)	(25,504)	8,765
<b>TOTAL REVENUES</b>	<b>849,084</b>	<b>849,084</b>	<b>2,285,557</b>	<b>1,436,473</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	17,134	17,134	16,423	711
<b>Total Administration</b>	<b>17,134</b>	<b>17,134</b>	<b>16,423</b>	<b>711</b>
<b>Debt Service</b>				
Principal Debt Retirement	390,000	390,000	385,000	5,000
Principal Prepayments	-	-	445,000	(445,000)
Interest Expense	430,606	430,606	426,544	4,062
<b>Total Debt Service</b>	<b>820,606</b>	<b>820,606</b>	<b>1,256,544</b>	<b>(435,938)</b>
<b>TOTAL EXPENDITURES</b>	<b>837,740</b>	<b>837,740</b>	<b>1,272,967</b>	<b>(435,227)</b>
Excess (deficiency) of revenues Over (under) expenditures	11,344	11,344	1,012,590	1,001,246
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	11,344	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>11,344</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 11,344	\$ 11,344	\$ 1,012,590	\$ 1,001,246
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>822,511</b>	<b>822,511</b>	<b>822,511</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 833,855</b>	<b>\$ 833,855</b>	<b>\$ 1,835,101</b>	

## **HARMONY**

Community Development District

### **Supporting Schedules**

**September 30, 2022**

**HARMONY**

## Community Development District

**Non-Ad Valorem Special Assessments**  
**Osceola County Tax Collector - Monthly Collection Report**  
**For the Fiscal Year Ending September 30, 2022**

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
<b>ASSESSMENTS LEVIED FY 2022</b>				\$ 3,924,167	\$ 1,853,780	\$ 1,228,420	\$ 841,966 (1)
Allocation %				100%	47.24%	31.30%	21.46%
11/22/21	\$ 288,449	\$ 12,264	\$ 5,887	\$ 306,599	\$ 144,838	\$ 95,978	\$ 65,784
11/26/21	\$ 13,417	\$ 726	\$ 274	\$ 14,417	\$ 6,811	\$ 4,513	\$ 3,093
12/08/21	\$ 1,953,498	\$ 83,057	\$ 39,867	\$ 2,076,422	\$ 980,904	\$ 650,003	\$ 445,516
12/09/21	\$ 1,872	\$ 4	\$ 38	\$ 1,914	\$ 904	\$ 599	\$ 411
12/22/21	\$ 417,110	\$ 17,654	\$ 8,512	\$ 443,277	\$ 209,405	\$ 138,763	\$ 95,109
01/10/22	\$ 57,709	\$ 1,821	\$ 1,178	\$ 60,708	\$ 28,678	\$ 19,004	\$ 13,025
01/10/22	\$ 6,160	\$ 194	\$ 126	\$ 6,480	\$ 3,061	\$ 2,028	\$ 1,390
02/08/22	\$ 365	\$ 12	\$ 7	\$ 383	\$ 181	\$ 120	\$ 82
02/09/22	\$ 115,291	\$ 2,691	\$ 2,353	\$ 120,335	\$ 56,846	\$ 37,670	\$ 25,819
03/10/22	\$ 38,282	\$ 424	\$ 781	\$ 39,487	\$ 18,654	\$ 12,361	\$ 8,472
04/08/22	\$ 118,384	\$ 19	\$ 2,416	\$ 120,819	\$ 57,075	\$ 37,821	\$ 25,923
04/08/22	\$ 6,120	\$ -	\$ 125	\$ 6,244	\$ 2,950	\$ 1,955	\$ 1,340
05/07/22	\$ 273,659	\$ -	\$ 5,756	\$ 279,415	\$ 131,996	\$ 87,468	\$ 59,951
05/07/22	\$ 1,139	\$ -	\$ 24	\$ 1,163	\$ 549	\$ 364	\$ 249
06/08/22	\$ 71,693	\$ -	\$ 1,508	\$ 73,201	\$ 34,580	\$ 22,915	\$ 15,706
06/17/22	\$ 365,612	\$ -	\$ 7,690	\$ 373,302	\$ 176,348	\$ 116,858	\$ 80,095
<b>TOTAL</b>	<b>\$ 3,728,759</b>	<b>\$ 118,865</b>	<b>\$ 76,542</b>	<b>\$ 3,924,167</b>	<b>\$ 1,853,780</b>	<b>\$ 1,228,420</b>	<b>\$ 841,966</b>

Collected in % 100%

<b>TOTAL OUTSTANDING</b>	\$ -	\$ -	\$ -	\$ -
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Note (1): Variance due to prepayments being received during budget process.



**HARMONY**  
Community Development District

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**Cash and Investment Report**  
*September 30, 2022*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$541,893
Money Market Account	BankUnited	Money Market Account	n/a	2.10%	\$907,723
<b>Subtotal</b>					<u>\$1,449,616</u>

**Debt Service and Capital Projects Funds**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$73,854
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$622,872
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$1,161,848
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$333,253
<b>Subtotal</b>					<u>\$3,139,140</u>
<b>Total</b>					<u><u>\$4,588,756</u></u>

# **Subsection 3C**

## **General Ledger Detail**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
General Ledger Detailed Report  
For the Period(s) from Sep 01, 2022 to Sep 30, 2022

**GENERAL FUND**

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
<b>GL Account: 361001 - Interest - Investments</b>					<b>Beginning Balance:</b>	<b>(\$2,947.83)</b>
JE	9/30/2022	BANK INT	Journal Entry	Interest Income - Bank United MM	(\$1,648.74)	(\$4,596.57)
					<b>Ending Balance:</b>	<b>(\$1,648.74) (\$4,596.57)</b>
<b>GL Account: 361006 - Interest - Tax Collector</b>					<b>Beginning Balance:</b>	<b>(\$21,817.87)</b>
					<b>Ending Balance:</b>	<b>\$0.00 (\$21,817.87)</b>
<b>GL Account: 363010 - Special Assmnts- Tax Collector</b>					<b>Beginning Balance:</b>	<b>(\$1,853,779.59)</b>
					<b>Ending Balance:</b>	<b>\$0.00 (\$1,853,779.59)</b>
<b>GL Account: 363090 - Special Assmnts- Discounts</b>					<b>Beginning Balance:</b>	<b>\$56,151.94</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$56,151.94</b>
<b>GL Account: 364010 - Sale of Surplus Equipment</b>					<b>Beginning Balance:</b>	<b>(\$2,171.00)</b>
					<b>Ending Balance:</b>	<b>\$0.00 (\$2,171.00)</b>
<b>GL Account: 369900 - Other Miscellaneous Revenues</b>					<b>Beginning Balance:</b>	<b>(\$161.82)</b>
					<b>Ending Balance:</b>	<b>\$0.00 (\$161.82)</b>
<b>GL Account: 369941 - Access Cards</b>					<b>Beginning Balance:</b>	<b>(\$950.00)</b>
					<b>Ending Balance:</b>	<b>\$0.00 (\$950.00)</b>
<b>GL Account: 369982 - Facility Revenue</b>					<b>Beginning Balance:</b>	<b>(\$3,538.00)</b>
					<b>Ending Balance:</b>	<b>\$0.00 (\$3,538.00)</b>
<b>GL Account: 369986 - User Facility Revenue</b>					<b>Beginning Balance:</b>	<b>(\$22,310.32)</b>
					<b>Ending Balance:</b>	<b>\$0.00 (\$22,310.32)</b>
<b>GL Account: 369993 - Garden Lot</b>					<b>Beginning Balance:</b>	<b>(\$1,236.66)</b>
					<b>Ending Balance:</b>	<b>\$0.00 (\$1,236.66)</b>
<b>GL Account: 511001 - P/R-Board of Supervisors</b>					<b>Beginning Balance:</b>	<b>\$9,200.00</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$9,200.00</b>
<b>GL Account: 521001 - FICA Taxes</b>					<b>Beginning Balance:</b>	<b>\$703.80</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$703.80</b>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
General Ledger Detailed Report  
For the Period(s) from Sep 01, 2022 to Sep 30, 2022

**GENERAL FUND**

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
<b>Department Name: Financial and Administrative (51301)</b>						
<b>GL Account: 531002 - ProfServ-Arbitrage Rebate</b>					<b>Beginning Balance:</b>	<b>\$1,200.00</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$1,200.00</b>
<b>GL Account: 531012 - ProfServ-Dissemination Agent</b>					<b>Beginning Balance:</b>	<b>\$1,500.00</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$1,500.00</b>
<b>GL Account: 531027 - ProfServ-Mgmt Consulting</b>					<b>Beginning Balance:</b>	<b>\$63,441.05</b>
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Svcs	<b>(\$5,770.83)</b>	\$57,670.22
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$5,770.83	\$63,441.05
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Svcs	\$5,770.83	\$69,211.88
					<b>Ending Balance:</b>	<b>\$5,770.83 \$69,211.88</b>
<b>GL Account: 531035 - ProfServ-Property Appraiser</b>					<b>Beginning Balance:</b>	<b>\$750.85</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$750.85</b>
<b>GL Account: 531036 - ProfServ-Recording Secretary</b>					<b>Beginning Balance:</b>	<b>\$3,025.00</b>
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Svcs	<b>(\$275.00)</b>	\$2,750.00
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$275.00	\$3,025.00
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Svcs	\$275.00	\$3,300.00
					<b>Ending Balance:</b>	<b>\$275.00 \$3,300.00</b>
<b>GL Account: 531038 - ProfServ-Special Assessment</b>					<b>Beginning Balance:</b>	<b>\$8,822.00</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$8,822.00</b>
<b>GL Account: 531045 - ProfServ-Trustee Fees</b>					<b>Beginning Balance:</b>	<b>\$10,160.29</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$10,160.29</b>
<b>GL Account: 532002 - Auditing Services</b>					<b>Beginning Balance:</b>	<b>\$4,400.00</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$4,400.00</b>
<b>GL Account: 541006 - Postage and Freight</b>					<b>Beginning Balance:</b>	<b>\$1,533.42</b>
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Svcs	<b>(\$1,282.88)</b>	\$250.54
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$1,282.88	\$1,533.42
Purchase	9/20/2022	7-888-58373	Vendor: FEDEX	SRVCS THRU 09/20/22	\$35.18	\$1,568.60
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Svcs	\$10.26	\$1,578.86
					<b>Ending Balance:</b>	<b>\$45.44 \$1,578.86</b>
<b>GL Account: 545002 - Insurance - General Liability</b>					<b>Beginning Balance:</b>	<b>\$18,281.00</b>
					<b>Ending Balance:</b>	<b>\$0.00 \$18,281.00</b>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
General Ledger Detailed Report  
For the Period(s) from Sep 01, 2022 to Sep 30, 2022

**GENERAL FUND**

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
<b>GL Account: 547001 - Printing and Binding</b>					<b>Beginning Balance:</b>	<b>\$278.26</b>
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Srvc	(\$577.60)	(\$299.34)
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$577.60	\$278.26
					<b>Ending Balance:</b>	<b>\$0.00</b>
<b>GL Account: 548002 - Legal Advertising</b>					<b>Beginning Balance:</b>	<b>\$2,052.72</b>
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS sun sentinel ad	\$274.93	\$2,327.65
					<b>Ending Balance:</b>	<b>\$274.93</b>
<b>GL Account: 549069 - Misc-Records Storage</b>					<b>Beginning Balance:</b>	<b>\$266.65</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>
<b>GL Account: 549070 - Misc-Assessment Collection Cost</b>					<b>Beginning Balance:</b>	<b>\$36,158.68</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>
<b>GL Account: 549900 - Misc-Contingency</b>					<b>Beginning Balance:</b>	<b>\$1,254.48</b>
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS zoom	\$149.90	\$1,404.38
					<b>Ending Balance:</b>	<b>\$149.90</b>
<b>GL Account: 554007 - Annual District Filing Fee</b>					<b>Beginning Balance:</b>	<b>\$175.00</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>
<b>Department Name: Legal Counsel (51401)</b>						
<b>GL Account: 531023 - ProfServ-Legal Services</b>					<b>Beginning Balance:</b>	<b>\$40,000.00</b>
Purchase	9/12/2022	3109343	Vendor: KUTAK ROCK LLP	MONTHLY MEETING LEGAL SRVCS THRU 09/12/22	\$3,500.00	\$43,500.00
Purchase	9/16/2022	3109342	Vendor: KUTAK ROCK LLP	GEN COUNSEL THRU 09/16/22	\$311.48	\$43,811.48
					<b>Ending Balance:</b>	<b>\$3,811.48</b>
<b>Department Name: Comprehensive Planning (51501)</b>						
<b>GL Account: 531013 - ProfServ-Engineering</b>					<b>Beginning Balance:</b>	<b>\$59,263.09</b>
Purchase	9/1/2022	226208	Vendor: PEGASUS ENGINEERING, LLC	07/03/22-07/30/22 ENG SRVCS (MSC-22055)	\$5,399.31	\$64,662.40
Purchase	9/21/2022	226256	Vendor: PEGASUS ENGINEERING, LLC	07/31/22-08/27/22 ENG SRVCS(MSC-22055)	\$4,348.86	\$69,011.26
					<b>Ending Balance:</b>	<b>\$9,748.17</b>
<b>GL Account: 571001 - Principal Debt Retirement</b>					<b>Beginning Balance:</b>	<b>\$12,868.39</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>
<b>GL Account: 572001 - Interest Expense</b>					<b>Beginning Balance:</b>	<b>\$13,731.68</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
General Ledger Detailed Report  
For the Period(s) from Sep 01, 2022 to Sep 30, 2022

**GENERAL FUND**

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
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**Department Name: Field (53901)**

<b>GL Account: 531016 - ProfServ-Field Management</b>					<b>Beginning Balance:</b>	<b>\$310,632.63</b>
JE	9/1/2022	ACCRUAL	Journal Entry	Accrue August Mngt Svcs	<b>(\$28,239.33)</b>	\$282,393.30
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$28,239.33	\$310,632.63
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Svcs	\$28,239.33	\$338,871.96
					<b>Ending Balance:</b>	<b>\$28,239.33</b>
						<b>\$338,871.96</b>

<b>GL Account: 544012 - Trailer Rental</b>					<b>Beginning Balance:</b>	<b>\$6,380.00</b>
Purchase	9/2/2022	RI1173206 EFT	Vendor: PINEY BRANCH MOTORS INC - ACH	09/02/22-10/01/22 40' CONTAINER	\$90.00	\$6,470.00
Purchase	9/12/2022	RI1173205 EFT	Vendor: PINEY BRANCH MOTORS INC - ACH	09/02/22-10/01/22 12X60 OFFICE TRAILER	\$490.00	\$6,960.00
					<b>Ending Balance:</b>	<b>\$580.00</b>
						<b>\$6,960.00</b>

