

43 development can put up signs stating this issue that no dual wheel vehicles could be parked
44 there. My question is, I do not know as a public citizen, do I have the right to call the
45 County and say to put a sign up on CDD property?

46 Ms. Montagna asked 18-wheelers?

47 Ms. Baer replied 18-wheelers, boats, and trailers and stuff.

48 Ms. Montagna asked coming through the neighborhood?

49 Ms. Baer replied well parking.

50 Ms. Kassel stated what about buses?

51 Ms. Kramer replied yes buses, anything with rear dual wheels.

52 Ms. Kassel stated we do have no soliciting signs in the Community, I wonder if we can
53 add an additional sign to the signpost, just to cite to the code.

54 Ms. Baer stated the officer felt that it would make their job easier if I talked to them
55 about the inconsistency of the different police officers, and he said that may be the reason.
56 He said first of all that not everyone calls into the non-emergency asked to be called back.
57 So, what happens he said his fellow colleagues may come out and not know the code, so
58 they do not see anything wrong, and they leave.

59 Ms. Montagna stated if they see signs, it does make it easier to enforce.

60 Ms. Kramer stated if we put a small sign that has this statutory, or the code cite.

61 Ms. Baer stated not a small sign, a large sign.

62 Ms. Kassel stated well if we put something out there where people enter like the no
63 soliciting sign, they are forewarned and maybe if they see it they will not even try.

64 Ms. Montagna asked so would you like those signs placed on the existing signs?

65 Ms. Kassel stated I think so. It makes sense to. We do not need an additional sign if we
66 can get it on the post.

67 Ms. Montagna stated ok. We will cite the code; we will get them going.

68 Ms. Kramer asked any other audience comments? Yes sir, your name and address for
69 the record.

70 Mr. Baer, 6838 Butterfly Drive, as well. I would like to commend Benchmark for the
71 excellent job they have been doing on the Linear park on Butterfly Road. The trees have
72 been trimmed, the hedges have been cleaned out, the grass has been blown on a timely
73 basis. You guys are doing awesome.

74 Mr. Mootz stated thank you.

75 Ms. Montagna stated we have gotten so many compliments on them.

76 Ms. Kramer asked do we have any other audience comments? Yes sir, name, and
77 address for the record.

78 Mr. Joe Janeczek, 7159 Oak Glen Trail, ok I too because you are doing a great, better
79 job. I see you guys out there, they mow, they blow, they sweep, they stop blowing or
80 cutting when people drive by. Thank you.

81 Mr. Mootz stated appreciate that.

82 Mr. Joe Janeczek, A couple of things, one thing I do not know if you guys are taking
83 care of it or whatever, sprinklers are still running in the middle of the day. And they are
84 not supposed to, according to the law.

85 Ms. Kramer they are going through.

86 Mr. Janeczek stated yes I get that, but I am just saying it is still happening.

87 Mr. Perez stated they can turn them on during the day of the test them.

88 Mr. Janeczek stated no, no, no, this is the island inside Harmony by my address. Every
89 Wednesday it comes on four times, twice during the day, once early morning, once at
90 night. Same thing on the Saturday, it is on the right days, just I think somebody has the
91 a.m./p.m. flipped.

92 Mr. Perez stated could be a battery out, can you guys check that?

93 Mr. Janeczek stated the splash pad. I mean it is like six months, seven months, what is
94 going on with the splash pad? It is not even on the agenda.

95 Ms. Kramer stated it will be in a little bit, in a moment.

96 Ms. Kassel stated we will have an update during the field management report.

97 Mr. Janeczek ok. I hope you are going to spend some time on last year's budget report.
98 If I read it right, we went 1.4 million over budget last year.

99 Ms. Kramer and Ms. Montagna stated no.

100 Mr. Janeczek stated really? I meant to bring my computer, but I forgot it. And then
101 the last item, which I am sure you all are aware to some degree, the RV lot. I mean, it seems
102 like there is a big discrepancy between what the Board has been presenting the last few
103 months and what Mr. Meek and the County wrote two weeks ago. I was just wondering if
104 there is any chance of revisiting that and maybe looking into seeing how much that would
105 cost or do; there is open invitation to the Board to meet with the County and some residents
106 to go over what was necessary. I mean, I am willing to meet with somebody.

107 Ms. Kassel stated I am happy to meet with you.

108 Mr. Leet stated I can speak on that briefly. Do you have anything else you wanted to
109 add.

110 Mr. Janeczek stated yes.

111 Ms. Kassel stated under Supervisor's Requests.

112 Mr. Leet stated ok, yes, we will discuss that later.

113 Mr. Janeczek ok, thank you.

114 Ms. Kramer stated ok, any further audience comments? Alright, anyone from the
115 Zoom call? Ok, hearing none, we will close the audience comment portion of our meeting.
116 The next item on our agenda is our contractors report, this will be Benchmark.

117

118 **THIRD ORDER OF BUSINESS Contractor Reports**

119 **A. Benchmark**

120 Mr. Green stated, Hello, good afternoon. I am Justin Green with Benchmark. I am the
121 teammate of Mr. Jacob Mootz. He has been with you guys already. I am his assistant,
122 right hand man, teammate, whatever you want to call it. Our production manager, Nick
123 Lomasney, is who is on site daily while we are here servicing the property. He is here to
124 watch over the property for us, for you guys, to make sure things are going well. As you
125 said, sir, in compliments. So, that is what we want to be able to give you guys in here, so
126 we are here just want to introduce ourselves. There are multiple teammates: Jacob, Tom,
127 Me, Mike, Jason, Cal. There is a whole bunch of us that are involved in this to try and
128 keep this property looking good. As you know, it is a large property. This is our onsite
129 production manager. We just wanted to come out here, one for the contractor report, but
130 to also introduce ourselves with a couple more teammates.

131 Ms. Kramer stated wonderful.

132 Mr. Lomasney stated, Yes, I just wanted to go over what we have been cleaning up this
133 month. So, it has been really dry. So, what we would like to do is really take advantage of
134 that because in the summertime the CDD land is going to be flooded, and at that time we
135 are going to be maintaining the Boulevard and what we can do in that area. So that is why
136 we are back in there and if you notice the ponds are getting cleaned up. They are all getting,
137 the fence lines, the palm trees on the main boulevard, as well. So, while it is dry, we are
138 still doing a lot of our detail. As far as the irrigation is concerned, we are moving along
139 with that. The first page of those repairs needed is all but unmet, and the remainder of what
140 is leftover still on that budget, they are tracking the lines. As we make one repair, another

141 will pop up as the water goes. So, as they are doing that, they are finding more electrical,
142 with cut wires we are repairing those as well, but as of April 1st we do have the zones for
143 the flowers we can email you the availability of the selection so we can go ahead and move
144 forward with that as those areas are ready.