**Department Name: Landscape Services (53902)**

<b>GL Account: 534065 - Contracts-Mulch</b>					<b>Beginning Balance:</b>	<b>\$56,309.66</b>
Purchase	9/1/2022	22582	Vendor: SERVELLO & SONS INC	SEP LANDSCAPE MAINT	\$5,119.06	\$61,428.72
					<b>Ending Balance:</b>	<b>\$5,119.06</b>
						<b>\$61,428.72</b>

<b>GL Account: 534073 - Contracts-Irrigation</b>					<b>Beginning Balance:</b>	<b>\$24,611.00</b>
Purchase	9/1/2022	22647	Vendor: SERVELLO & SONS INC	SEPT IRRIG MAINT	\$2,233.00	\$26,844.00
Purchase	9/1/2022	22653	Vendor: SERVELLO & SONS INC	SEPT LANDSCAPE MAINT - ENCLAVE	\$48.00	\$26,892.00
					<b>Ending Balance:</b>	<b>\$2,281.00</b>
						<b>\$26,892.00</b>

<b>GL Account: 534171 - Contracts - Landscape</b>					<b>Beginning Balance:</b>	<b>\$245,838.33</b>
Purchase	9/1/2022	22652	Vendor: SERVELLO & SONS INC	SEPT LAND MAINT ADDENDUM	\$280.00	\$246,118.33
Purchase	9/1/2022	22582	Vendor: SERVELLO & SONS INC	SEP LANDSCAPE MAINT	\$22,520.21	\$268,638.54
Purchase	9/1/2022	22653	Vendor: SERVELLO & SONS INC	SEPT LANDSCAPE MAINT - ENCLAVE	\$972.00	\$269,610.54
					<b>Ending Balance:</b>	<b>\$23,772.21</b>
						<b>\$269,610.54</b>

<b>GL Account: 534172 - Cntrs-Shrub/Grnd Cover Annual Svc</b>					<b>Beginning Balance:</b>	<b>\$146,256.77</b>
Purchase	9/1/2022	22582	Vendor: SERVELLO & SONS INC	SEP LANDSCAPE MAINT	\$13,296.07	\$159,552.84
Purchase	9/1/2022	22653	Vendor: SERVELLO & SONS INC	SEPT LANDSCAPE MAINT - ENCLAVE	\$318.00	\$159,870.84
					<b>Ending Balance:</b>	<b>\$13,614.07</b>
						<b>\$159,870.84</b>

<b>GL Account: 546041 - R&amp;M-Irrigation</b>					<b>Beginning Balance:</b>	<b>\$28,682.97</b>
Purchase	9/1/2022	22272	Vendor: SERVELLO & SONS INC	JULY IRRIG MAINT	\$218.50	\$28,901.47
Purchase	9/9/2022	22701	Vendor: SERVELLO & SONS INC	SEPT IRRIG RPRS	\$359.32	\$29,260.79
Purchase	9/21/2022	22721	Vendor: SERVELLO & SONS INC	RPR MAINLINE BREAK 7106 FIVEOAKS DR	\$1,313.37	\$30,574.16
Purchase	9/21/2022	22720	Vendor: SERVELLO & SONS INC	RPR MAINLINE BREAK(PROPOSAL 7174)	\$437.53	\$31,011.69
					<b>Ending Balance:</b>	<b>\$2,328.72</b>
						<b>\$31,011.69</b>

<b>GL Account: 546099 - R&amp;M-Trees and Trimming</b>					<b>Beginning Balance:</b>	<b>\$32,100.00</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>
						<b>\$32,100.00</b>

<b>GL Account: 549001 - Miscellaneous Services</b>					<b>Beginning Balance:</b>	<b>\$5,695.00</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>
						<b>\$5,695.00</b>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
General Ledger Detailed Report  
For the Period(s) from Sep 01, 2022 to Sep 30, 2022

**GENERAL FUND**

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
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**Department Name: Utilities (53903)**

<b>GL Account: 543006 - Electricity - General</b>					<b>Beginning Balance:</b>	<b>\$30,163.49</b>
Purchase	9/9/2022	090922-9921 ACH	Vendor: ORLANDO UTILITIES COMMISSION-ACH	08/09/22-09/09/22 UTILITIES	\$2,393.55	\$32,557.04
					<b>Ending Balance:</b>	<b>\$2,393.55</b>

<b>GL Account: 543013 - Electricity - Streetlights</b>					<b>Beginning Balance:</b>	<b>\$97,170.23</b>
Purchase	9/9/2022	090922-9921 ACH	Vendor: ORLANDO UTILITIES COMMISSION-ACH	08/09/22-09/09/22 UTILITIES	\$9,302.19	\$106,472.42
					<b>Ending Balance:</b>	<b>\$9,302.19</b>

<b>GL Account: 543021 - Utility - Water &amp; Sewer</b>					<b>Beginning Balance:</b>	<b>\$183,447.72</b>
Purchase	9/1/2022	081822 ACH	Vendor: TOHO WATER AUTHORITY - ACH	mtr 000784430 manual read;didn't draft	(\$233.38)	\$183,214.34
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Water Utilities	\$17,132.82	\$200,347.16
					<b>Ending Balance:</b>	<b>\$16,899.44</b>

**Department Name: Operation & Maintenance (53910)**

<b>GL Account: 543020 - Utility - Refuse Removal</b>					<b>Beginning Balance:</b>	<b>\$2,658.00</b>
Purchase	9/1/2022	1405296W460 ACH	Vendor: WASTE CONNECTIONS OF FL.	09/01/22-09/30/22 TRASH PICKUP	\$276.00	\$2,934.00
					<b>Ending Balance:</b>	<b>\$276.00</b>

<b>GL Account: 546073 - R&amp;M-Ponds</b>					<b>Beginning Balance:</b>	<b>\$5,895.50</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>

<b>GL Account: 546074 - R&amp;M-Pools</b>					<b>Beginning Balance:</b>	<b>\$13,179.82</b>
Purchase	9/1/2022	101295634239	Vendor: POOLSURE	9/2022 ASHLEY PARK CONTROLLER LEASE	\$60.00	\$13,239.82
Purchase	9/1/2022	101295634240	Vendor: POOLSURE	9/2022 SPLASH PAD CNTRLR LEASE	\$35.00	\$13,274.82
Purchase	9/7/2022	101295635515	Vendor: POOLSURE	SPLASH PAD BLEACH & ACID	\$165.75	\$13,440.57
Purchase	9/7/2022	101295635514	Vendor: POOLSURE	ASHLEY PARK BLEACH	\$142.50	\$13,583.07
Purchase	9/12/2022	101295635512	Vendor: POOLSURE	ASHLEY PARK BLEACH & ACID	\$56.50	\$13,639.57
Purchase	9/12/2022	101295635511	Vendor: POOLSURE	SWIM CLUB BLEACH	\$551.00	\$14,190.57
Purchase	9/12/2022	390579	Vendor: SPIES POOL LLC	SPLASH PAD PUMP REMOVAL	\$495.00	\$14,685.57
Purchase	9/16/2022	101295635513	Vendor: POOLSURE	SWIM CLUB BLEACH & ACID	\$490.75	\$15,176.32
Purchase	9/21/2022	101295635691	Vendor: POOLSURE	SWIM CLUB BLEACH	\$190.00	\$15,366.32
					<b>Ending Balance:</b>	<b>\$2,186.50</b>

<b>GL Account: 546084 - R&amp;M-Sidewalks</b>					<b>Beginning Balance:</b>	<b>\$11,675.99</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>

<b>GL Account: 546104 - R&amp;M-Vehicles</b>					<b>Beginning Balance:</b>	<b>\$3,668.81</b>
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Svcs	\$830.82	\$4,499.63
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Svcs	\$363.29	\$4,862.92
					<b>Ending Balance:</b>	<b>\$1,194.11</b>

<b>GL Account: 546159 - R&amp;M-User Supported Facility</b>					<b>Beginning Balance:</b>	<b>\$7,552.72</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
General Ledger Detailed Report  
For the Period(s) from Sep 01, 2022 to Sep 30, 2022

**GENERAL FUND**

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
<b>GL Account: 546223 - R&amp;M-Equipment Boats</b>					<b>Beginning Balance:</b>	<b>\$4,335.21</b>
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS toho marine	\$495.96	\$4,831.17
					<b>Ending Balance:</b>	<b>\$495.96</b>
						<b>\$4,831.17</b>
<b>GL Account: 546225 - R&amp;M-Parks &amp; Facilities</b>					<b>Beginning Balance:</b>	<b>\$27,476.21</b>
Purchase	9/1/2022	385	Vendor: AAACS LLC	RESURFACE BASKETBALL COURT	\$4,500.00	\$31,976.21
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22	\$158.93	\$32,135.14
				SUNOCO-FUEL		
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22	\$68.93	\$32,204.07
				HOME DEPOT-TRUFUEL 1 G;HEX LINE;AMDRO		
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22	\$120.80	\$32,324.87
				HOME DEPOT-SCREWS;CONCRETE;SOD;BOTTLE WTR		
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22	\$47.38	\$32,372.25
				HOME DEPOT-6X6 PRESSURE TREATED LUMBER		
Purchase	9/1/2022	082422-1777 ACH	Vendor: CARDMEMBER SERVICES - ACH	CC PURCH THRU 08/24/22	\$351.21	\$32,723.46
				NORTH SOUTH-DWV CO/ PLUG W/RAISED NUT		
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$5,799.99	\$38,523.45
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$144.90	\$38,668.35
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$44.97	\$38,713.32
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$230.48	\$38,943.80
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$43.52	\$38,987.32
JE	9/30/2022	ACCRUAL	Journal Entry	Accrue September Mngt Srvc	\$26.31	\$39,013.63
					<b>Ending Balance:</b>	<b>\$11,537.42</b>
						<b>\$39,013.63</b>
<b>GL Account: 546226 - R&amp;M-Garden Lot</b>					<b>Beginning Balance:</b>	<b>\$1,273.28</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>
						<b>\$1,273.28</b>
<b>GL Account: 549001 - Miscellaneous Services</b>					<b>Beginning Balance:</b>	<b>\$1,350.00</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>
						<b>\$1,350.00</b>
<b>GL Account: 549900 - Misc-Contingency</b>					<b>Beginning Balance:</b>	<b>\$9,548.33</b>
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$12.17	\$9,560.50
				go daddy		
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$498.40	\$10,058.90
				distribution		
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$76.64	\$10,135.54
				amazon-ppr twls;batteries		
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$82.65	\$10,218.19
				amazon-refill air misters		
					<b>Ending Balance:</b>	<b>\$669.86</b>
						<b>\$10,218.19</b>
<b>GL Account: 549911 - Security Enhancements</b>					<b>Beginning Balance:</b>	<b>\$9,667.06</b>
Purchase	9/1/2022	4239	Vendor: SERV US@, LLC	CARTRIDGES	\$564.33	\$10,231.39
Purchase	9/1/2022	4241	Vendor: SERV US@, LLC	3 CLEAR CARTRIDGES	\$507.90	\$10,739.29
Purchase	9/1/2022	028483501083022 ACH	Vendor: BRIGHT HOUSE NETWORKS - ACH	08/28/22-09/27/22 0050284835-01	\$114.98	\$10,854.27
Purchase	9/7/2022	028483401090722 ACH	Vendor: BRIGHT HOUSE NETWORKS - ACH	09/06/22-10/05/22 0050284834-01	\$123.98	\$10,978.25
					<b>Ending Balance:</b>	<b>\$1,311.19</b>
						<b>\$10,978.25</b>



**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
General Ledger Detailed Report  
For the Period(s) from Sep 01, 2022 to Sep 30, 2022

**GENERAL FUND**

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
<b>GL Account: 552030 - Op Supplies - Fuel, Oil</b>					<b>Beginning Balance:</b>	<b>\$2,992.77</b>
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$262.88	\$3,255.65
				sunoco-fuel		
Purchase	9/1/2022	81688	Vendor: INFRAMARK, LLC	AUG MNGT SRVCS	\$87.95	\$3,343.60
				sunoco-diesel		
					<b>Ending Balance:</b>	<b>\$350.83</b>
						<b>\$3,343.60</b>
<b>GL Account: 591000 - Operating Transfers-Out</b>					<b>Beginning Balance:</b>	<b>\$675,246.00</b>
					<b>Ending Balance:</b>	<b>\$0.00</b>
						<b>\$675,246.00</b>

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

General Ledger Detailed Report  
For the Period(s) from Sep 01, 2022 to Sep 30, 2022

**GENERAL FUND RESERVES**

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
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GL Account: 381000 - Interfund Transfer - In

Beginning Balance:

(\$675,246.00)

Ending Balance:

\$0.00

(\$675,246.00)

Department Name: Operation &amp; Maintenance (53910)

GL Account: 568130 - Reserve - Renewal&amp;Replacement

Beginning Balance:

\$350,135.50

Deposit	9/16/2022	DEP01056	Bank Account: Bank United GF	FLORIDA INS ALLIANCE-REIMBURSE INS REPAIR	(\$11,079.67)	\$339,055.83
JE	9/30/2022	JE004332	Journal Entry	Accrue Aquatic Weed Wetland Exotics Treatment - Sep 2022	\$48,500.00	\$387,555.83
Ending Balance:					\$37,420.33	\$387,555.83

GL Account: 568163 - Reserve - Sidewalks &amp; Alleyways

Beginning Balance:

\$0.00

JE	9/30/2022	JE004326	Journal Entry	Accrue Sidewalk Repl & Grinding - WO #WOH03222022	\$65,438.00	\$65,438.00
Ending Balance:					\$65,438.00	\$65,438.00

# HARMONY COMMUNITY DEVELOPMENT DISTRICT

General Ledger Detailed Report  
For the Period(s) from Sep 01, 2022 to Sep 30, 2022

## SERIES 2014 DEBT SERVICE FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
<b>GL Account: 361001 - Interest - Investments</b>				<b>Beginning Balance:</b>		<b>(\$63.21)</b>
JE	9/1/2022	TS 2	Journal Entry	Interest - Reserve	(\$2.61)	(\$65.82)
JE	9/1/2022	TS 3	Journal Entry	Interest - Prepayment	(\$0.27)	(\$66.09)
JE	9/2/2022	TS 1	Journal Entry	Interest - Revenue	(\$2.69)	(\$68.78)
				<b>Ending Balance:</b>	<b>(\$5.57)</b>	<b>(\$68.78)</b>
<b>GL Account: 363010 - Special Assmnts- Tax Collector</b>				<b>Beginning Balance:</b>		<b>(\$1,228,420.02)</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>(\$1,228,420.02)</b>
<b>GL Account: 363030 - Special Assmnts- Prepayment</b>				<b>Beginning Balance:</b>		<b>(\$136,684.66)</b>
JE	9/20/2022	TS 6	Journal Entry	Ck 1049 Henry W Korzen	(\$6,228.71)	(\$142,913.37)
				<b>Ending Balance:</b>	<b>(\$6,228.71)</b>	<b>(\$142,913.37)</b>
<b>GL Account: 363090 - Special Assmnts- Discounts</b>				<b>Beginning Balance:</b>		<b>\$37,209.48</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>\$37,209.48</b>
<b>GL Account: 549070 - Misc-Assessment Collection Cost</b>				<b>Beginning Balance:</b>		<b>\$23,960.80</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>\$23,960.80</b>
<b>GL Account: 571001 - Principal Debt Retirement</b>				<b>Beginning Balance:</b>		<b>\$665,000.00</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>\$665,000.00</b>
<b>GL Account: 571006 - Principal Prepayments</b>				<b>Beginning Balance:</b>		<b>\$85,000.00</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>\$85,000.00</b>
<b>GL Account: 572001 - Interest Expense</b>				<b>Beginning Balance:</b>		<b>\$496,931.25</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>\$496,931.25</b>

# HARMONY COMMUNITY DEVELOPMENT DISTRICT

## General Ledger Detailed Report

For the Period(s) from Sep 01, 2022 to Sep 30, 2022

### SERIES 2015 DEBT SERVICE FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
<b>GL Account: 361001 - Interest - Investments</b>				<b>Beginning Balance:</b>		<b>(\$46.28)</b>
JE	9/1/2022	TS03	Journal Entry	Interest - Reserve	(\$1.46)	(\$47.74)
JE	9/1/2022	TS05	Journal Entry	Interest - Prepayment	(\$4.02)	(\$51.76)
JE	9/2/2022	TS04	Journal Entry	Interest - Revenue	(\$1.44)	(\$53.20)
				<b>Ending Balance:</b>	<b>(\$6.92)</b>	<b>(\$53.20)</b>
<b>GL Account: 363010 - Special Assmnts- Tax Collector</b>				<b>Beginning Balance:</b>		<b>(\$841,966.30)</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>(\$841,966.30)</b>
<b>GL Account: 363015 - Special Assmnts- Other</b>				<b>Beginning Balance:</b>		<b>(\$26,600.07)</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>(\$26,600.07)</b>
<b>GL Account: 363030 - Special Assmnts- Prepayment</b>				<b>Beginning Balance:</b>		<b>(\$1,265,097.69)</b>
JE	9/8/2022	TS06	Journal Entry	Ck 114065 Bankunified	(\$13,137.22)	(\$1,278,234.91)
JE	9/8/2022	TS07	Journal Entry	Ck 7000 NU World Title	(\$13,137.22)	(\$1,291,372.13)
JE	9/8/2022	TS08	Journal Entry	Ck 114110 Bankunified	(\$13,137.22)	(\$1,304,509.35)
JE	9/8/2022	TS09	Journal Entry	Ck 114099 Bankunified	(\$17,591.14)	(\$1,322,100.49)
JE	9/8/2022	TS10	Journal Entry	Ck 114122 Bankunified	(\$16,421.52)	(\$1,338,522.01)
JE	9/8/2022	TS11	Journal Entry	Ck 114142 Bankunified	(\$16,421.52)	(\$1,354,943.53)
JE	9/14/2022	TS12	Journal Entry	Fed Ref #2510 Bankunified	(\$13,137.22)	(\$1,368,080.75)
JE	9/14/2022	TS13	Journal Entry	Fed Ref #2843 Bankunified	(\$16,421.52)	(\$1,384,502.27)
JE	9/14/2022	TS14	Journal Entry	Fed Ref #3125 Bankunified	(\$13,137.22)	(\$1,397,639.49)
JE	9/15/2022	TS15	Journal Entry	Ck 114172 Bankunified	(\$17,591.14)	(\$1,415,230.63)
JE	9/15/2022	TS16	Journal Entry	Ck 114160 Bankunified	(\$14,072.92)	(\$1,429,303.55)
JE	9/15/2022	TS17	Journal Entry	Ck 114249 Bankunified	(\$13,137.22)	(\$1,442,440.77)
				<b>Ending Balance:</b>	<b>(\$177,343.08)</b>	<b>(\$1,442,440.77)</b>
<b>GL Account: 363090 - Special Assmnts- Discounts</b>				<b>Beginning Balance:</b>		<b>\$25,503.59</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>\$25,503.59</b>
<b>GL Account: 549070 - Misc-Assessment Collection Cost</b>				<b>Beginning Balance:</b>		<b>\$16,422.80</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>\$16,422.80</b>
<b>GL Account: 571001 - Principal Debt Retirement</b>				<b>Beginning Balance:</b>		<b>\$385,000.00</b>
				<b>Ending Balance:</b>	<b>\$0.00</b>	<b>\$385,000.00</b>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

General Ledger Detailed Report

For the Period(s) from Sep 01, 2022 to Sep 30, 2022

**SERIES 2015 DEBT SERVICE FUND**

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
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<i>GL Account: 571006 - Principal Prepayments</i>				<i>Beginning Balance:</i>		<i>\$445,000.00</i>
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				<i>Ending Balance:</i>	<i>\$0.00</i>	<i>\$445,000.00</i>
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<i>GL Account: 572001 - Interest Expense</i>				<i>Beginning Balance:</i>		<i>\$426,543.76</i>
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				<i>Ending Balance:</i>	<i>\$0.00</i>	<i>\$426,543.76</i>
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# **Subsection 3D**

## **Invoices and Check Register**

# Harmony

Community Development District

General Fund

## Invoice Approval Report # 269

October 12, 2022

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AAACS LLC	385	R	\$ 4,500.00
		Vendor Total	\$ 4,500.00
BRIGHT HOUSE NETWORKS - ACH	028483501093022 ACH	R	\$ 114.98
	028483401090722 ACH	R	\$ 123.98
		Vendor Total	\$ 123.98
CARDMEMBER SERVICES - ACH	082422-1777 ACH	R	\$ 747.25
		Vendor Total	\$ 747.25
EGIS INSURANCE ADVISORS, LLC	17246	R	\$ 18,732.00
		Vendor Total	\$ 18,732.00
FEDEX	7-888-58373	R	\$ 35.18
		Vendor Total	\$ 35.18
INFRAMARK	83073	A	\$ 107,166.88
		Vendor Total	\$ 107,166.88
KUTAK ROCK LLP	3109343	A	\$ 3,500.00
	3109342	A	\$ 311.48
		Vendor Total	\$ 3,811.48
ORLANDO UTILITIES COMMISSIOIN	090922-8921 ACH	R	\$ 11,695.74
		Vendor Total	\$ 11,695.74
PEGASUS		A	\$ 4,348.86
		Vendor Total	\$ 4,348.86
PINEY BRANCH MOTORS INC. - ACH	RL1173205	R	\$ 490.00
dba ALLIED TRAILERS	RL1180388	R	\$ 490.00
	RL1180389	R	\$ 90.00
		Vendor Total	\$ 1,070.00
POOLSURE	101295635513	R	\$ 490.75
	101295635512	R	\$ 56.50
	101295635515	R	\$ 165.75
	101295635511	R	\$ 551.00
	101295635514	R	\$ 142.50
	101295635129	R	\$ 60.00
	101295635130	R	\$ 35.00
	101295635691	R	\$ 190.00
		Vendor Total	\$ 1,691.50

**Harmony**

Community Development District

General Fund

**Invoice Approval Report # 269****October 12, 2022**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
SERVELLO & SONS INC	22582	R	\$ 40,935.34
	22647	R	\$ 2,233.00
	22652	R	\$ 280.00
	22653	R	\$ 1,338.00
	22721	R	\$ 1,313.37
	22720	R	\$ 437.53
	Vendor Total		\$ 46,537.24
SPIES POOL LLC	401803	R	\$ 495.00
	Vendor Total		\$ 495.00
SUN PUBLICATIONS dba OSCEOLA NEWS GAZETTE	390579	R	\$ 1,045.18
	Vendor Total		\$ 1,045.18
TOHO WATER AUTHORITY - ACH	091822 ACH	R	\$ 17,407.21
	Vendor Total		\$ 17,407.21
WASTE CONNECTIONS OF FL.	1409987W460	R	\$ 276.00
	Vendor Total		\$ 276.00
<b>Total Invoices</b>			<b>\$ 219,798.48</b>



# **Section 5**

## **Staff Reports**

# **Subsection 5A**

## **Field Manager Report**

## Harmony CDD Meeting Field Report – October 2022

- **Sidewalk Grinding Completed:**

1. Five Oaks Dr. / Close Golf Course Entrance 4 panels
2. Primrose Willow Park (3338) 2 Panels

- **Pressure Washing Completed:**

1. Pond Pines Rd Park (Between Buck Lakeshore)
2. Town Square (Center Sidewalks)
3. Town Square Signs areas (Floor)
4. Needlegrass Ln Park sidewalks
5. Gopher Apple Way Park
6. US-192 Fence on Process
7. Roundabout (Five Oaks with Schoolhouse Rd and Five Oaks with Cat Brier).
8. Swim Club Kiddy Pool pavers.

- **Tasks Completed:**

1. Buck Lakeshore Men Restroom – Little Crack between wall and the hand washer
2. Broken Tree Branches Picking by Hurricane (Oak Glen Tr; Town Square, East Five Oaks, Cat Brier Tr.)
3. Drainage Cleaning at Harmony States
4. Drainage Entrances in the main streets (Five Oaks (West, Central and East side) Cat Brier Tr; Schoolhouse Road, Oak Glen Tr. And Cordgrass Pl.
5. Swim Club Men Restroom Urinal Unclogged.
6. Boats and Dock cleaning completed to start reservation at 10/19/2022.
7. CDD Property next 3176 Dark Sky Dr; Hole in the land was covered.

- **Notes:**

1. (25) ID Access cards worked in October.
2. Emails Received and handled was (273).
3. Calls Received and handled more than (98).
4. Text messages received and handled (18).

## Harmony CDD Meeting Field Report – October 2022

- **Procedures:**

1. I've Followed up with Spies regarding, the estimate was signed up to proceed, waiting receive the agreement from the district attorney to proceed.
2. I've Follow Up with AAA the day of start 10/13/2022, job completed at 10/15/2022 and inspected Monday 10/17/2022 (We found water spots, white powder sprayed in the blue areas and a couple waves marks in the court surface that need to be corrected) pending form the vendor to fix.
3. Follow Up with Eric Farnsworth Access Air to sign the contract to proceed with the Swim Club Exhaust Fan Installation / Mrs. Farnsworth did not sign the contract because his business has not the insurances required by the district, pending.
4. Follow up with 4M&J Service LLC, waiting the vendor sign the contract sent from the District Attorney.
5. One employee form the Field Staff resigned, Chris Woods. Field Staff working just with three employees.
6. Following up with AwesomeHoaSigns.com, pending to receive the estimate for the twelve (12) Harmony Signs, pending.
7. Three (3) candidates pending to interview, for cover the open Maintenance Technician I position.
8. Swim Club Heater Low Refrigerant (LP5); The vendor Symbiont Services Corp was reached out for maintenance service; We are awaiting OF the service date.

**Harmony CDD Previous Month Site Audit Follow-Up – October 2022**

- Item 1: Completed, no action needed.
- Item 2: Non-Completed, action needed
- Item 3: Non-Completed, action needed
- Item 4: Non-Completed, action needed
- Item 5: Non-Complete, action needed.
- Item 6: Non-Completed, action needed
- Item 7: Non-Completed, action needed
- Item 8: Non-Completed, action needed.
- Item 9: Non-Completed, action needed
- Item 10: Non-Completed, action needed
- Item 11: Completed, no action needed.
- Item 12: Non-Completed, action needed
- Item 13: Non-Completed, action needed
- Item 14: Completed, no action needed.
- Item 15: Completed, no action needed.
- Item 16: Completed, no action needed.
- Item 17: Non-Completed, action needed
- Item 18: Proposal Submitted by Pete Betancourt (Servello)
- Item 19: Proposal Submitted by Pete Betancourt (Servello)
- Item 20: Pending to be completed.
- Item 21: Pending to get estimates.
- Item 22: Non-Completed, action needed.
- Item 23: Non-Completed, action needed.
- Item 24: Completed, no action needed.
- Item 25: Pending to be completed.
- Item 26: Pending to be completed.
- Item 27: Non-Completed, action needed.
- Item 28: Non-Completed, action needed.
- Item 29: Pending to be completed.
- Item 30: Complete partially, Wet land.
- Item 31: Non-Completed, action needed.
- Item 32: Completed, no action needed.
- Item 33: Pending to be completed.
- Item 34: Pending to be completed.
- Item 35: Pending to be completed.
- Item 36: Non-Completed, action needed.
- Item 37: Non-Completed, action needed.
- Item 38: Pending to be completed.
- Item 39: Non-Completed, action needed.
- Item 40: Non-Completed, action needed.
- Item 41: Non-Completed, action needed.

**Harmony CDD Previous Month Site Audit Follow-Up – October 2022**

- Item 42: Non-Completed, action needed.
- Item 43: Non-Completed, action needed.
- Item 44: Non-Completed, action needed.
- Item 45: Non-Completed, action needed.
- Item 46: Completed, no action needed.
- Item 47: Non-Completed, action needed.
- Item 48: Non-Completed, action needed.
- Item 49: Non-Completed, action needed.
- Item 50: Non-Completed, action needed.
- Item 51: Pending to be completed.
- Item 52: Non-Completed, action needed.
- Item 53: Non-Completed, action needed.
- Item 54: Non-Completed, action needed.
- Item 55: Non-Completed, action needed.
- Item 56: Non-Completed, action needed.
- Item 57: Non-Completed, action needed.
- Item 58: Non-Completed, action needed.
- Item 59: Completed, no action needed.
- Item 60: Non-Completed, action needed.
- Item 61: Non-Completed, action needed.
- Item 62: Non-Completed, action needed.
- Item 63: Non-Completed, action needed.
- Item 64: Pending to be completed.
- Item 65: Proposal submitted by Pete Betancourt (Servello)
- Item 66: Completed, No action needed.