145 Mr. Green stated That way we can get the seasonal flowers in and get you guys some
146 color because things are trimmed up now, so now we can get some seasonal color and get
147 this looking a lot better for you guys so we will provide that with some different specifics.
148 And we also have to keep in mind too some of the availability you might want, oh this is
149 really good, you have got to be conscientious of the deer too. We want to put something
150 that is doing to give you some longevity look good so that is not trimmed down after they
151 get planted and the deer get a nice expensive salad. That is kind of where we are at. I did
152 take notes, sir, thank you for letting us know about the irrigation we will take a look into
153 that and see if we can make some adjustments on that for you, as well. That way we are
154 watching over that stuff for you.

155 Ms. Kramer stated thank you. Any questions?

156 Ms. Kassel stated I have not been there in over a week or so I think but I noticed that
157 those areas that we looked at, Mr. Perez, on Catbrier on the park side.

158 Mr. Perez stated the leaves? They were there today. I have pictures.

159 Ms. Kassel stated, so, a lot of cleanup needed on the golf course side of Catbrier. Those
160 leaves have been there for probably more than a year.

161 Mr. Perez stated they almost got to the Gazebo today and if not.

162 Mr. Lomasney stated, I went over there, and we have picked them all up. The problem
163 is, and there is a picture, there is a line. Once we pick them up, two days later we are in
164 another section. Those homes are blowing them over there.

165 Ms. Kassel stated the leaves that I saw are clearly embedded in the grass.

166 Mr. Lomasney continued, So, we aerated, and we got all of those out today up to, like
167 he said, the gazebo and we are going to continue moving forward Monday into Tuesday on
168 that section.

169 Mr. Green stated and that will continue onto the middle of April we are still on every
170 other weekend the week we are trying to address the leaves and trying to get that tidied up.

171 Ms. Kassel stated the other area is the playgrounds near the dog park. Those areas that
172 a number of oak trees that really dropped a lot and really since the hurricane is when it
173 started.

174 Mr. Green stated ok, perfect.

175 Mr. Leet stated the only thing I was going to add when you are getting those wetland
176 areas, an issue that we had before was, we had a number of signs that were put in marking
177 where the conservation area was, and over time they were not cut all the way back to those
178 signs and as time passes they grew further and further out. So, definitely, if you are able to
179 clear all the way back to those signs.

180 Mr. Lomasney stated, so we have been reclaiming a lot of land so to speak and once
181 we approach that sign we will put a chemical around it so that way it is visible and they
182 are not being destroyed so when it does flood and we cannot mow it when it does recede
183 back we can see the sign, see the line wherever we have to go.

184 Ms. Kassel stated the only other thing is the proposal.

185 Ms. Kramer stated, yes. Any other questions from the Board for Benchmark? Ok. The
186 only other thing on here would be the proposal.

187 **i. Fire Ant Treatment Proposal 2023-161**

188 Ms. Kramer stated, There is a fire ant treatment proposal for 10 acres. Is there a specific
189 area you are going to treat or will that 10-acre application take care of most of the walkway
190 around the long pond and the recreation areas and things of that nature.

191 Nick responded, Exactly right, we would prioritize areas. The Town Square, the parks,
192 and then when it gets to the end of the acres, we would evaluate what was left, land wise,
193 that needs to be done.

194 Mr. Green stated the high traffic areas first.

195 Mr. Lomasney confirmed, Like he said, the high traffic areas.

196 Ms. Kassel asked, so there is no provision in the contract for ant treatments?

197 Mr. Perez stated so fire ant is spot treatment right? The Top Choice it puts a barrier
198 down for a control, so it is not a bad idea for dog parks or playground areas, the only
199 downside to it is once that barrier is disturbed, like a dog digging, it kind of loses that. The
200 Top Choice gives you a one year controlled, Bayer manufacturer, Bayer science with this
201 ingredient, Fipronil, it is just a more long-term solution on high traffic areas, again dog
202 parks, playgrounds, around the pool. Just a thought, you do not have to do it is still spot

203 treated, but again when you spot treat an ant mound, you are killing the queen and the rest
204 of the colony then moves to the next queen, so you are really just chasing colonies as you
205 go in spot treatment.

206 Ms. Kramer asked so is this more like a bait, a baited?

207 Mr. Perez stated Top Choice is more of a long-term solution to an ant problem in a high
208 traffic areas versus spot treatment. So, when you apply it and water it in, it creates a barrier.

209 Ms. Kramer asked any other questions on this proposal for Benchmark?

210 Ms. Kassel asked are we having a significant fire ant problem?

211 Ms. Kramer stated yes.

212 Ms. Montagna stated Mr. Perez and I walked just a small fraction today, and yes, they
213 were everywhere.

214 Mr. Green stated with the warm weather and the dry weather, their dormancy is over
215 so they are getting very energetic, we will say.

216 Mr. Lomasney added, We have blown sections and two days later, the mounds are
217 popping back up. It depends if we were not there, and it is just across the street on that
218 sidewalk.

219 Ms. Kramer asked in our budget, do we have this as a line item?

220 Ms. Montagna answered no.

221 Ms. Kassel so this is going to come out of, sort of?

222 Ms. Montagna stated your Other.

223 Ms. Kassel so miscellaneous, or refurbishment, or.

224 Ms. Montagna stated or out of Other Landscaping. There are several lines we could
225 take it out of out of your budget, and you will be fine.

226 Ms. Kassel stated the only thing is, we had discussed refurbishing some areas, so this
227 money is going to come out of that budget line item.

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229 Mr. Leet made a MOTION to approve a not to exceed
230 amount of \$4,650.00 for Benchmark Landscaping proposal
231 #2023-161, to apply a 10-acre fire ant treatment.

232 Ms. Phillips seconded the motion.

233 Motion passed unanimously.

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235 **D. Offer of Amaryllis Bulbs**

236 Ms. Kramer stated ok, there is one other item that I would like to move up to take care
237 of while Benchmark is here and that is the donation of Amaryllis bulbs.

Ms. Kassel stated and there are some Lily bulbs that are also being offered, as well. I tried to make an appointment with the woman who has the Amaryllis bulbs to go over some areas that she thought could be good for the placement of those. It turns out that both of these species are mildly poisonous, so I think at the entrances is where she was talking about. I will get with her soon as she is a bit under the weather. I had hoped to get with her Friday so we would be prepared today, but she was not well enough to get together. So, I am going to get together with her and look at a couple of areas near the entrances where people are not really going to be walking much, right? So that it is a safer place to install those bulbs.

Ms. Kramer asked ok, so you want to bring this back to the next meeting.

Ms. Kassel stated yes, to the next meeting.

Ms. Kramer stated ok, we will take care of that at the next meeting. I think that will do it for us. Thank you.

Mr. Green stated thank you so much.

Ms. Kassel stated and Billy's Trail, I heard some good things. I assume you guys did the CDD property on Billy's Trail.