# **Subsection 5B**

## **Proposals**

# **Subsection 5Bi**

## **Enviro Tree #7308**





# Enviro Tree Service LLC

3202 Phils Lane

Apopka FL 32712

[www.envirotreeservice.com](http://www.envirotreeservice.com)

## Proposal #7308

Created: 10/17/2022

From: Steven Anderson

### Proposal For

CDD Harmony

Harmony CDD

main: 4074330515

[brett.perez@inframark.com](mailto:brett.perez@inframark.com)

### Location

FL 32809

Harmony CDD hardwood pruning

Terms  
Net 15

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Prune 129 oak trees, 25 elm trees, and 4 maple tree's by providing 8 foot elevation for mower clearance, Crown thinning, and reduction cuts close to road for clearance where applicable. Tree's will be needed to be reevaluated in next couple of years as they are still small now. Tree's are on Litte Blue Lane, Habitat Drive, Grande Heron, Cordgrass, Butterfly, Blazing Star, and Galingal.	158	\$ 90.00	\$ 14,220.00
Elevate 114 Oak tree's along Dark Sky to provide 15 foot elevation and crown reduction and thinning.	114	\$ 130.00	\$ 14,820.00

*All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees. Work Includes clean-up and disposal. Bid Valid for 30 days.*

Signature

SUBTOTAL	\$ 29,040.00
SALES TAX	\$ 0.00
<b>TOTAL</b>	<b>\$ 29,040.00</b>

x

Date:

Please sign here to accept the terms and conditions

Please call mobile number for scheduling questions

Steven Anderson

Office: [407-574-6140](tel:407-574-6140)Mobile: [407-307-9639](tel:407-307-9639)[sanderson@envirotreeservice.com](mailto:sanderson@envirotreeservice.com)



## Terms and Conditions

1. License and Permits: Contractor shall maintain required insurance if required by state or local law and will comply with all other license and permit requirements required by the city, state and federal governments, as well as all other requirements of the law.
2. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, etc. required by law or Client/Owner's contract agreement as specified in signed contract prior to and through duration of work.
3. Client/Owner and the Contractor bind themselves, their partners, successors, & assignees to the other party with respect to all covenants of Contract. If property or business is sold or there is a change in ownership during contract period, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in contract agreement to be effective.
4. Client/Owner shall provide all utilities to perform work at Job Site. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other job-related functions in compliance with the contract during normal working hours or hours required by the contract or other reasonable periods of time. Contractor will commence work as reasonably practical after the owner makes the site available to perform work.
5. Any additional services not specified in the signed written contract that involves additional costs will be executed only upon signed written work order and additional fees will be assessed over and above the estimate.
6. Contractor shall recognize and perform in accordance with only written terms, contract specifications, and drawings contained or referred to herein. All materials shall conform to contract specifications.
7. Contractor reserves the right to hire qualified subcontractors in accordance with the contract specifications.
8. Contractor shall designate a qualified representative with experience in tree management to oversee work. Workforce shall always dress in proper work attire. All employees shall be competent and qualified and legally authorized to work in the U.S.
9. If the jobsite conditions materially change from the time of approval of this proposal to the commencement of work causing the job costs to adversely change, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Safety of workforce will always take precedence.
10. The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings containing or referred to herein. All Materials shall conform to bid specifications.
11. Crown thinning more than twenty-five percent, or any requests not in accordance with ISA standards will require a signed waiver of liability.
12. Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which may be caused due to the Contractor's work. It is understood and agreed that the Contractor shall not be liable for any damages that are the result of the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damages that occurs from acts of God. Acts of God are defined as those caused by acts of nature such as hail, fire, flood, hurricane, windstorm, etc. Under these instances, Contractor shall have the right to renegotiate the terms and prices of this proposal within thirty (30) days. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and authorization shall be the sole responsibility of Client/Owner.
13. Notice of Cancellation of work must be received in writing to a Principle/Management of Enviro Tree Service before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel/hourly wage charge of \$150.00.
14. Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice unless otherwise agreed upon in writing. Failure to make payment per terms may result in a Mechanic's Lien, & 18% APR with a minimum of \$10.00 per month. If a check is returned for any reason at all, client/owner will pay an additional \$30.00 per returned check. We accept Visa and Mastercard. We DO NOT accept American Express or Discover. A 3% fee is charged by the credit card company for this service.
15. All work, including emergency work, overtime and weekend work performed outside of the normal working hours (Mon-Fri 6:30 a.m.- 5:00 p.m.) shall be billed at overtime rates. Power equipment will commence at 7:00 a.m., unless otherwise specified in the contract agreement. Additional charges will apply if crews are unable to use power equipment by 9:00 a.m.
16. Trees removed will be cut as close to the ground as possible based the conditions next to the bottom of the tree trunk. Additional charges will be assessed for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility and cable lines prior to commencement of work. Enviro Tree Service is not responsible for damage to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation systems. Enviro Tree Service will repair damaged irrigation lines at the Client/Owner's expense. Additionally, we will do our best to protect lawn and landscaping; however, some repair or replacement may be required and is the responsibility of homeowner.
17. Disclaimer: Contract is based on the information given at the time of contract and priced based upon information gathered during the proposal process using ordinary means and information given, at or about the time the proposal was prepared. The price quoted in the proposal for work performed is the result of that information and therefore Enviro Tree Service will not be liable for any additional costs or damages for additional work not described on the contract or proposal and terms and conditions, that were not ascertainable at the time proposal or contract. The work performed by Enviro Tree Service is intended to preserve the tree's integrity and any property of the corresponding work and enhance the overall value of the property but is not a guarantee. Enviro Tree Service cannot be held liable for unknown or otherwise hidden defects of any trees on or near work being performed, which may fail in the future. The work performed cannot guarantee exact results.

Client/Owner		Enviro Tree Service		407-574-6140	
Signature	Title	Signature	Title		
Printed Name	Date	Printed Name	Date		

# **Subsection 5Bii**

**Servello #7122**



# Proposal

Date	Proposal #
08/30/2022	7122

261 Springview Commerce Drive  
DeBary, FL 32713  
Telephone 386-753-1100  
Fax 386-753-1106

## Submitted To

### Harmony CDD

210 North University Drive Suite 702  
Coral Springs, FL 33071

## Project

Harmony CDD  
7360 Five Oaks Dr.  
Harmony, FL 34773

## Scope

*We propose to furnish the following scope of work to complete Harmony CDD.*

### Arbor Services

Lift and thin all Hardwood trees throughout the community that are not under the current contract. Trees are located at park areas, in front of homes on sidewalk and curb areas within the community. Lifting will consist of trimming each tree up to 12ft to 14ft in height. Thinning will consist of removing sucker growth, dead wood and excessive branches to promote sunlight. All debris removal is included in quote. Please note price increase from \$22,400 to \$28,600 due to the tree size changing each year so it's more labor intensive and increases in labor and equipment.

Description	Quantity	Unit	Price
Lift and thin out trees throughout community.	1.00	Ea	28,600.00

### Subtotal Arbor Services

28,600.00

### Project Total

\$28,600.00

Harmony CDD

**Proposal # 7122****Project Total**

\$28,600.00

**Terms & Conditions**

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: Scottie Feliciano8/30/2022

Accepted: \_\_\_\_\_

Servello &amp; Son, Inc.

Date

Harmony CDD

Date

The above prices, specifications and conditions are accepted. **Not valid after 30 days.** Full payment is due upon completion. **All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.**

# **Subsection 5Biii**

**Servello #7185**



261 Springview Commerce Drive  
 DeBary, FL 32713  
 Telephone 386-753-1100  
 Fax 386-753-1106

# Proposal

Date	Proposal #
09/20/2022	7185

## Submitted To

### Harmony CDD

Brett Perez  
 210 North University Drive Suite 702  
 Coral Springs, FL 33071

## Project

Harmony CDD  
 7360 Five Oaks Dr.  
 Harmony, FL 34773

## Scope

*We propose to furnish the following scope of work to complete Harmony CDD.*

### Arbor Services

Lifting and trimming of remaining trees located in the neighborhoods that are not under the current contract. Trees are located in front of homes between the sidewalk and curb. The neighborhoods are Dark Sky, Butterfly, Blazing Star and H1.

Description	Quantity	Unit	Price
Lifting and thinning of remaining trees	1.00	Ea	14,300.00
Fuel Surcharge	1.00	ea	357.50

### Subtotal Arbor Services

14,657.50

### Project Total

\$14,657.50

Harmony CDD

**Proposal # 7185****Project Total**

\$14,657.50

**Terms & Conditions**

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: <u>Pedro Betancourt</u>	<u>9/20/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

The above prices, specifications and conditions are accepted. **Not valid after 30 days.** Full payment is due upon completion. **All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.**



# **Subsection 5Biv**

**BrightView  
#464255**












**BrightView Tree Care Services**

Branch Office #49360  
4777 Old Winter Garden Road  
Orlando, Florida 32789  
Doug OBrien  
doug.obrien@brightview.com  
tel:321-287-0988

**Tree Care Service Address/Location**

Harmony  
7300â€³7348 Five Oaks Dr  
Harmony, 34773  
Doug OBrien  
doug.obrien@Brightview.com  
tel:321-287-0988

**Proposed Tree Care Services**

Species	DBH	Qty	Objective	Price
 Drake elm		22	Building Clearance / Elevation / End Weight Reduction	\$990
 Nuttall's Oak <i>Quercus texana</i>	7"-12"	1	Elevation	\$90
 Nuttall's Oak <i>Quercus texana</i>	7"-12"	4	Elevation / End Weight Reduction	\$360
 Nuttall's Oak <i>Quercus texana</i>	7"-12"	17	Elevation / End Weight Reduction / Structure Prune	\$1,530
 Southern Live Oak <i>Quercus virginiana</i>		130	Building Clearance / Elevation / End Weight Reduction / Shape	\$11,700
 Southern Live Oak <i>Quercus virginiana</i>		11	Elevation / End Weight Reduction / Shape	\$990
 Southern Live Oak <i>Quercus virginiana</i>		31	Elevation / sidewalk clearance / Structure Prune	\$2,790
 Sycamore Species <i>Platanus spp.</i>		1	Elevation	\$50
 Sycamore Species <i>Platanus spp.</i>		62	Elevation / End Weight Reduction / Shape	\$3,100
<b>Total</b>				<b>\$21,600</b>

## A satellite map view of a region featuring a large, dark, irregularly shaped lake at the top labeled "Buck Lake". Below the lake, a road labeled "Hickory Tree Rd" runs horizontally. Further down, a road labeled "HARMONY" is visible. The map is populated with numerous small, colored square markers in yellow, cyan, and purple, primarily clustered in the central and lower-middle sections. The terrain is a mix of green fields and some developed areas. The map interface includes a "Map" button in the top left, a "Satellite" button in the top right, and a "Google" logo in the bottom left. A scale bar and other map controls are visible in the bottom right corner.

- Southern Live Oak (172)
- Sycamore Species (63)
- Nuttall's Oak (22)
- Drake elm (22)

# BrightView Tree Care Services

## Terms & Conditions

1. **Bid Specifications:** The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All materials shall conform to bid specifications. Work is beingdone in accordance with ANSI A300 standards.
2. **Bid Expiration:** This proposal will remain in effect for thirty (30) days from the date it was first presented to Client/Owner, unless accepted or rejected by Client/Owner, or withdrawn by Contractor prior to that time.
3. **Work Force:** Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.
4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.
5. **Scheduling of Work:** If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.
6. **Work Hours:** Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 6:30 a.m. and 2:30 p.m.) shall be billed at overtime rates. Use of power equipment will commence at 7:00 a.m., unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 9:00 a.m.
7. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other licenseand permit requirements of relevant city, state and federal governments, as well as all other requirements of law.
8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
9. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with a \$1,000,000 limit of liability.
10. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner.
11. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.
12. **Non-Union Contractor:** Client/Owner acknowledges that Contractor is not a signatory to any union agreements. If any services hereunder would be covered by any labor union that Client/Owner is bound to or that may have a claim to such work, then this written proposal shall be immediately terminated and become void, with no further liability to Contractor.
13. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
14. **Additional Services:** Any additional work, changes in the scope of work, or additional contract terms introduced by Client/Owner that are not specified in the signed written proposal shall constitute a counter offer and will require a new written proposal or an executed written order to address such changes. Any additional costs related thereto shall be charged by Contractor as an extra charge over and above the estimate.
15. **Access to Job Site:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
14. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.
15. **Cancellation:** Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.
16. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the propertywhich is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
17. **Disclaimer:** This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

## Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

**NOTICE:** FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

## Customer

Signature

Doug OBrien

October 19, 2022

Printed Name

Date

## BrightView Tree Care Services

*Doug OBrien*

October 19, 2022

Signature

Date

Doug OBrien

October 19, 2022

Printed Name

Date

# **Subsection 5C**

## **Engineer Report**

# **Subsection 5Ci**

## **Alley Paving for C-1 and C-2**

## PROPOSAL

Harmony CDD  
313 Campus Street  
Celebration, FL 34747

Submitted October 1, 2022

Gentlemen:

The undersigned, as Bidder, hereby declares that the only person or persons interested in the Proposal, as principal or principals, is or are named herein and that no other person than herein mentioned has any interest in the Proposal of the Contract to which the work pertains; that this Proposal is made without connection or arrangement with any other person, company, or parties making a bid or proposal and that the Proposal is in all respects fair and made in good faith without collusion or fraud.

The Bidder further declares that it has examined the site of the work and that from personal knowledge and experience, or that it has made sufficient test holes and/or other subsurface investigations to fully satisfy itself that such site is a correct and suitable one for this work and it assumes full responsibility therefore; that it has examined the Drawings and Specifications for the work and from its own experience or from professional advice that the Drawings and Specifications are sufficient for the work to be done and it has examined the other Contractual Documents relating thereto, including the Advertisement for Bids, Instructions to Bidders, Proposal, Bid Security or Bid Bond, Contract, **separate** Performance and Payment Bonds, General and Special Conditions, Technical Specifications, Drawings and has read all addenda prior to the opening of bids, and that it has satisfied itself fully, relative to all matters and conditions with respect to the work to which this Proposal pertains.

The Bidder proposes and agrees, if this Proposal is accepted, to contract with the Harmony Community Development District (CDD) in the form of the contract specified, to furnish all necessary materials, all equipment, all necessary machinery, tools, apparatus, means of transportation, and labor necessary to complete the work specified in the Proposal and the Contract, and called for by the Drawings and Specifications and in the manner specified.

The Bidder further proposes and agrees to comply in all respects with the time limits for commencement and completion of the work as stated in the Contract Form.

The Bidder further agrees that the deductions for liquidated damages, as stated in the Contract Form, constitute fixed, agreed, and liquidated damages to reimburse the CDD for additional costs to the CDD resulting from the work not being completed within the time limit stated in the Contract Form.

The Bidder further agrees to execute a Contract and, if required, furnish satisfactory **separate** one hundred percent (100%) Performance and Payment Bonds therefore, within ten (10) consecutive calendar days after written notice being given by the CDD of the award of the Contract, and the undersigned agrees that in case of failure on its part to execute the said Contract and the Contract Bond within the ten (10) consecutive calendar days after the award of the Contract, the cashier's check or Bid Bond accompanying its bid and the money payable thereon shall be paid to the CDD as liquidation of damages sustained by the CDD; otherwise, the check accompanying the Proposal shall be returned to the undersigned after the Contract is signed and the Contract Bond is filed.

The undersigned agrees to accept in full compensation therefore the total of the lump sum prices and extended unit prices items named in the following schedule. It is understood that the unit prices quoted or established for a particular item are to be used for computing the amount to be paid to the Contractor, based on the quantities actually constructed as determined by the applicable measurement and payment portion of the technical specifications.

The undersigned hereby declare that Carr & Collier Inc. has examined the plans and specifications with related documents and the site of the proposed work and being familiar with all of the conditions surrounding the construction of:

### **Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation**

for which bids were advertised to be received until **Thursday, June 23, 2022 at 10:00 a.m.** and further declare that Carr & Collier Inc. will furnish all labor, materials and supplies and to construct the project in accordance with the Contract Documents, within the time set forth therein, and at the price stated below. The price is to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.



Work shall be completed as specified in its entirety for the total amount of:

\$     200.00      
(Use Numbers)

\$ Two Hundred      **Dollars and**      Zero      **Cents**  
(Use Words)      (Use Words)

At the following unit prices: **See Bid Form Sheets**

I certify that work shall be completed as specified in its entirety within **ONE HUNDRED TWENTY (120) CALENDAR DAYS** of Notice to Proceed.

The CDD reserves the right to reject any or all proposals, to waive informalities, and to accept all or any part of any proposal as they may deem to be of the best interest of the CDD. Acknowledgement is hereby made of the following Addenda received since issuance of Plans and Specifications:

Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_ Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_ Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_ Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_

Attached hereto is a cashier's check on the \_\_\_\_\_  
 \_\_\_\_\_ Bank of \_\_\_\_\_  
 \_\_\_\_\_ or Bid Bond for the sum of \_\_\_\_\_  
 \_\_\_\_\_ Dollars  
 (\$\_\_\_\_\_), made payable to the Harmony CDD.

\_\_\_\_\_  
 Carr & Collier Inc. L.S.

(Name of Bidder) (Affix Seal)

\_\_\_\_\_  
 L.S.

(Signature of Officer)

\_\_\_\_\_  
 Reynolds Holiman, Vice President L.S.

(Title of Officer)

Federal Employer Identification Number 20-\_\_\_\_-5-

Address: P. O. Box \_\_\_\_\_

City: Ocala State: FL Zip: 32602

Phone: ( 52 ) \_\_\_\_\_ Fax: ( 52 ) 500-0000

The full names and residences of persons and firms interested in the foregoing bid,  
 as principals, are as follows:

\_\_\_\_\_  
 Rose Rayl, President P. O. Box \_\_\_\_\_, Ocala, FL 32602

\_\_\_\_\_  
 Reynolds Holiman, Vice President P. O. Box \_\_\_\_\_, Ocala, FL 32602

\_\_\_\_\_  
 Karen L. Rayl, Secretary/Treasurer P. O. Box \_\_\_\_\_, Ocala, FL 32602

Name of the executive who will give personal attention to the work:

\_\_\_\_\_  
 Reynolds Holiman, Vice President

Attach list of subcontractors as required by Article 7 of Instruction to Bidders.

**<< END OF PROPOSAL >>**

**LIST OF MAJOR SUBCONTRACTORS**  
(Must be included with Bid Proposal)

[illegible]

**EVIDENCE OF EXPERIENCE AND FINANCIAL STATUS**  
**(Must be included with Bid Proposal)**

<b>Project Description</b>	<b>Owner's Name &amp; Address</b>	<b>Value of Project</b>
Terminal Expansion/Renovation Iron Reconstruction/Expansion	Melbourne Airport Authority One Air Terminal Pkwy, Ste. 200 Melbourne, FL 32901	\$100,000,200
Taftway C Extension	City of Inter Haven 5000 Street, P.O. Inter Haven, FL 34944	\$1,000,000
Lake Gordon Stormwater, Flood and Drainage System Improvements	Town of Lake Hamilton 100 Smith Lane Lake Hamilton, FL 34451	\$500,000
Blue Springs Wastewater Treatment Plant Improvements S. Orange S. Orange Drainage Improvements	City of Orange City 200 S. Volusia Lane Orange City, FL 32763	\$100,000
DOT Seaside Pier One	DOT District 5 100 S. Woodland Blvd. DeLand, FL 32720	\$22,000
BP 100000000 Sotheby Cell Lot and Utilities at Orlando International Airport	Greater Orlando Aviation 10000 Terminal C Service Rd. Orlando, FL 32826	\$1,000,000
Canterbury Lane Drainage Improvements	City of Kissimmee 100 W. Carroll St., Ste. 100 Kissimmee, FL 34741	\$100,000
Lakeshore Trail	City of Deltona 255 Enterprise Rd. Deltona, FL 32725	\$50,000

**BID BOND**

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, that \_\_\_\_\_  
 as Principal, and \_\_\_\_\_  
 a corporation authorized to do business in the State of Florida, as Surety, held and firmly bound unto:

**Harmony Community Development District (CDD),**

in the penal sum of \_\_\_\_\_ Dollars  
 [\$\_\_\_\_\_] which represents \_\_\_\_% of the bid amount, for the payment of which sum will and  
 truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and  
 severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid, dated \_\_\_\_\_, 20\_\_\_\_, for the project:

**Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation**

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is that if the Principal shall not withdraw said bid within Sixty (60) days after date of opening of the same, and Principal shall within ten (10) days after the prescribed forms are presented to it for signature, enter into a written contract with the CDD in accordance with the bid as and if accepted by the CDD, and give bonds with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract, if in the event Principal withdraws said bid within the period specified, or the Principal fails to enter into such contract and give such bonds within the time specified, the Principal shall pay the CDD the difference between the amount specified in said bid and the amount for which the CDD may procure the required work and supplies, if the latter amount be in excess of the former, then this obligations shall be void and of no effect, otherwise to remain in full force and effect.

Surety hereby agrees that its obligation shall not be impaired by any extension of time for Principal's acceptance or compliance with bid award requirements. Surety hereby waives notice of such extensions.

IN WITNESS WHEREOF, the above bounded parties have executed this instrument under their several seals, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, the name and corporate seal of each corporate party being hereto affixed, and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

WITNESSES:

(If Sole Ownership or Partnership, two (2) Witnesses required).

(If Corporation, Secretary Only will attest and affix seal).

PRINCIPAL:

WITNESSESS:

Name of Firm

\_\_\_\_\_  
 \_\_\_\_\_ (Affix Seal)  
 \_\_\_\_\_ Authorized Officer  
 \_\_\_\_\_  
 \_\_\_\_\_ Title

\_\_\_\_\_  
 Business Address

\_\_\_\_\_  
 City State

SURETY:

WITNESS:

Corporate Surety

\_\_\_\_\_  
 \_\_\_\_\_ (Affix Seal)  
 Attorney-in-Fact

\_\_\_\_\_  
 Business Address

\_\_\_\_\_  
 City State

\_\_\_\_\_  
 Name of Local Insurance Agency

Phone: (\_\_\_\_)\_\_\_\_\_

**CERTIFICATES AS TO CORPORATE PRINCIPAL**

I, \_\_\_\_\_, certify that I am the Secretary of the Corporation named as Principal in the within bond; that \_\_\_\_\_ who signed the said bond on behalf of the principal, was then \_\_\_\_\_ of said corporation; that I know the signature, and that the signature hereto is genuine; and that said bond was duly signed, sealed, and attested for and in behalf of said corporation by authority of its governing body.

\_\_\_\_\_  
Secretary  
STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

[Corporate Seal] **N/A**

Before me, a Notary Public duly commissioned, qualified and acting, personally appeared \_\_\_\_\_  
to me well known, who being by me first duly sworn upon oath says that this person is the Attorney-in-Fact, for the \_\_\_\_\_  
and that this person has been authorized by \_\_\_\_\_  
to execute the foregoing bond on behalf of the Contractor named therein in favor of the Harmony CDD.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

(Attach Power of Attorney to original  
Bid Bond and Financial Statement of  
Surety Company)

\_\_\_\_\_  
Notary Public  
State of Florida-at-Large

My Commission Expires:\_\_\_\_\_

**<< END BID BOND >>**

**CONFLICT OF INTEREST DISCLOSURE FORM**  
**(Must Be Included With Bid Submittal)**

I, Reynolds Holiman,

am Reynolds Holiman Vice President  
(Print Name) (Print Title)

and the duly authorized representative of the firm of  
Carr & Collier Inc.  
(Print Name of Company)

whose address is:

P. O. Box 000  
Orlando, FL 32802

I possess the legal authority to make this affidavit on behalf of myself and the firm for which I am acting; and, except as listed below, no employee, officer, or agent of the firm have any conflict of interest, real or apparent, due to ownership, other clients, contracts, or interest associated with this project; and, this proposal is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a proposal for the same services, and is in all respects fair and without collusion or fraud.

EXCEPTIONS (list):

None

Signature: \_\_\_\_\_

Print Name: Reynolds Holiman, Vice President

Name of Company: Carr & Collier Inc.

Date: October 1, 2022

Witnessed: Sworn to and subscribed before me this 1st day of October, 2022

Personally Known   

Notary Public - State of Florida

Or Produced Identification   

My Commission Expires May 21, 2023

Type of Identification   

Seal

\_\_\_\_\_  
Dianne Woods, Florida Notary



**OFFICERS AND SIGNIFICANT STAKEHOLDERS**  
**(Must Be Included With Bid Submittal)**

Failure to list all officers and significant stakeholders of the business may prevent the proposal / offer from being considered for award.

**BUSINESS OFFICERS**

President:

Name: Rose M. Rayl

Address: P. O. Box 1111, Ocala, FL 34422

Vice President:

Name: Reynolds Holiman

Address: P. O. Box 1111, Ocala, FL 34422

Secretary:

Name: Maren L. Rayl

Address: P. O. Box 1111, Ocala, FL 34422

Treasurer:

Name: Maren L. Rayl

Address: P. O. Box 1111, Ocala, FL 34422

## SIGNIFICANT STAKEHOLDERS

A significant stakeholder means any person, corporation, partnership, individual, sole proprietorship, joint venture, joint stock company, or any legal entity that has a ten percent (10%) or more equity in the business.

Name \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

N/A


USE ADDITIONAL PAGES TO ADD ALL NAMES AND ADDRESSES.


# BID SCHEDULE

## Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation



Item No.	Pay Item	Item Description	Item Qty.	Qty. Unit	Unit Price	Extended Amount
GENERAL						
G-1	101-1a	Mobilization	1	LS	\$52,000.00	\$52,000.00
G-2	101-1b	Bonds and insurance	1	LS	\$50.00	\$50.00
G-3	102-1	Maintenance of traffic	1	LS	\$5,000.00	\$5,000.00
G-4	104-0-1	Prevention, control and abatement of erosion and water pollution	1	LS	\$0,000.00	\$0,000.00
G-5	110-1-1	Clearing and grubbing	1	LS	\$0,000.00	\$0,000.00
G-6	900-1	Utility coordination	1	LS	\$0,000.00	\$0,000.00
G-7	900-2	Construction layout and as-builts	1	LS	\$5,000.00	\$5,000.00
Subtotal						\$2,000.00
BASE BID - ROADWAY REHABILITATION						
BB-1	160-4	Compacted subgrade (12")	191	SY	\$5.00	\$2,005.00
BB-2	285-704	Optional base group 04 (6")	191	SY	\$0.00	\$0.00
BB-3	327-70-1	Milling existing asphalt pavement (1" average depth)	10,620	SY	\$0.00	\$5,500.00
BB-4	334-1-11	Superpave asphaltic concrete, Traffic A (SP-9.5) (1")	625	TN	\$25.00	\$20,000.00
BB-5	339-1	Miscellaneous asphalt pavement for leveling (1")	14	TN	\$0.00	\$0,200.00
BB-6	570-1-2a	Performance turf, Bahia - contingency allowance	5,000	SY	\$0.25	\$0,000,250.00
BB-7	570-1-2b	Performance turf, St. Augustine - contingency allowance	5,000	SY	\$0.50	\$0,002,500.00
BB-8	710-11-101	Painted pavement marking, standard, white, solid, 6"	11,845	LF	\$0.00	\$0,000,005.00
BB-9	710-11-103	Painted pavement marking, standard, white, solid, 12"	776	LF	\$0.00	\$0,000.00
BB-10	710-11-125	Painted pavement marking, standard, white, solid, 24"	169	LF	\$0.00	\$0,000,520.00
BB-11	710-11-170	Painted pavement marking, standard, white, directional arrow	32	EA	\$0.00	\$0,000,520.00
Subtotal						\$0,000,000.00

BID SCHEDULE						
Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation						
Item No.	Pay Item	Item Description	Item Qty.	Qty. Unit	Unit Price	Extended Amount
BID ALTERNATE "A" - TRENCH DRAIN						
BAA-1	436-1-1	Trench drain, standard (Type II with concrete backfill)	380	LF	200.00	76,000.00
Subtotal						76,000.00

BID SCHEDULE						
Harmony Neighborhoods "C-1" and "C-2" Roadway Rehabilitation						
Item No.	Pay Item	Item Description	Item Qty.	Qty. Unit	Unit Price	Extended Amount
BID ALTERNATE "B" - RIBBON CURB						
BAB-1	160-4	Compacted subgrade (12") - contingency allowance	52	SY	5.00	260.00
BAB-2	285-704	Optional base group 04 (6") - contingency allowance	52	SY	40.00	2,080.00
BAB-3	520-2-5	Concrete ribbon curb, 6" wide x 8" high	460	LF	0.00	0.00
Subtotal						2,340.00

# BID SCHEDULE

Harmony Neighborhoods "C-1" and "C-2"  
Roadway Rehabilitation



## NOTES

1. The Contractor will not be paid for contingency allowances if that additional work is not required for any reason.
2. The cost for Pay Item 436-1-1 includes concrete backfilling, outlet piping, fittings, etc. for connection to the existing drainage system.

## SUMMARY

Base Bid Amount => 500,000.00

Bid Alternate "A" - Trench Drain Amount => 00,200.00

Bid Alternate "B" - Ribbon Curb Amount => 22,000.00

Total Amount => 000,200.00

Total Amount: Five Hundred Twenty Two Thousand Dollars and 00 Cents  
(in words)

Bidder: Carr & Collier Inc.