Mr. Lomasney stated, we were over there today. We were chipping away again. When we get a few minutes at the end of each day, we will revisit projects we have got going on.

Ms. Kramer stated wonderful.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes for January 26, 2023, Regular Meeting

B. January 2023 Financial Statements

C. January 2023 #273 Invoices and Check Register

Ms. Kramer stated the next item on the agenda is our consent agenda, this includes the minutes of both our workshop on February 7th and our regular meeting of February 23rd. Those minutes have been amended and it would be as presented in the agenda package.

Ms. Kassel stated so, I had a death in the family, and I was unable to complete the minutes for January after February and I sent them, but they were not reflected in what was sent out. So, I have not checked the minutes in the revised agenda, but they did not show that they have been amended as per what I had sent.

Ms. Montagna stated the ones I have are amended with yours and Ms. Kramer's. Those are the only two that sent in.

272 Ms. Kassel stated the workshop ones.

273 Ms. Montagna stated both. The ones that I have. I will look and see if they made it into
274 there, but I have your revisions and Ms. Kramer's that are incorporated to the finals.

275 Ms. Kassel stated yes, but they were presented to the Board for approval yet, so do we
276 need to table the February minutes for approval until March?

277 Ms. Kramer stated I am comfortable adopting. My understanding it was mostly
278 grammatical it was not substantial changes. So, if the Board is comfortable adopting those.

279 Ms. Kassel stated adopting the ones that I sent?

280 Mr. Leet stated I agree.

281 Ms. Kramer the ones with both changes. So, the consent agenda would cover that, the
282 financial statements from February 2023, and the #274 February 2023 invoices and check
283 registry. Does anyone, any of the Board members, have any questions or comments about
284 any of these?

285 Ms. Montagna stated I do before you approve them. There is a legal bill.

286 Ms. Kassel stated there are two.

287 Ms. Montagna stated correct. The one I am discussing is, there was an over payment,
288 so the bills got crossed. We had a call with legal to discuss this. The bills got crossed with
289 their accounting department and ours. We paid a \$12,000.00 bill and a \$13,000.00, we are
290 getting the refund back of the \$13,000.00. I just want to make sure, and that will be your
291 reflected in your next month, but accounting is looking for that deposit to come in, and
292 then they will confirm it and I can send that out to the Board.

293 Ms. Kassel stated but, these financials only reflect through I think January, if I am not
294 mistaken is what the financials said, right? So, it did not start reflecting that payment
295 probably.

296 Ms. Montagna stated should be February, but anyways that is coming, and I just want
297 to make sure that you are aware of it, and it should be brought up.

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306 Ms. Kassel stated I will say there were a number of irrigation bills that were really very
high. I am not questioning the bills, I moved to approve because I wanted to approve the

<p>Ms. Kassel made a MOTION to accept the minutes as amended and financials, as presented, and approve the check register and invoices.</p> <p>Mr. Leet seconded the motion.</p> <p>Motion passed unanimously.</p>
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consent agenda, but I am curious. So, maybe I will just ask during field services why those bills were so high compared to the months before. I know we are dry right now but some of those were like five times as high as the previous bill.

Ms. Montagna asked are you talking about TOHO bills or irrigation?

Ms. Kramer stated the TOHOs. I mean I think the TOHO was \$14,000.00 for one month and it has been extremely dry, but yes I think that maybe that there, I am not sure what was happening.

Ms. Kassel stated I cannot imagine that testing would use that much water.

Ms. Kramer stated well they were not even testing then, that was the previous bill. That was when we had no rain whatsoever. So, anyway we will continue to look back on that. So, motion passes unanimously.

FIFTH ORDER OF BUSINESS

New Business

A. Consideration of Remodeling Ashley Pool Office for Community Maintenance

i. Berbes Contractor

ii. Mark Davis

iii. Urbns Solutions

Ms. Kramer stated the first item under new business is considering of remodeling of Ashley office for community maintenance. We gave three proposals. One is Berbes for \$9,300.00. This does not include paint, tile or baseboard materials, however. We have a Mark Davis Construction at \$27,100.00 it does include everything. Urbns solutions is \$10,072.86. No paint, tile or baseboards was included in their materials. Mr. Perez, would you like to address this, or would Mr. Castillo?

Mr. Perez stated ok, so these are the three proposals that were gathered prior to Mr. Castillo kind of getting his feet on the ground. We did reach back out to the two vendors Berbes and Urbn, yes. Urbn sent over, we requested that the permitting was included. Berbes said yes and Urbn said no, and they sent over revised price for \$13k and I got it from Mr. Castillo today, so I think it came in yesterday or today, so it is not in this agenda packet, but we are here to obviously answer any questions you have. We did meet, or Vincent did at the time, meet with each one of these vendors on site, showed them the area, went through it. Mr. Castillo do you have any follow up on that from any of those vendors? Did they have any other questions?

Mr. Castillo stated no, I mean they are ready to go. Every week they text me and call me.

341 Mr. Perez stated we did ask for references, as well, on Urbn and Berbes, and we did
342 not get really anything back.

343 Ms. Montagna asked is there a reason why no material was included in Urbn
344 and Berbes?

345 Mr. Castillo stated Berbes is included.

346 Ms. Kassel stated Berbes has material.

347 Mr. Perez stated Berbes does have material, which is what I thought. I thought Urbn
348 was the only one that did not.

349 Ms. Kassel stated no \$3,800.00 is what they have for material. They do not have any
350 paint here; they do not have any tile.

351 Ms. Kramer stated yes, they had not included paint , tile, or baseboard, I think.

352 Mr. Perez stated it says paint the whole room in their labor cost.

353 Ms. Kramer stated but they do not have it in their materials.

354 Ms. Kassel stated, and they do not even have a total with the amount and their
355 conditions are extremely.

356 Mr. Perez asked are we talking about Berbes?

357 Ms. Kassel stated yes.

358 Mr. Perez stated yes, the conditions would be under our contract.

359 Ms. Kassel stated it is just does not seem like a very professional proposal, that is all.

360 Mr. Perez yes.

361 Ms. Kramer stated let me back up for a minute and let us talk about the whole move if
362 we can for a moment. Again, because of all the kerfuffle that has gone on about that area
363 with the RV storage and everything, we now have received a notice of violation from Code
364 Enforcement and now we are under a time clock to get all this done and moved.

365 Ms. Montagna stated correct.

366 Ms. Kramer stated so we are kind of in a pinch, over the barrel, so to speak. The
367 situation we have got, because we have got two parts to our Community and I would like
368 us to try and talk about it as the Community Maintenance Facility, because that is the
369 verbiage the County uses for what we have. We call it a field services office. But if we call
370 it by their verbiage, then we can stay on the right track. Again, this Community
371 Maintenance Facility is permitted in any of the PD classifications, except for Conservation
372 Area, which makes sense. So, we can put it basically anywhere we have the land, provided

we work with the County on that to go through a site development plan and meet all the requirements. We have talked about the offices; the Ashley park pool area is perfect for our office once it's remodeled it'll be comfortable for them to use. One thing that's not included in any of these proposals is an HVAC system, which we can use just a room size unit not necessarily a window unit. That would not look real good, but they do have room units that can be installed without a lot of work so that can be added. But the other thing we were thinking is where all the storage for the vehicles, the actual facility itself, where all the tools the vehicles and everything will be kept.