By: Reynolds Holiman, Vice President  
Printed Name and Title

Signature: \_\_\_\_\_

Date: October 1, 2022

# **Subsection 5Cii**


## **Estates Drainage**



## PROJECT MEMORANDUM

**To:** Angel Montagna, LCAM  
Central Regional Manager  
Inframark, Infrastructure Management Services

**Prepared by:** Beth Whikehart, P.E., CFM  
Project Engineer

**Checked by:** David Hamstra, P.E., CFM   
District Engineer

**Date:** October 18, 2022

**Re:** **Harmony CDD | The Estates Storm Sewer System Evaluation**

**Subject:** **Closed Circuit Television (CCTV) Inspection Program**

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The Estates Subdivision, located within the Harmony Community Development District (CDD), has experienced chronic and prolonged street and yard flooding within the subdivision. At the December 16, 2022 CDD meeting, the Board of Supervisors requested that Pegasus Engineering engage Atlantic Pipe Services to perform a CCTV inspection program of the existing drainage conveyance systems within The Estates Subdivision (also known as Harmony Development Neighborhood "E"). The purpose of this memorandum is to document the results of the drainage infrastructure evaluation and present drainage maintenance improvement recommendations for The Estates subdivision.

As part of the drainage evaluation, Pegasus Engineering staff requested and obtained as-built drawings from Osceola County to determine the existing location of the drainage infrastructure within the development. It should be noted that the existing drainage network consists of a series of drainage inlets and storm sewer pipes that capture and convey stormwater runoff and discharge to Pond P1-3A and Pond P1-3B. These two (2) ponds are connected with an equalizer pipe.

The pond control structure discharges to Buck Lake and is located in Pond P1-3B (refer to **Figure 1** for the Existing Drainage Infrastructure Map). It is worth noting that there are approximately fourteen (14) drainage structures (inlets and manholes) located outside public rights-of-way and within drainage easements, behind existing homes, within the subdivision.

It is our understanding that Osceola County has maintenance responsibilities for the storm sewer pipes and structures within the rights-of-way (Oak Glen Trail and Southern Pine Road) and the CDD retains maintenance responsibilities for the storm sewer pipes and structures within the drainage easements and CDD-owned properties. For the purposes of this memorandum, we will focus on the portion of the storm sewer network that is currently maintained by the CDD.

During the course of our drainage investigation, Pegasus Engineering requested Inframark's assistance in physically locating the existing drainage inlets on the backside of the homeowner's properties. Inframark was able to locate all of the inlets; however, two (2) of the inlets (Structures 49 and 50) were completely full of tree roots and debris. On March 1, 2022, Inframark staff returned with construction equipment to expose the remaining two (2) inlets. Pegasus recommends that after the repairs are made, geotextile fabric and rubble riprap be installed in a 2-foot wide area around the perimeter of all fourteen (14) inlets to prevent clogging and vegetation growth of the inlets, which would improve maintenance access after the pipe and structure repairs are completed.

On January 13, 2022, the Harmony CDD entered into an agreement with Atlantic Pipe Services to clean and perform closed-circuit television (CCTV) inspection of multiple inlets and pipes located outside of the existing road right-of-way limits (refer to **Figure 2** for the Drainage Evaluation Plan Map). Pegasus Engineering is in receipt of the following CCTV submittals from APS:

- Ten (10) Videos and Project Logs that were performed on January 24, 25, and 27, 2022.
- Four (4) Videos and Project Logs that were performed on May 13, 2022.
- Two (2) Videos and Project Logs that were performed on June 10, 2022.

In general, the observed deficiencies encompass cracking, punctured pipe, and varying levels of infiltration (in both the pipes and structures). Refer to Attachment "A" for the annotated CCTV inspection screenshots and **Figure 3** for the location of the Drainage Deficiencies. Infiltration location recommendations are based on the level of infiltration (refer to the table below for infiltration descriptions as established and utilized by Atlantic Pipe Services).



### Infiltration Description Summary

Infiltration Terminology	Quantity of Infiltration	Recommendation
Dripper / Weeper	Small Quantity (a steady drip)	Continue to Monitor
Runner	Medium Quantity (small steady flow stream)	Make repair
Gusher	Large Quantity (large steady flow stream) often bringing sediments into the pipe	Make repair

The following list provides the pipe deficiency locations depicted on **Figure 3** and the recommended maintenance improvements (please note that this list is not in order of severity):

- Structure 7 to Structure 6 - **Deficiency Description:** Two (2) infiltration (dripper) locations at pipe joints. **Recommendation:** Continue to monitor this pipe segment.
- Structure 19 to Structure 20 - **Deficiency Description:** Three (3) pipe crack locations, with infiltration and sediment inflow noted at two (2) of the pipe cracks locations. In addition, there is an additional pipe infiltration location (weeper). **Recommendation:** Line approximately 160 linear feet of 15-inch RCP.
- Structure 24 to Structure 25 - **Deficiency Description:** Multiple locations of punctured pipe due to fence posts and a pipe deflection under the water main (not conducive for gravity flow). **Recommendation:** Redirect the stormwater runoff from Structure 24 to 35A by installing a new storm pipe, remove the existing pipe and plug the existing hole at Structure 25.
- Structure 35 to Structure 22 - **Deficiency Description:** One (1) infiltration (weeper) location at the pipe joint (approximately 157 linear feet from Structure 22). **Recommendation:** Continue to monitor this pipe segment.
- Structure 35A to Structure 35 - **Deficiency Description:** Large pipe joint gap at approximately 20 LF from Structure 35A. **Recommendation:** Continue to monitor.

- Structure 49 to Structure 48 - **Deficiency Description:** Two (2) infiltration locations at the pipe joints (approximately 20 linear feet and 60 linear feet from Structure 49). **Recommendation:** Pressure grout two (2) pipe joints located at 20 linear feet and 60 linear feet from Structure 49.
- Structure 49 to Structure 50 - **Deficiency Description:** Two (2) infiltration locations at the pipe joints (approximately 20 linear feet and 60 linear feet from Structure 49). **Recommendation:** Pressure grout two (2) pipe joints located at 20 linear feet and 60 linear feet from Structure 49.
- Structure 57 to Structure 56 - **Deficiency Description:** Four (4) pipe infiltration locations and three (3) pipe crack locations. The pipe cracks were both circumferential and longitudinal. From the CCTV video, a buildup of sediments could be seen in the downstream pipe under Oak Glen Trail. **Recommendation:** Line approximately 170 linear feet of 18-inch RCP.

The following bullet list provides the structure deficiency locations and recommended maintenance improvements:

- Structure 12 - **Deficiency Description:** Infiltration (Runner) at inlet, **Recommendation:** Point Repair, Polyurethane injection
- Structure 14 - **Deficiency Description:** Infiltration (Dripper) at pipe entry, **Recommendation:** Continue to monitor
- Structure 16 - **Deficiency Description:** Infiltration (Runner) at pipe entry, **Recommendation:** Point Repair, Polyurethane injection
- Structure 22 - **Deficiency Description:** Infiltration (Runner) at pipe entry, **Recommendation:** Point Repair, Polyurethane injection
- Structure 48 - **Deficiency Description:** Infiltration (Gusher) at the pipe entry, **Recommendation:** Point Repair, Polyurethane injection

- Structure 57 - **Deficiency Description:** Two (2) infiltration locations (Gushers) at inlet, **Recommendation:** Two (2) Point Repairs, Polyurethane injections
- Structure 58 - **Deficiency Description:** Infiltration (Gusher) at inlet, **Recommendation:** Point Repair, Polyurethane injection

The total estimated construction cost for the pipe and structures was obtained from APS for all the point repairs and pipe lining. APS's proposal for pipe and structure repairs is \$71,690.00 (refer to **Attachment "B"**). It should be noted that the proposal is good for 15 days (until October 11, 2022) due to the rapidly changing construction market that we are currently experiencing. To estimate the construction cost in a year from now, a 20% contingency should be added to account for the potential construction cost increase. It should be noted that APS did not include the cost of dewatering that will be necessary for making the listed repairs. They stated that the approximate cost for dewatering will be \$10,000.00 for this project.

A separate cost estimate was generated for the following two (2) improvements: 1) the storm sewer pipe realignment from Structure 24 to Structure 35A, with the objective to decommission the pipe segment with numerous pipe punctures and a pipe deflection and 2) the installation of permanent rubble riprap inlet protection around all fourteen (14) inlets. The estimated construction cost for these improvements is approximately \$39,300.00 based on the Engineer's Estimate of Probable Construction Cost (refer to **Attachment "C"**). It should be noted that this project would require obtaining a proposal from a contractor and the cost could vary; therefore, the Engineer's Estimate should be used for planning purposes only. When considering the construction costs for all the stormwater improvements, 20% contingency, engineering and surveying costs, the total planning level estimated engineering costs are \$159,300.00 for this project (refer to **Attachment "C"**).

In closing, we respectfully request the Harmony CDD review and consider the recommended stormwater maintenance repairs and improvements in an effort to address the street and yard flooding within the community. If you have any questions, please contact me via telephone at 407-992-9160, extension 309, or via email at david@pegasusengineering.net.

END OF MEMO

cc: Pegasus Project File MSC-22055

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# Figures

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0'

60'

1" = 60'

**LEGEND**

**DRAINAGE SYSTEM**

CONTINUES

CONTROL STRUCTURE

CURB INLET

DBI

MANHOLE

MES

PIPES

PARCELS

POND

CDD Owned Property

Drainage Easements  
(PB 21, PGS 36-40)

DRAINAGE STRUCTURE  
NUMBER

**THE ESTATES - NEIGHBORHOOD E**

**EXISTING DRAINAGE INFRASTRUCTURE MAP**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**OSCEOLA COUNTY, FLORIDA**

**Pegasus**

ENGINEERING

Pegasus Engineering, LLC

301 West SR 434, Suite 309

Winter Springs, Florida 32708

Office 407-992-9160

Fax 407-358-5155

State of Florida Board of Professional Engineers

Certificate of Authorization No. 27770

JOB NO.: MSC-22055

DRAWN BY: DCG

APPROVED BY: DWH

DATE: 8/22/2022

**FIGURE**

**1**





Pegasus Engineering, LLC  
301 West SR 434, Suite 309  
Winter Springs, Florida 32708

Office 407-992-9160  
Fax 407-358-5155

State of Florida Board of Professional Engineering  
Certificate of Authorization No. 27770

JOB NO.:	MSC-2205
DRAWN BY:	DCC
APPROVED BY:	DWH
DATE:	8/22/202

**FIGURE**  
**2**





0' 60'

1" = 60'

LEGEND

DRAINAGE SYSTEM

CONTINUES

CONTROL STRUCTURE

CURB INLET

DBI

MANHOLE

MES

PIPES

PARCELS

POND

CDD Owned Property

Drainage Easements (PB 21, PGS 36-40)

DRAINAGE STRUCTURE NUMBER

HIGH SEVERITY

LOW SEVERITY

INFILTRATION LEGEND

Infil Gusher - Large quantity of infiltration

Infil Runner - A medium quantity of infiltration (a steady flow).

Infil Dripper - A smaller quantity of infiltration (steady drip).

THE ESTATES - NEIGHBORHOOD E

DRAINAGE DEFICIENCIES AND

RECOMMENDED IMPROVEMENTS MAP

HARMONY COMMUNITY DEVELOPMENT DISTRICT

OSCEOLA COUNTY, FLORIDA

ENVIRONMENTALLY INTELLIGENT DESIGN

HARMONY

ESTABLISHED 2001

Pegasus

ENGINEERING

Pegasus Engineering, LLC

301 West SR 434, Suite 309

Winter Springs, Florida 32708

Office 407-992-9160

Fax 407-358-5155

State of Florida Board of Professional Engineers

Certificate of Authorization No. 27770

JOB NO.: MSC-22055

DRAWN BY: SSMC

APPROVED BY: DWH

DATE: 10/6/2022

FIGURE

3



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# Attachment “A”




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CCTV Inspection  
Screenshot Photos and  
Notes




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Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 57 to 58	12-inch	HDPE	0	Two (2) infiltration (Gushers) at pipe entry in Structure 57	 A video still showing the interior of a manhole. At the top, a black banner reads 'Harmony CDD/ The Estates' with 'MH 57' on the left and 'MH 58' on the right. Below the banner, two bright, turbulent jets of water (gushers) are visible, indicating a significant infiltration at the pipe entry.
Structure 57 to 58	12-inch	HDPE	88.1	Infiltration (Gusher) in Structure 58	 A video still showing a large, powerful jet of water (gusher) spraying from a pipe into a manhole. A black banner at the top reads 'Harmony CDD/ The Estates' with 'MH 57' on the left and 'MH 58' on the right. The water is highly turbulent and white with foam.
Structure 57 to 56	18-inch	RCP	41.6	Infiltration (Runner) in the pipe	 A video still showing a large, continuous flow of water (runner) moving through a pipe. A black banner at the top reads 'Harmony CDD/ The Estates' with 'MH 57' on the left and 'MH 56' on the right. At the bottom, a black box contains the text 'Infil Runner'.


Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 57 to 56	18-inch	RCP	49.6	Infiltration (Gusher) in the pipe	
Structure 57 to 56	18-inch	RCP	113.6	Circumferential Crack with Infiltration (Gushers)	
Structure 57 to 56	18-inch	RCP	145.5	Circumferential Crack with Infiltration (Runner)	

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 57 to 56	18-inch	RCP	150	Significant pipe cracks (circumferential and longitudinal)	
Structure 13 to 12	12-inch	HDPE	30.5	Infiltration (Runner) at pipe entry to Structure 12	
Structure 15 to 16	12-inch	HDPE	189.8	Infiltration (Runner) at pipe entry to Structure 16	




Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 15 to 14	12-inch	HDPE	59	Infiltration (Dripper) at pipe entry to Structure 14	 A video still showing a close-up of a pipe entry point. A small, steady stream of water is dripping from the joint. Text overlays include 'Harmony CDD/ The Estates' at the top, 'MH 15 To MH 14' on the right, and 'Infil. Dripper in tie in' at the bottom.
Structure 20 to 19	15-inch	RCP	23.9	Circumferential crack with infiltration (Runner)	 A video still showing a large, circular crack in a concrete pipe. A significant amount of water is flowing through the crack. Text overlays include 'Harmony CDD/ The Estates' at the top, 'MH 20 To MH 19' on the right, and 'Infil. Runner' at the bottom.
Structure 20 to 19	15-inch	RCP	39.9	Infiltration (Weeper) in pipe	 A video still showing a pipe with multiple small holes (weepers) through which water is seeping. Text overlays include 'Harmony CDD/ The Estates' at the top, 'MH 20 To MH 19' on the right, and 'Infil. Weeper' at the bottom.