Ms. Kassel stated equipment, materials.

Ms. Kramer stated right, we had discussed putting that in the U2 area which is in between the townhomes and condominiums and the Town Square in that area. I did reach out to Ms. Amy Templeton with the County, and they said that it would be ok to use the U2 parcel but only on a temporary basis until that particular area develops out because that is designated as a utility/access parcel and that carries with it specific designations under our PD. So, they would be ok with us using it temporarily, but we would eventually have to move it once that starts developing out. The other thing they would require is they would ask that we also get permission from the adjoining landowners to that parcel because of the previous easement language even though we have gotten that easement language addressed and that easement has not been turned over to any other entities. In other words, it would take a lot of work with the County to get them to forego that provision and still it would be temporary because of the U2, the utility access parcel designation. So, the other option which we have been discussing with the field staff, Community Maintenance staff, is down at the lakefront where the old portable building used to be for the Community School. That is actually down the slope a bit, down from the parking lot. There is a 25 foot by 45-foot slab there that we could then put a structure on that could do twofold, Talking to our staff and they said that that could potentially house both the office and the equipment and everything that everybody needs. That way it would put all the staffing, including Mr. Castillo, down in that location. It is closest to the boats, it is closest to all of the area that needs the maximum maintenance from our Community Maintenance staff, and so we could do all that by getting one of the, what do they call them?

Mr. Perez stated just aluminum prefab building.

404 Ms. Kramer stated right. And that it could be erected fairly quickly in that area and get
405 all that in there. It already has the water and the electricity and everything down there
406 because it had it down there for the Community School and then it has all those spots down
407 there. So, I would open it up to the Board. We could in the very interim, they were
408 mentioning that they would be ok although it is not perfect.

409 Ms. Kassel asked they, the County?

410 Ms. Kramer stated they, our staff, could move a desk into the Ashley park office space
411 as it is right now without doing any of the renovations. That way we could show good faith
412 with the County by getting that trailer out of there that we are moving forward on
413 complying with the Code Enforcement action. And that could be done, what immediately,
414 Mr. Perez?

415 Mr. Perez stated yes, I mean we can move a computer, and Mr. Castillo could move
416 there, and we could redirect residents to that location for card access. We would be able to
417 have Internet there, we would have power so cards could be made there but the bigger
418 question is, and we have talked about it, is where everything is else go now. So, in terms
419 of storage, inside the trailer Mr. Castillo already started cleaning out all three containers,
420 the trailer areas starting to get cleaned up, and I will let Mr. Castillo give an update on that,
421 if you need it, but we can move Mr. Castillo's physical office. I think there is enough
422 counter space in there, that I do not know if we need to put a desk. I mean put stool in there
423 or a chair, a high-top chair, and you can work off of that if needed.

424 Ms. Montagna stated and just to chime in, and this is in my report, we received the code
425 violation, and we were supposed to have everything done April 10th. I asked for an
426 extension, they gave us until May 10th, but they are still going to come on April 10th to do
427 an inspection to see what progress has been made and then another inspection on the 10th
428 and it should be finalized by the 10th. We should be completely out of there May 10th.

429 Mr. Perez stated yes, we will want to make sure the trailer we will probably need to get
430 our electrician out once we are fully ready to disconnect power, a plumber out disconnect
431 water and sanitary, so those would be costs.

432 Ms. Kramer stated there is no sanitary on the trailer.

433 Mr. Perez there is a pipe that goes to the

434 Ms. Kramer stated holding tank.

435 Mr. Perez stated well, we need that disconnected.

436 Ms. Kramer stated we need that pumped out, closed off.

437 Mr. Perez stated we would ask for that to be removed as well, but that is still. I am just
438 talking about costs to move out of the trailer.

439 Ms. Kassel asked and what would be do about storage?

440 Ms. Kramer stated well, we will leave the storage for the next month and hopefully by
441 then we will be in the permitting process, the site development plan process, with the
442 County on the other site at the lakefront. And that way if we are showing good faith that
443 we are going through that process they hopefully will give us a little more leeway another
444 month or so.

445 Ms. Montagna stated yes, I can ask for another extension as long as we are showing
446 progress of moving.

447 Ms. Kassel stated what I am asking is if we are going to do something in terms of
448 submitting something for permitting, we have to know what it is we are doing down at the
449 lake in terms of not just the.

450 Ms. Kramer stated that is correct, that is why we are discussing it.

451 Ms. Kassel continued, moving the trailer, but also the storage. So, what is that plan?
452 Do we have a plan yet?

453 Ms. Kramer stated that would be putting in the building.

454 Mr. Perez stated the aluminum prefab building.

455 Ms. Kramer stated right and then we would have to fence off a yard area around it and
456 put in landscaping and meet all the other code requirements.

457 Ms. Kassel asked, and do we have an estimated cost?

458 Ms. Perez stated no ma'am. That all changed within the last.

459 Ms. Kassel stated couple of days.

460 Ms. Kramer stated yes I just got the report from Ms. Templeton as to basically it would
461 only be temporary use there this afternoon about four hours ago.

462 Ms. Phillips asked so are we having the trailer, we rent that, that is out there now?

463 Ms. Montagna stated that would go back.

464 Ms. Phillips there is no chance to just move it over to the.

465 Ms. Kramer stated no.

466 Ms. Phillips stated ok.

467 Ms. Kramer stated you would not want, the County would want a permanent structure.

468 Ms. Phillips stated well I meant just for this time.
469 Ms. Kassel stated just temporarily.
470 Ms. Phillips stated just temporarily is what I meant.
471 Ms. Montagna stated I do not know that it would be.
472 Ms. Kramer stated I would not suggest it.
473 Ms. Phillips stated I have not seen it.
474 Ms. Kramer stated go down sometime.
475 Ms. Phillips stated I mean I have seen it from the outside.
476 Ms. Kassel stated I hesitate to send residents to a new place that is only temporary and
477 then.
478 Ms. Phillips stated well, the location will be the same.
479 Ms. Kassel stated no, to the Ashley Park pool.
480 Ms. Kramer stated well I do not know that we have a choice at this time.
481 Ms. Montagna stated you do not.
482 Ms. Kramer stated we have got to show some significant, we were hoping we would
483 have more of a window, but
484 Ms. Montagna state it is going to be temporary, so residents have to go there and pick
485 up cards. Most the time the cards are delivered to them anyway and it is not like they are
486 having to physically go to the trailer anyway.
487 Ms. Phillips stated I volunteer to deliver cards in the interim.
488 Ms. Montagna stated you have offered to deliver a lot of things.
489 Ms. Phillips stated well I have a golf cart.
490 Ms. Montagna stated so that was very nice.
491 Ms. Kramer stated so if we could do this. At this point in time if the Board would give
492 direction to draw up some plans that would meet the County's requirements for a structure
493 for our Community Maintenance Facility down on that existing slab, it is a 45 foot by 25-
494 foot slab, at the lakefront then we can move forward getting an actual plan together,
495 designing it out, and moving forward.
496 Ms. Phillips stated well, I like that idea a whole lot better. I did not like the Ashley
497 pool. It was ok, but that is a neighborhood we are going to have trucks coming in and out
498 and there is, I do not know, they are coming there to work, and if there is a birthday party

499 going on with a bunch of kids screaming and stuff. I mean it was going be ok, but it was
500 not ideal where the location over by the lakefront is, I think kind of perfect.

501 Ms. Kassel stated not according to the people who live there.

502 Ms. Kramer stated but we still need to move into Ashley park pool office temporarily.

503 Ms. Phillips stated yes.

504 Ms. Kramer stated to show progress and to get that moving. The location that is down
505 below the parking area it will not be extremely visible to other folks in the community. We
506 will not leave it just a regular metal building. We will put a facade on it and the back area
507 will be fenced and obscured to view, the County will actually require that. And it would be
508 in the area between the parking lot and the boats so it's not right on that frontage visible to
509 everyone.

510 Ms. Phillips asked well how much land do we have? This is really stretching and going
511 off the rail here, but do we have enough land there to also have a storage lot?

512 Ms. Kramer stated no, I do not see putting an RV storage lot along our lakefront.

513 Ms. Phillips stated I remember the old trailer that was there because I think the library
514 used to come there and put on a little programs for the kids so that is the same place that
515 you are talking about?

516 Ms. Kramer stated right.

517 Ms. Phillips stated yes, all right. It was just a thought.

518 Ms. Kassel stated I am fine with looking into it and finding out what the costs are and
519 what the County would require.

520 Ms. Kramer stated so, what I would ask is a motion and a vote on temporarily moving,
521 as is, into the Ashley park office so that we could remove the staff trailer from the current
522 location and then to move forward on planning a new full Community Maintenance Facility
523 on the lakefront parcel, which is VC10, I think is what we called it in the past.

524 Ms. Montagna stated can I just ask when you are making this motion, so Ms. Kassel is
525 saying look into cost, but it needs to be definitive, do you want us to go down that path?
526 Because plans are going to have to be drawn up there is going to be expenses for this it is
527 not just gathering information and coming back and presenting you all, this is the cost for
528 this this is the cost for this. Are we going down that path to get site plan drawn up and all
529 this stuff?

530 Ms. Phillips stated well it was going to cost us \$20,000.00 to fix up Ashley pool. If we
531 do not do that, already we are ahead of the game and at one time we had that one page with
532 the building that when we were thinking of putting it on that other parcel over by there,
533 and I think that was in the range of \$40,000.00 to \$50,000.00. It is another expense, but
534 this should be our final time we will have to do it.

535 Ms. Kramer stated that is what we are striving for.

536 Ms. Phillips asked and do most communities have a Community Maintenance Facility?
537 I mean it is logical that we would have one.

538 Ms. Kramer stated you have to have one and really unless somebody could come up
539 with another piece of land out there, there is no other alternative.

540 Ms. Phillips added, that is not in a neighborhood.

541 Mr. Leet stated so my question was when talking about the U2 area, the County saying
542 that it was on a temporary basis. Is that temporary relative until that parcel encompassing
543 that area will be developed.

544 Ms. Kramer stated yes.

545 Mr. Leet continued, So, if we were to do that we would be hitching our wagon to
546 hopefully being able to work something out with that future developer to incorporate.

547 Ms. Kramer stated that is the other side.

548 Mr. Leet stated I mean that seems.

549 Ms. Kramer stated they are separate developers.

550 Mr. Leet stated right, but if we were going that route we would kind of be putting our
551 chips in that pile that we would be able to work something out and if we had any kind of
552 leverage to be able to do that versus if they tell us to kick rocks then we are going to have
553 to be having the same conversation.

554 Ms. Montagna stated this is your most permanent solution, this one. The rest would all
555 be temporary based on A, B, C, D, it would depend.

556 Mr. Leet stated there would be a lot of conditions that would have to work out for us to
557 be able to have something permanently in that front, the U2, area.

558 Ms. Montagna stated correct.

559 Ms. Phillips stated yes, one more question. I have heard rumors that at one time people
560 were talking about having a pool put in.

561 Ms. Kramer stated that was across from the Community School.

562 Ms. Phillips stated well that one too, but someone else told me they were by the
563 lakefront. Ok. I just want to make sure we were not destroying someone's dream.

564 Ms. Kramer stated no, the problem on the lakefront is when the water comes up, the
565 water table rises, and the pool would pop up.

566 Ms. Kassel stated and that is my concern with the Community Maintenance Facility.

567 Ms. Kramer stated yes, that is the term.

568 Ms. Kassel stated is that as you get further down below the parking lot that area does
569 flood.

570 Mr. Leet stated There is the walkway out of the boats then there is the sidewalk from
571 the parking lot that kind of goes down off to the side and this is the pad we are talking
572 about right here. So, it is already an existing foundation.

573 Ms. Kramer stated foundation, the electric service, everything is there because that
574 previous building was there.

575 Ms. Kassel yeah and that was a very obvious building.

576 Ms. Kramer stated yes.

577 Ms. Phillips stated but we are going to make it pretty.

578 Ms. Kassel stated we are going to make the building pretty, but then there is the vehicle
579 and equipment storage.

580 Mr. Leet stated which should be behind and fenced.

581 Ms. Kassel stated yes, but is that area raised or is does it slant down and is more prone
582 to flooding?

583 Ms. Montagna stated I think that would all come in under.

584 Mr. Leet stated SDP right?

585 Ms. Kramer stated and the plan, because it is 25x45 would be to have the bulk of
586 vehicles inside.

587 Mr. Perez yes, our roll doors at Celebration are nine feet wide. If the building on the
588 side is 45 feet wide, you could get two to three roll doors easy to pull and it is 25 feet deep
589 we would want to use almost the whole pad for the building. You could get all the mules
590 in there easy and probably the trailers, probably the CDD truck in there. It is more of like
591 the miscellaneous items. The tractor would go in there for sure, so it is out of the elements.
592 The other option we talked about too is possibly even putting on the backside a lean-to so

593 that way anything that you are storing outside you are not physically storing it out in the
594 open.

595 Ms. Kassel stated I seem to remember that the building was perpendicular to the path
596 out to the lake rather than facing the traffic circle it was perpendicular.