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 20 to 19	15-inch	RCP	112.5	Large cracks with infiltration and sediment inflow	
Structure 20 to 19	15-inch	RCP	145	Circumferential crack with infiltration and sediment inflow.	
Structure 6 to 7	12-inch	HDPE	37.6	Infiltration (Dripper) at pipe joint	




Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 6 to 7	12-inch	HDPE	57.3	Infiltration (Dripper) at pipe joint	
Structure 22 to 35	12-inch	RCP	0	Infiltration (Runner) at pipe entry in Structure 22	
Structure 22 to 35	12-inch	RCP	157.2	Infiltration (Weeper) at pipe joint	




Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 25 to 24	15-inch	HDPE	28.6	Pipe deflection under the water main	






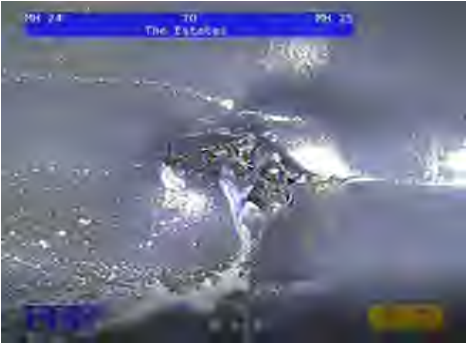

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 49 to 48	12-inch	HDPE	19.78	Infiltration (Runner) at the pipe joint	
Structure 49 to 48	12-inch	HDPE	59.16	Infiltration (Runner) at the pipe joint	
Structure 49 to 48	12-inch	HDPE	Structure 48	Infiltration (Gusher) at pipe entry in Structure 48	



Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 49 to 50	12-inch	HDPE	20.62	Infiltration (Runner) at pipe joint	
Structure 49 to 50	12-inch	HDPE	59.86	Infiltration (Dripper) at pipe joint	
Structure 35A to 35	12-inch	HDPE	20.19	Large Joint Gap	

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 24 to 25	12-inch	HDPE	13.7	Pipe puncture and infiltration (Dripper), concrete in bottom of pipe	
Structure 24 to 25	12-inch	HDPE	20.5	Pipe puncture	
Structure 24 to 25	12-inch	HDPE	26.4	Pipe puncture and Infiltration (Dripper), soil exposed	

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 24 to 25	12-inch	HDPE	50.3	Pipe puncture and infiltration (Runner), soil exposed	
Structure 24 to 25	12-inch	HDPE	56.3	Pipe puncture and infiltration (Gusher), soil exposed	
Structure 24 to 25	12-inch	HDPE	62.3	Pipe bent at top	

Pipe Segment	Size	Material	Station	Deficiency Description	Screenshot
Structure 24 to 25	12-inch	HDPE	68.8	Pipe puncture, soil exposed, infiltration (Dripper).	
Structure 25 to 24	12-inch	HDPE	29.4	Pipe bent at top	

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# Attachment “B”

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## APS Proposal for Drainage Repairs

---

1420 Martin Luther King Jr Blvd.  
Sanford, Florida 32771  
P: (407) 792-1360  
info@atlanticpipe.us

## PROPOSAL# C0922-0008

Proposal Submitted To: <b>Pegasus Engineering</b>	Phone: <b>407.992.9160</b>	Date: <b>9/26/22</b>
Street: <b>301 West State Road 434, Suite 309</b>	Job Name: <b>Harmony CDD/The Estates Subdivision CIPP</b>	
City, State, Zip: <b>Winter Springs, FL 32708</b>	Job Location: <b>7152/7144 Oak Glen Trl, St. Cloud, FL 34773</b>	
Attn: <b>Beth Whikehart, P.E</b>	E-Mail: <b>Beth@pegasusengineering.net</b>	

### Scope of Work: Furnish and Install Various Cured-in-Place Liner(s).

Atlantic Pipe Services will supply all equipment, materials, and labor to perform or as follows:

#### Notes:

Item No.	Description	Quantity	UOM	Rate	Total
1	Mobilization	1	EA	3,500.00	\$3,500.00
2	Furnish and Install 15inch CIPP (S19-S20)	160	LF	\$145.00	\$23,200.00
3	Furnish and Install 18inch CIPP (S57-S56)	170	LF	\$154.00	\$26,180.00
4	Pressure Grout 12" Storm	4	EA	\$1,500.00	\$6,000.00
5	Polyurethane Injection Setup per Structure	7	EA	\$750.00	\$5,250.00
5	Polyurethane grout Per Gallon (35 Gallon Minimum)	42	EA	\$180.00	\$7,560.00
				<b>TOTAL</b>	<b>\$71,690.00</b>

1. Proposal subject to execution of mutually agreeable subcontract and **50% deposit for materials.**
2. Pricing will be based on actual field measurements center of structure to center of structure.
  - Price quoted does NOT include joint repairs prior to installation.
3. Proposal subject to PR CCTV inspection by APS indicating lines are acceptable for rehabilitation.
5. Liner(s) to be installed per ASTM 1216 and manufacturer's specification.
  - Offers to supply 2inch hydrant feed for cleaning and liner installation.
  - Offers to provide reasonable access to lines to be rehabilitated.
  - Offers to provide Maintenance of Traffic beyond Construction lead signs and traffic cones.
  - Pricing assumes Light Cleaning and 2 pass pit hydrolic cleaner.
10. Proposal does not include bonds or permit fees. Bond required, will be included at 2% of the total contract amount. Permit fees will be included at cost.
11. Profit quantities are for estimating purposes. Billing will reflect actual quantities provided – Subject to 5 gallon minimum.

Terms: NET 30 DAYS

This proposal is valid for 5 days from the date of submission

<b>APS Representative</b>	Brandon Duncan – MGR		
<b>Signature</b>	<u>Brandon Duncan</u>	<b>Date</b>	9/26/22

*Acceptance of Proposal:* The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

<b>Client Representative:</b>			
<b>Signature</b>		<b>Date</b>	

## ATLANTIC PIPE SERVICES, LLC

### STANDARD TERMS & CONDITIONS OF BUSINESS

**COMPANY:** Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771 (Hereinafter referred to as "APS")

**CUSTOMER:** Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

**PROPOSAL & QUOTATION:** All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

**PAYMENT TERMS:** Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services /work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

**REMEDIES FOR NON-PAYMENT:** All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

**WARRANTIES:** All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

**INDEPENDENT CONTRACTOR:** Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

**UNFORESEEN OCCURRENCE:** In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

**DOWNTIME/STOPPAGES/ADDITIONAL WORK:** In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

**PROJECT ESTIMATES:** APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

**CUSTOMER PURCHASE ORDERS:** In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

**CONTRACT ACCEPTANCE:** In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

**CUSTOMER RESPONSIBILITIES:** The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of

work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d) Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f) Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.



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# Attachment “C”

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Engineer’s Estimate of  
Probable Construction  
Cost for Drainage  
Improvements

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# **PLANNING LEVEL ESTIMATED PROJECT COST**

## **Harmony Community Development District The Estates Subdivision Drainage Improvements**

**October 2022**

<b>Line No.</b>	<b>Item Description</b>	<b>Estimated Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total Price</b>
1	18-inch Reinforced Concrete Pipe	102	LF	\$ 135.00	\$ 13,770.00
2	Type C Ditch Bottom Inlet	1	EA	\$ 5,500.00	\$ 5,500.00
3	4' Diameter Storm Drain Manhole	1	EA	\$ 8,000.00	\$ 8,000.00
4	Rubble Riprap (Ditch Lining)	60	TN	\$ 150.00	\$ 9,000.00
5	Performance Turf, Sod	227	SY	\$ 4.50	\$ 1,020.00
6	Erosion and Sedimentation Control	1	LS	\$ 2,000.00	\$ 2,000.00

**Sub-total (Contractor) = \$ 39,300.00**

**APS Proposal = \$ 71,690.00**

**APS Dewatering for Pipe Repairs = \$ 10,000.00**

**Sub-total (Contractor + APS) = \$ 120,990.00**

**20% Contingency (Contractor + APS) = \$ 24,198.00**

**Engineering Fees and Survey (Environmental, Civil, and Survey) (30% Contractor) = \$ 14,148.00**

**Total Planning Level Estimated Total Project Cost = \$ 159,300.00**

### Assumptions:

1. There are no wetland impacts or mitigation required for this project.
2. There will be no tree removal required for this project. If tree removal is required, a permit must be obtained from Osceola County.
3. The APS Proposal is good until 10/11/22.

# **Subsection 5E**

## **District Manager Report**

# **Subsection 5Eia**

## **RV Lot Cost Analysis**

Cost Analyst RV/Lot
---------------------

	Comments	Quantity	Estimated Cost
Fencing	Prep to Fence Inst		\$ 95,805.55
	resistant plant		
Landscape	material	59	\$ 8,555.00
Irrigation	Not Required		\$ -
Road Improvements	Per specs		\$ 238,334.00
	Kennedy Concrete		
Marking Spaces	Parking Stops	300	\$ 19,500.00
Electrical	Estimate Only		\$ 10,000.00
	Based on Vista		
Lighting	Lakes Solar Lights	8	\$ 36,000.00
	Based on Harbour		
Cameras	Isle Camera Install	9	\$ 10,530.00
Recurring Cost/Maint	Estimate Only	Annually	\$ 4,000.00
Total Estimated Costs			\$ 422,724.55
5-Year RV Lot Revenue <b>APPROX. \$100K</b>			

# **Section 6**

## **New Business Matters**

# **Subsection 6A**

## **Motion to Assign Fund Balance**

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**Motion: Assigning Fund Balance as of 9/30/22**

The Board hereby assigns the FY 2022 Reserves per FY 2022 Budget Exhibit A:

Operating Reserves	\$439,517
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# **Subsection 6B**

## **Resolution 2023-01**

## RESOLUTION 2023-01

**A RESOLUTION AMENDING THE HARMONY COMMUNITY  
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR  
FISCAL YEAR 2022**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of Harmony Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2022, and

**WHEREAS**, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 27th day of October, 2022 and be reflected in the monthly and Fiscal Year End 9/30/2022 Financial Statements and Audit Report of the District.

**Harmony  
Community Development District**

By: \_\_\_\_\_  
Teresa Kramer  
Chairperson

Attest:

By: \_\_\_\_\_  
Angel Montagna  
Secretary

**HARMONY**

Community Development District

**General Fund**

**Proposed Budget Amendment**  
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>					
Interest - Investments	\$ 2,814	\$ -	\$ 2,814	\$ 4,597	\$ 1,783
Interest - Tax Collector	-	-	-	21,818	21,818
Special Assmnts- Tax Collector	1,876,213	-	1,876,213	1,853,780	(22,433)
Special Assessments-Tax Collector-VC1	(22,435)	-	(22,435)	-	22,435
Special Assmnts- Discounts	(75,048)	-	(75,048)	(56,152)	18,896
Sale of Surplus Equipment	-	-	-	2,171	2,171
Other Miscellaneous Revenues	-	-	-	162	162
Access Cards	1,200	-	1,200	950	(250)
Facility Revenue	600	-	600	3,538	2,938
User Facility Revenue	15,000	-	15,000	22,310	7,310
Garden Lot	-	-	-	1,237	1,237
<b>TOTAL REVENUES</b>	<b>1,798,344</b>	<b>-</b>	<b>1,798,344</b>	<b>1,854,411</b>	<b>56,067</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	14,000	-	14,000	9,200	4,800
FICA Taxes	1,071	-	1,071	704	367
ProfServ-Arbitrage Rebate	1,200	-	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	-	1,500	1,500	-
ProfServ-Engineering	20,000	43,000	63,000	69,011	(6,011)
ProfServ-Legal Services	65,000	-	65,000	43,811	21,189
ProfServ-Mgmt Consulting	69,250	-	69,250	69,212	38
ProfServ-Property Appraiser	392	-	392	751	(359)
ProfServ-Recording Secretary	3,300	-	3,300	3,300	-
ProfServ-Special Assessment	8,822	-	8,822	8,822	-
ProfServ-Trustee Fees	10,160	-	10,160	10,160	-
Auditing Services	4,400	-	4,400	4,400	-
Postage and Freight	1,000	-	1,000	1,579	(579)
Rental - Meeting Room	2,750	-	2,750	-	2,750
Insurance - General Liability	27,762	-	27,762	18,281	9,481
Printing and Binding	500	-	500	278	222
Legal Advertising	1,000	-	1,000	2,328	(1,328)
Misc-Records Storage	1,500	-	1,500	267	1,233
Misc-Assessment Collection Cost	37,524	-	37,524	36,159	1,365
Misc-Contingency	5,000	-	5,000	1,404	3,596
Annual District Filing Fee	175	-	175	175	-
<b>Total Administration</b>	<b>276,306</b>	<b>43,000</b>	<b>319,306</b>	<b>282,542</b>	<b>36,764</b>

**HARMONY**

Community Development District

**General Fund**

**Proposed Budget Amendment**  
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>					
ProfServ-Field Management	338,872	-	338,872	338,872	-
Trailer Rental	6,960	-	6,960	6,960	-
<b>Total Field</b>	<b>345,832</b>	<b>-</b>	<b>345,832</b>	<b>345,832</b>	<b>-</b>
<b><u>Landscape Services</u></b>					
Contracts-Mulch	62,220	-	62,220	61,429	791
Contracts-Irrigation	26,400	-	26,400	26,892	(492)
Contracts - Landscape	272,300	-	272,300	269,611	2,689
Cntrs-Shrub/Grnd Cover Annual Svc	161,110	-	161,110	159,871	1,239
R&M-Irrigation	15,000	-	15,000	31,012	(16,012)
R&M-Trees and Trimming	40,000	-	40,000	32,100	7,900
Miscellaneous Services	35,000	-	35,000	5,695	29,305
<b>Total Landscape Services</b>	<b>612,030</b>	<b>-</b>	<b>612,030</b>	<b>586,610</b>	<b>25,420</b>
<b><u>Utilities</u></b>					
Electricity - General	37,000	-	37,000	32,557	4,443
Electricity - Streetlights	110,000	-	110,000	106,472	3,528
Utility - Water & Sewer	180,000	-	180,000	200,347	(20,347)
<b>Total Utilities</b>	<b>327,000</b>	<b>-</b>	<b>327,000</b>	<b>339,376</b>	<b>(12,376)</b>
<b><u>Operation &amp; Maintenance</u></b>					
Utility - Refuse Removal	3,000	-	3,000	2,934	66
R&M-Ponds	3,500	-	3,500	5,896	(2,396)
R&M-Pools	32,000	-	32,000	15,366	16,634
R&M-Roads & Alleyways	2,000	-	2,000	-	2,000
R&M-Sidewalks	15,000	-	15,000	11,676	3,324
R&M-Vehicles	15,000	-	15,000	4,863	10,137
R&M-User Supported Facility	20,000	-	20,000	7,553	12,447
R&M-Equipment Boats	6,000	-	6,000	4,831	1,169
R&M-Parks & Facilities	25,000	-	25,000	39,014	(14,014)
R&M-Garden Lot	-	-	-	1,273	(1,273)
Miscellaneous Services	1,100	-	1,100	1,350	(250)
Misc-Contingency	8,000	-	8,000	10,218	(2,218)
Security Enhancements	5,700	-	5,700	10,978	(5,278)
Op Supplies - Fuel, Oil	4,000	-	4,000	3,344	656
Cap Outlay - Vehicles	30,000	-	30,000	-	30,000
<b>Total Operation &amp; Maintenance</b>	<b>170,300</b>	<b>-</b>	<b>170,300</b>	<b>119,296</b>	<b>51,004</b>