597 Mr. Perez so the narrow end is only 25 feet wide would be facing the traffic circle.

598 Ms. Kassel stated right. And if you are talking about putting a lean-to on the back that
599 is also.

600 Mr. Perez stated going to face the traffic.

601 Ms. Kassel stated exactly. It is not going to be.

602 Mr. Perez stated which would be then hidden behind the fence and shrubs and
603 everything else too. So, the yard would not be very big is what I am getting at. It is just
604 more extra space.

605 Ms. Kassel stated I was thinking about the residents who live in that area and how they
606 will be reacting.

607 Mr. Perez and again the lean-to and any of this other stuff is all preliminary. It may not
608 need a lean-to, but I think you do need to have some sort of outside fenced in storage for
609 whatever we come across.

610 Ms. Phillips stated well for the equipment they do not want to bring inside too if
611 something is leaking at the moment, and they do not want to bring it in and have it leaking
612 all over.

613 Mr. Perez stated we would probably want to store.

614 Ms. Phillips stated or if you have bags of topsoil or something you do not want to bring
615 in.

616 Ms. Kassel yes, so I still, I mean I we are not there I cannot really see it. I cannot see
617 the topography right now, but I seem to remember that beyond that the land drops off where
618 you are talking about this, having some kind of something there that is fenced in for
619 equipment and materials. And so, my only concern, again, is about that area getting
620 flooded.

621 Mr. Perez stated yes, and I am sure that the County will have a say like if we cannot
622 raise that or elevate it too.

623 Ms. Kramer stated that area did not flood during either of the recent hurricanes and I
624 would have thought it would have if it was going to.

625 Ms. Montagna stated during the site plan.

626 Ms. Kassel stated so Ms. Kramer said one thing which is, and I do not know that the
627 Board needs to approve the move of field services temporarily to Ashley park, I do not
628 know.

629 Ms. Montagna stated would be better that if you did so we have it on record.

630 Ms. Kassel stated because that is what she asked for, you are asking for something
631 different.

632 Ms. Montagna stated no, I wanted clarification of her motion, she included all that in
633 her motion to temporarily have the field office moved to Ashley Park and then to move
634 forward with the permanent move to the lakefront parcel is what she has, but I wanted to
635 know what that means. Are we moving forward with having a site plan developed, all these
636 things that are going to incur costs. Or are you telling us to see what those costs are going
637 to be and bring it back that is the clarification that I am asking for.

638 Ms. Kramer well I think we are not going to have a whole idea of what the cost is until
639 we start the Site Development Plan approval process. We have to draw out a general site
640 plan showing everything and take it to the County and sit down with them and go through
641 so that they can say hey this looks good, but we need this, this, and this.

642 Ms. Kassel asked and who will be responsible for developing the site plan?

643 Ms. Kramer stated I presume it would be Mr. Hamstra.

644 Ms. Montagna stated that would be the gentleman in the polo shirt. So, then your
645 motion could be moving the field offices temporarily to Ashley Park and then remove the
646 field office trailer, get that removed and out, and then have Mr. Hamstra start with the site
647 plan for the lakefront parcel.

648 Ms. Kassel stated so moved.

649 Ms. Kramer stated I have a motion do I hear a second, for discussion purposes?

650 Mr. Leet stated well we basically all said it already. To appear second proposes I mean
651 in deference to the resident stuff.

652 Ms. Kramer stated Mr. Leet?

653 Ms. Montagna stated do you want to second? If you will second it, we can have a
654 discussion.

655 Mr. Leet stated I will second it. So whether it seems to be within the wording of the
656 motion or just including that direction that, I mean this is in deference not just to the

657 residents in that area, but that is a big part there, anyone using boats, it is kind of the crown
658 jewel of our neighborhood right there so we need to make sure anything that we are doing
659 is aesthetically pleasing and to whatever extent practical.

660 Ms. Kramer stated yes.

661 Ms. Kassel stated and not a nuisance to the residents of that area.

662 Mr. Leet stated I do not know if that needs to be just that is the direction we are giving
663 or if that should be a part of the motion.

664 Ms. Montagna stated well you are not even there yet. I think once you develop the site
665 plan and then you are going be able to if they say yes here is your site plan it is going to be
666 up to you guys what building you want there, what aesthetics you want, within
667 the County's criteria, obviously, but mostly to make it esthetically pleasing to that area.

668 Mr. Leet stated having gone through this process before, will there likely be maybe
669 here are some options, here some different, we are tied to the slab there obviously that be
670 the preference are we thinking that as we go through this process we will have some further
671 selection of the lean-to, approaches.

672 Ms. Montagna stated you are going to determine all of that. This Board is going
673 to determine all of that. All we are doing is getting a site plan to see what we can do, present
674 it to the County to see what we have to do, but all of that aesthetic stuff building wise, lean-
675 tos, all that stuff is going to be purely Board decisions.

676 Ms. Kramer stated all right, now the County will require certain things like obscuring.
677 We cannot have a fenced area to store stuff in unless it is completely screened from the
678 neighbors. I mean they are very particular about making it also aesthetically pleasing.

679 Ms. Montagna stated, within that criteria it will all be all of your decision.

680 Mr. Leet stated ok.

681 Ms. Phillips stated, and one other thing is if we do not do this what is our other
682 alternative.

683 Ms. Kramer stated I do not know of any others.

684 Ms. Montagna stated well I think your other one is permanent Ashley pool.

685 Ms. Kramer stated but we have no place to store.

686 Ms. Montagna stated correct.

687 Mr. Leet stated so that would be tied to whatever that development happens between
688 there. And we work something that we can have a corner where we could have a garage
689 and hope that works out versus we have to do the same thing again if we do not.

690 Ms. Kramer asked any further discussion? I have a motion and a second.

691
692 Ms. Kassel made a MOTION to authorize management
693 to temporarily move the field services office to Ashley Park
694 pool office, remove the field office trailer from District
695 property, and authorize Mr. Hamstra to start on the site plan
696 for the lakefront parcel.
697 Mr. Leet seconded the motion.
698 Motion passed unanimously.
699

700 Ms. Kramer stated alright so that negates the need to discuss the different proposals.

701 Ms. Montagna stated correct.

702 **B. Discussion of Website Management**

703 Ms. Montagna stated so we have talked about this a few times over the course of
704 probably last year and this year. I know Mr. Leet manages the website in between his many
705 other busy activities that he has going on. So, I reached out; there are several companies
706 out there that do it. I was a little apprehensive at first because you do like to keep a lot of
707 material on your website and a lot of these companies that do the ADA compliance and
708 manage and upload and all that stuff there were usually page counts affiliated with that.
709 Well Campus Suite has done away with that, and they used to allow you 750 pages annually
710 as part of the contract which as you know your agenda, two agendas would blow that
711 away. And then the other financial documents you have to keep on there statutorily you
712 have to keep certain documents on your website for so long. So anyways long story short
713 Campus Suite has done away with that now it is unlimited. They will post whatever you
714 want, your full agenda or any other thing that you want. We send it to them, they upload
715 it. I can send them something at midnight and it is uploaded at 12:01 a.m. It is very quick.
716 They provide quarterly reports back to the Board to let you know they have done spot
717 checks; they have other people do spot checks to make sure everything is ADA compliance
718 and all of that. So that is the proposal, again there are other companies out there. They are
719 predominately the ones who do CDDs. There are a few other ones ADA Site Compliance
720 has a few of them out there. They are more expensive, and they still do a cost per page and
721 Campus Suite does not. So, this is your best option. I am familiar with them; your attorney
722 is familiar with them.

723 Ms. Kramer stated I was looking at some of the other websites, is Campus Suite the
724 one who does most of Celebration?

725 Ms. Montagna stated yes, they handled them all actually. I have one site that has an
726 ADA Site Compliance that is it, the rest are Campus Suite. They really cornered the market
727 when this ADA thing blew up a few years ago and they are very good at what they do. And
728 again, they are one of the only ones who sends a quarterly report that the Board can view.
729 It is very lengthy so I do not recommend us putting in your agenda package, but I could
730 absolutely send it out and you can even post on the website if you would like. But they are
731 very good, and it is a very uniform website, and they look really good. It is not very
732 convoluted, and it is easy to navigate, and you can also put what you would like on that
733 site.

734 Ms. Kramer stated Mr. Leet since you are the expert.

735 Mr. Leet stated ok, well my questions. On the first set, onboarding and ADA compliant
736 website and remediation of historical documents, I am not sure how much room to
737 maneuver there is with that. If everything myself and Supervisor Farnsworth before were
738 certainly diligent making sure that everything that was going on the website was searchable
739 and ADA compliant, is this onboarding charge, is that assuming that that is not the case,
740 and is that.

741 Ms. Montagna stated No, so what the onboarding is they basically take everything on
742 your website, they scrub it, because you have got multiple duplications on that website.
743 They scrub it, they take everything that is required and then they migrate it with all your
744 historical documents that have to be kept on there. They migrate it over and then they start
745 adding the different things all the folders and all that stuff. Once they do all of that you are
746 done with that onboarding and then it is your annual which is \$1,5037.00.

747 Ms. Kramer stated so the \$2,325.00, I got the impression that was both the onboarding
748 and the first year? And then the annual fee would be following the years.

749 Ms. Montagna stated correct, no you read it right.

750 Mr. Leet asked and also with that first fee, that would be moving everything into and
751 the new design?

752 Ms. Montagna stated yes.

753 Mr. Leet stated ok. I assume that is probably mostly fixed or do they have a .

754 Ms. Montagna stated it is mostly fixed due to the template, but say if you wanted a
755 picture of your beautiful entrance or town square and you wanted that to be on there, we
756 can provide them pictures. That stuff is interchangeable. Some actually even have like a
757 ticker thing that goes across and shows multiple pictures of your community. That is all
758 perfectly fine. The footer is typically the same as what you have now. It is our information,
759 your registered agent, all of that. Your contacts page would have all our information on it.
760 All of that would be the same, you have a news page if you wanted to post like your paving
761 project. They put it all on there. So, all of that is virtually the same it will look a little
762 different than what Harmony's looks for sure, but the information will all be there, and you
763 can still add what you would like on there. You are not restricted, is my point.

764 Ms. Kassel stated so under compensation and prompt payment it says upon execution
765 District agrees to pay a one-time payment \$2,325.00 and then B is starting on March 1st
766 2023 the District agrees to compensate the contractor \$1,5037.50 for domain view
767 maintenance and manage the website monthly. So, it is not that we pay \$2,325.00 now and
768 next year we pay \$15,037.00 it is that you pay everything now so that includes the
769 onboarding and then the annual fee is for this coming year.

770 Ms. Montagna stated the coming year.

771 Ms. Kassel stated not the next year, it does not start next year.

772 Ms. Montagna stated it actually is. And if you look in here there is a few cross outs
773 because they have changed their current way that they are doing it so you will see that but
774 what I would get you is if you guys agree, if you wanted to move in this direction I would
775 get you a correct revised proposal with the correct dates because I got this a long time ago
776 from them. And then we would have your counsel draw up obviously just the standard
777 agreement which we already have because we have probably 35 districts with them so we
778 could use that standard agreement that is already been approved by many counsels. But
779 yes, Ms. Kassel, you are absolutely right but we have to get the revised stuff because they
780 used to not charge, they used to have page counts and all that stuff too.

781 Ms. Kassel stated and Mr. Leet anything else from you in terms of what you are.

782 Ms. Kramer asked what is your recommendation?

783 Mr. Leet stated what is the, there is not really a description, what does the social media
784 manager entail? It says included in the Annual Ongoing Services.

785 Ms. Montagna stated I do not know what that entails, actually. I guess just looking at
786 your thing, I mean I can find out.

787 Mr. Leet stated yes.

788 Ms. Montagna stated that is the first time I have even had anybody point that out and I
789 have never even seen it so I can definitely ask what social media manager means or what
790 it entails.

791 Mr. Leet stated right, with the special attention to record keeping and everything. I am
792 sure that they know all of the special requirements and everything. Along with the updated
793 proposal, I would like some more clarity on that.

794 Ms. Montagna stated sure.

795 Ms. Kassel stated because there is a statement of work here and the statement of work
796 I do not believe says anything about social media.

797 Ms. Montagna stated yes, this is actually the first time I have seen social media
798 manager, or I must have missed it over the years, but I do not know really what that means.

799 Ms. Kassel stated I would love to know because maybe we have a communication
800 opportunity there.

801 Ms. Montagna stated yes, could be. I can definitely find out what that is. The rest is in
802 here, they follow the WCAG rules and every time they are updated they make sure they
803 are updating and making sure your website is. And again, it puts the onus on them as far
804 as any sort of issues with your website, getting stuff loaded. Like I said we can send it over
805 at midnight and it is loaded at 12:01 a.m. It is very automated and now that they are doing
806 full no page counts it is much easier because everything is on there.

807 Ms. Kassel asked so Mr. Leet, are you suggesting we table this until next month?

808 Mr. Leet stated I would like to proceed with getting the updated statement and
809 everything with the updated timeline and all that and more clarity on the scope.

810 Ms. Kassel stated scope of work.

811 Mr. Leet stated I do not know if we need you need to move for that or if that is just the
812 direction.

813 Ms. Montagna stated no, if that is the direction you want to go that is perfectly fine.
814 So, we are talking we need to know what the social media manager is and what else are
815 you asking, Mr. Leet?

816 Mr. Leet stated and just like you said the updated pricing.

817 Ms. Montagna stated besides the revised, yes, because I got it a while ago.

818 Mr. Leet stated I guess that would include clarity there is the onboarding fee and that
819 it is recurring after that.