**HARMONY**

Community Development District

**General Fund**

**Proposed Budget Amendment**  
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Debt Service</u></b>					
Principal Debt Retirement	12,868	-	12,868	12,868	-
Interest Expense	13,732	-	13,732	13,732	-
<b>Total Debt Service</b>	<b>26,600</b>	<b>-</b>	<b>26,600</b>	<b>26,600</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,758,068</b>	<b>43,000</b>	<b>1,801,068</b>	<b>1,700,256</b>	<b>100,812</b>
Excess (deficiency) of revenues					
Over (under) expenditures	40,276	(43,000)	(2,724)	154,155	156,879
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating Transfers-Out	(66,540)	(608,706)	(675,246)	(675,246)	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(66,540)</b>	<b>(608,706)</b>	<b>(675,246)</b>	<b>(675,246)</b>	<b>-</b>
Net change in fund balance	(26,264)	(651,706)	(677,970)	(521,091)	156,879
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>1,155,721</b>	<b>-</b>	<b>1,155,721</b>	<b>1,155,721</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,129,457</b>	<b>\$ (651,706)</b>	<b>\$ 477,751</b>	<b>\$ 634,630</b>	<b>\$ 156,879</b>

**HARMONY**

Community Development District

**General Fund Reserves**

**Proposed Budget Amendment**  
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>EXPENDITURES</u></b>					
<b><u>Operation &amp; Maintenance</u></b>					
Reserve - Renewal&Replacement	\$ 23,040	\$ 364,516	\$ 387,556	\$ 387,556	\$ -
Reserve - Sidewalks & Alleyways	\$ 43,500	\$ 21,938	\$ 65,438	\$ 65,438	\$ -
<b>Total Operation &amp; Maintenance</b>	<b>66,540</b>	<b>386,454</b>	<b>452,994</b>	<b>452,994</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>66,540</b>	<b>386,454</b>	<b>452,994</b>	<b>452,994</b>	<b>-</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(66,540)	(386,454)	(452,994)	(452,994)	-
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Interfund Transfer - In	66,540	608,706	675,246	675,246	-
Contribution to (Use of) Fund Balance	(66,540)	(386,454)	(452,994)	(452,994)	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>222,252</b>	<b>222,252</b>	<b>222,252</b>	<b>-</b>
Net change in fund balance	(66,540)	(164,202)	(230,742)	(230,742)	-
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>324,754</b>	<b>-</b>	<b>324,754</b>	<b>324,754</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 258,214</b>	<b>\$ (164,202)</b>	<b>\$ 94,012</b>	<b>\$ 94,012</b>	<b>\$ -</b>

# **Section 7**

## **Old Business**

# **Subsection 7A**

## **Informational Signs**



# INFORMATIONAL SIGNS TO BE UPDATED

West Entrance to Round about at Five Oaks and Schoolhouse



First sign as you enter Harmony at West Entrance

WELCOME sign? Notices about meetings?

Second Sign – near golf cart sign

Information about golf cart use?





From west entrance at roundabout:

Directions to:

Community School

Lakefront/Recreation Areas/Docks

Golf Course

Harmony Town Square

Leaving Catbrier/Five Oaks Roundabout, in front of Ashley Park





On Five Oaks as you approach the old Welcome Center from the west.

Leaving Harmony at East Entrance







Entering Harmony at East Entrance

On Town Square facing entry road, Harmony Square Drive





At driveway entrance to Golf Course parking lot. At end of Harmony Square Drive, West



At Schoolhouse/Cat Brier Roundabout

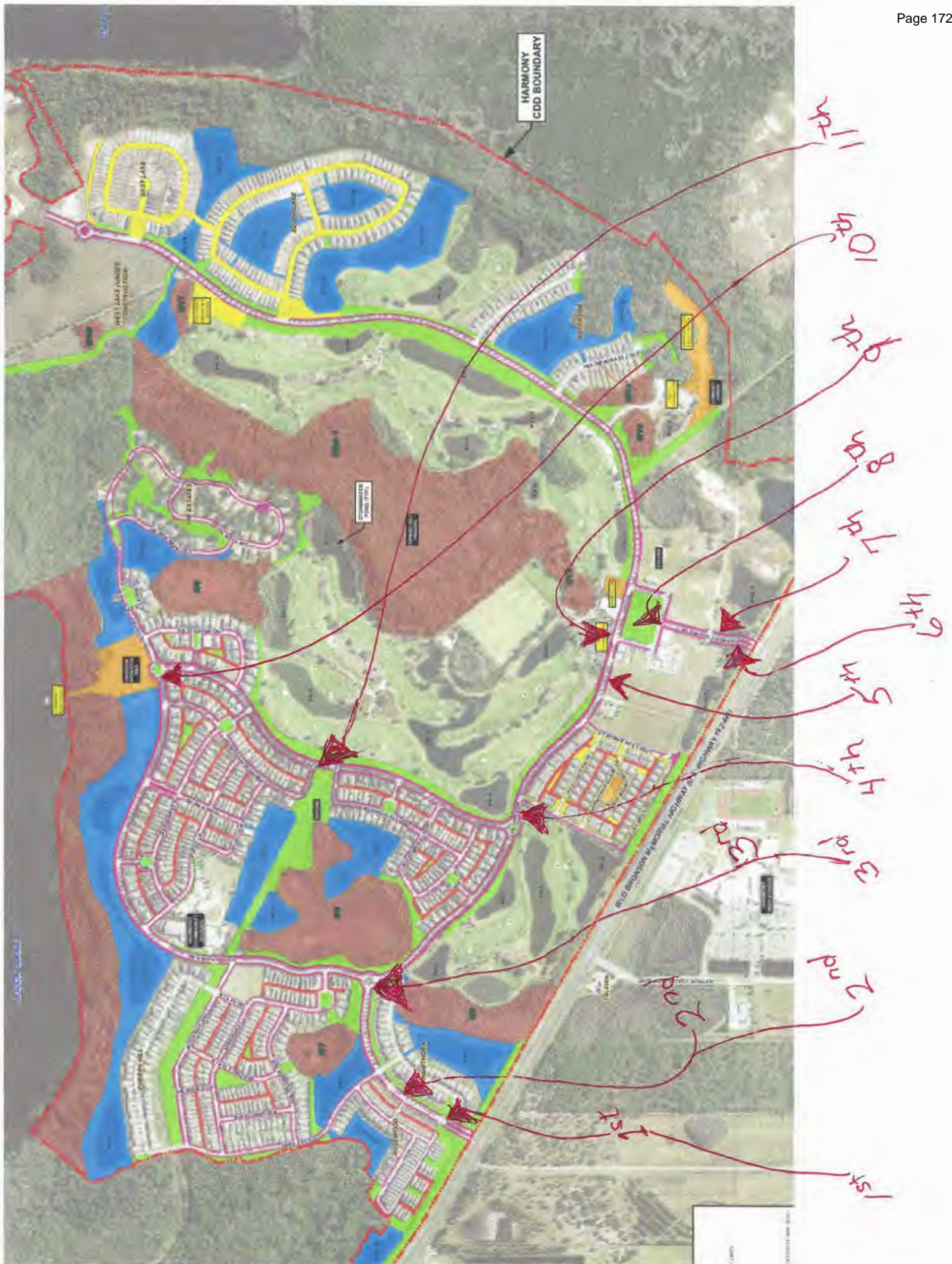


On Cat Brier in front of Dog Park











# INFORMATIONAL SIGNS TO BE UPDATED

West Entrance to Round about at Five Oaks and Schoolhouse



First sign as you enter Harmony at West Entrance

WELCOME sign? Notices about meetings?

*Changeable hanging signs*  
 HROA  
 HOA's  
 CDD

Second Sign – near golf cart sign

Information about golf cart use?





From west entrance at roundabout:

3<sup>rd</sup>

Directions to:

Community School

Lakefront/Recreation Areas/Docks

Golf Course

Harmony Town Square

/Swim Club

Leaving Catbrier/Five Oaks Roundabout, in front of Ashley Park

4<sup>th</sup>

Golf Course ↑  
 Town Center ↑  
 The Lakes ↑  
 Swim Club ↑  
 Ashley Park Pool →  
 East Entrance ↑







On Five Oaks as you approach the old Welcome Center from the west.

5<sup>th</sup>

Golf Course ←  
Town Center/ →  
East Entrance  
Community Garden ↗

Leaving Harmony at East Entrance

Add hanging  
sign w/ interchangeable  
message - Mtg  
announcements

CDD  
HROA  
HOAs

6<sup>th</sup>





Entering Harmony at East Entrance

*7th*

*The Lakes ↑*  
*Community Garden ↑*  
*Swim Club ←*  
*East Dog Park ↑*

On Town Square facing entry road, Harmony Square Drive

*Community Garden →<sup>8th</sup>*  
*The Lakes ↗*  
*Golf Course ↑*  
*Lakefront ↙*







At driveway entrance to Golf Course parking lot. At end of Harmony Square Drive, West

9th -  
 Golf Course ↑  
 Community Garden →  
 The Lakes →

10th  
 Lake front ←  
 Estates ↑  
 Town Center →



At Schoolhouse/Cat Brier Roundabout



On Cat Brier in front of Dog Park

11<sup>th</sup>

Main Dog Park →  
Golf Course ↑

?

## **INFORMATIONAL SIGNS SUGGESTIONS**

My suggestions are to include directions to the below places on the signs that face in those directions.

- Lakeshore Park
- Harmony Community School
- Dog Parks
- Long Park
- Town Square
- Community Garden

Kind regards,  
Kerul

# **Subsection 7B**

## **Discussion of Donation**



## Royal Poinciana

Summer in Florida means different things to everyone. While some think only of the stifling heat, other people see themselves relaxing in paradise, perhaps in a hammock swaying gently beneath a gorgeously blooming shade tree. For those in South Florida, royal poinciana (*Delonix regia*) is probably the tree they're imagining.

Also called flamboyant or flame tree, royal poinciana provides dappled shade in summer, with wide, spreading branches and brilliantly-colored flowers. Many people consider this to be one of the most beautiful trees in the world.

## Characteristics

Native to Madagascar, royal poinciana trees are known for their showy flowers. The botanical name is derived from the Greek words *delos* (meaning conspicuous) and *onyx* (meaning claw), referring to their appearance. With four spoon-shaped petals about 3 inches long, and one slightly larger petal (called the standard), they resemble orchids, and range in color from deep red to bright orange. Yellow-flowering cultivars also exist. These lovely flowers first appear in clusters between May and July, and can stay on the tree for a month or more.

A mature tree can resemble an umbrella, with a wider canopy than it is tall. The delicate, fern-like leaflets provide light shade and the perfect backdrop for the flowers to shine against. The bark is smooth and gray. Royal poinciana is deciduous, providing your landscape with cooling shade during the hottest parts of the year and warming sunshine in the winter. While it's not sturdy in storms, judicious pruning can help prevent breakage, and the tree will often recover quickly after losing limbs.



Royal poinciana (*Delonix regia*) tree in full bloom, Miami. Photo by Scott Zona (<https://www.flickr.com/photos/scottzona/2574965453/>).

## Planting and Care

This tree prefers frost-free areas, generally USDA hardiness zones 9b–11. Royal poinciana will grow in a variety of soil conditions and once established, is highly tolerant of both drought and salt. There are no major pest or disease problems. For the best flowers, plant your tree in an area that receives full sun.

Many find that royal poinciana is best for larger landscapes. Your tree could reach a mature height of 40 feet—with a canopy 40 to 60 feet wide. And because it has large surface roots, be sure to plant your poinciana at least 10 feet from pavement, sidewalks, and buildings. Be aware that grass will grow poorly beneath your tree.

Royal poinciana does require a level of maintenance that makes it less desirable to some homeowners. While adored for the beautiful flowers, the large "bean-pod" fruits that follow can become a nuisance. These 2 inch by 18 inch fruits persist through winter and drop off in the spring, becoming annoying landscape litter for some gardeners.

Beyond picking up fallen pods, pruning is necessary to create a strong tree structure. Royal poinciana branches are susceptible to breakage, particularly in high winds. Prune your tree early to encourage the development of branches that are well-attached to the trunk. Prune any major limbs that are half the diameter of the trunk. The best time of year is right before the spring regrowth starts, usually late March into April. Additionally, you should train your tree so that the major limbs are all 8 to 12 feet from the ground. This clearance below the canopy allows you to enjoy the shade while still keeping the tree strong. And take care while doing yard work; like most trees, the lower trunk of your royal poinciana can be damaged by line trimmers.

A newly planted royal poinciana will likely take five years to bloom, although there are reports of some trees taking twelve years or more. To avoid waiting for blooms, you can purchase a tree that's already flowering. Sometimes only portions of the tree will produce flowers, but these events usually only occur once every five years or so. The rest of the time you should be able to enjoy your royal poinciana blooming during the summer in South Florida.

Royal poinciana truly is a gorgeous tropical tree. Even if there isn't room in your own landscape, keep an eye out for this blooming beauty in South Florida.

### UF/IFAS Sites

UF/IFAS Assessment: *Delonix regia* (<http://assessment.ifas.ufl.edu/assessments/delonix-regia/>)

### UF/IFAS Publications

*Delonix regia*, Royal Poinciana (<https://edis.ifas.ufl.edu/st228>)



Flower of the royal poinciana tree (*Delonix regia*).  
©Gitta Hasing, University of Florida.

# **Subsection 7C**

## **Proposal to Remove Concrete Pads**

**Inframark**

313 Campus Street, Celebration, FL 34747

Phone: 407-566-1935

Date 09/20/2022

Work order # WOH09202022

Customer ID Harmony CDD

**Proposal For**

Harmony CDD

Quotation valid until: 10/31/2022

Prepared by: Brett Perez

Quantity	Description	Unit Price	Taxable?	Amount
9	Removal and disposal of 9 panels located around the oak tree in ally park between Primrose Willow and School House Rd. Saw cut the lead walk panel and install pine nugget mulch.	\$120.00	No	\$ 1080.00

**Full payment due within 30 days of finalizing project.**

If you have any questions concerning this quotation, please contact Freddy Blanco

[Freddy.Blanco@inframark.com](mailto:Freddy.Blanco@inframark.com)

407-947-2489

Subtotal \$ 1080.00

Tax Rate 0.00%

Sales Tax \$ -

Other

Thank you for your business!

<b>TOTAL</b>	<b>\$1080.00</b>
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