820 Ms. Kassel stated and when that annual fee starts. Whether it starts immediately or
821 whether it is for the following year.

822 Ms. Montagna stated ok. Onboarding versus annual, ok.

823 Ms. Kramer stated does it?

824 Mr. Leet stated I am not hearing a downside.

825 Ms. Kramer asked are you comfortable? Is this looking good?

826 Mr. Leet stated well yes it is not complete. We do not to go on a sidetrack but with
827 unlimited time there is a lot that could be done to the existing, including just updates and
828 things like that I have been hesitant to do because if there is any issue, well now the website
829 is down, there is all that. Letting them handle that obviously sounds good but also still
830 having access to add our own things.

831 Ms. Montagna stated that you will not be able to do.

832 Mr. Leet stated well I know not full access and everything but saying we want a page
833 with like.

834 Ms. Montagna stated oh, letting them do it, like us directing them, yes, because I can
835 tell you and other Districts have asked this question too, well can I still be
836 an administrator to this site? And they are like no because if we are going be charged with
837 keeping this site in compliance and we are taking the onus, no one else, we do not even
838 have access. But anything we send them they will absolutely post it. So, if you decided you
839 wanted to put whatever on there then we would just send it in, they would get it ADA
840 compliant, and post it.

841 So then under website services it says hosting, support, and training for users, by users
842 does mean Inframark sending agendas?

843 Yes, that is what it is. Unless they have changed it, which I can clarify but I can
844 guarantee they did not because they are not going to take the full responsibility if there can
845 be ten hands in it.

846 Mr. Leet stated right, and most of what I end up doing is just the agendas, minutes,
847 updates, new fiscal year, and everything, moving the old data and everything like that. As

848 far as sounds like we would still have the input of if we wanted an updated trail map, and
849 all that stuff.

850 Ms. Montagna stated oh yes, absolutely.

851 Ms. Kramer stated ok so we will bring this back to the next meeting with further detail,
852 but this looks like the direction we would like to go.

853 Ms. Kassel stated I think so. Under statement of work #4, #3 under #4 it says: the
854 Contractor will provide a written report to the District that summarizes the audit and any
855 remediations made. I assume that is monthly, but it would be nice to.

856 Ms. Kramer stated I think she said that is quarterly.

857 Ms. Montagna stated it is quarterly.

858 Ms. Kassel well see then it should say how often because this could be one time.

859 Ms. Montagna stated no it is quarterly. We are inundated that quarter with 30 of them.
860 But I will clarify for you, Ms. Kassel and it will all be in the updated one that I will submit
861 for April. And again, just so you know budgetarily you already have money in your budget
862 that you would not add for this it is already there.

863 Mr. Leet stated it is a pretty small number. I do not see a downside.

864 Ms. Kramer stated sounds good.

865 Ms. Montagna stated ok, sorry that took so long.

866 Ms. Kramer stated the next item on the agenda.

867 Ms. Phillips stated just let me clarify, it says here in this contract further down: you pay
868 the \$2,300.00 to get on board, you pay a \$1,500.00 right now and that is for the next years'
869 worth of service.

870 Ms. Montagna stated yes, that is what Ms. Kassel said.

871 Ms. Phillips stated ok, just asking to clarify, sorry.

872 **C. Consideration of Pool Reservation Request**

873 Ms. Kramer stated this came from Harmony High School. In the past before COVID
874 they would come over once a year at the end of school year and use our pool for what they
875 considered a reward field trip for the students. They are asking to be able to come over on
876 May 12th, and use the pool from 8:30 a.m. to 1:00 p.m.

877 Ms. Kassel stated I move to approve.

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

879 Mr. Leet stated I second.

880 Ms. Kramer stated I have a motion and a second, any discussion?

881 Ms. Phillips asked what is an ESE.

882 Ms. Kramer stated it is special education.

883

884 Ms. Kassel made a MOTION to approve the facility
885 request application form from Harmony High School to use
886 the Harmony pool on May 12, 2023, from 8:30 a.m. to 1:00
887 p.m. with waiving the security deposit and fee.

888 Mr. Leet seconded the motion.

889 Motion passed unanimously.

890

891 Ms. Montagna asked will the pool be closed?

892 Ms. Kramer stated yes, whenever students come over we need to close it.

893 Ms. Montagna stated make a note Mr. Castillo, that we are making sure that May 12th,

894 8:30 a.m. to 1:00 p.m. the pool is closed down except for this group, please.

895 Ms. Kramer if we could post a sign on the gate for the users, regular users so they will
896 be aware in advance.

897 Ms. Kassel stated in advance.

898 Mr. Leet at least a week before.

899 Ms. Kramer stated yes, at least a week before would be good. That way they can make
900 other arrangements to go to the Ashley Park pool. Would that also include a waiver of the
901 security deposit and fee?

902 Ms. Kassel stated yes.

903 Ms. Kramer stated and my second agrees.

904 Ms. Montagna stated ok, so no deposit and no fee, Mr. Castillo.

905 **D. Offer of Amaryllis Bulbs – Moved up to last item under Contractors Reports -**
906 **Benchmark**

907

908 **E. Consideration of Resolution 2023-04, Setting a Hearing on Revised Amenity**
909 **Suspension and Termination Rules**

910 Ms. Kassel asked what is the reason for this since we already have rules about?

911 Ms. Kramer stated well we do, and I did review the proposed rule. It is very well written
912 and better than what we have, but what we have discussed at the last two meetings is that Ms.
913 Montagna is going through all of the rules and, to save money on legal advertisement, because
914 every rule that we change has to be legally advertised for a hearing, that we were going to do
915 them all at once. So, I would recommend that we table this until such time as we have completed
916 our rule review and come back with a full package of rules. Anyone opposed to tabling this until
917 that time?

918 Ms. Kassel stated no ma'am.

919 Ms. Montagna stated I am halfway through them so I can get them done sooner. Mr. Haber,
920 did you hear that?

921 Mr. Haber stated I did, and we are comfortable with that. We are recommending the updated
922 rules for the majority of the districts that we represent that have amenity facilities. I do not
923 know how frequently you may be seeing these, Ms. Montagna, up in Northeast Florida
924 more and more we are seeing, and it is largely one law firm that is doing it, a law firm
925 challenging CDD suspensions from amenity facility usage on various grounds. And we
926 feel like these rules help protect and put the CDD in the best position to defend those types
927 of claims. By no means am I suggesting that you need to rush this through. I think for
928 economic savings on the notices, tabling it makes sense. If there are any questions on the
929 rule today we are happy to address those or address them when you are ready to formally
930 approve them.

931 Ms. Montagna stated ok, we can do it when we are ready.

932 Ms. Kramer stated ok, thank you.

933 Ms. Kassel asked so do we need to move your table?

934 Ms. Kramer stated no, we will just table.

935 **F. Consideration of Resolution 2023-05, Adoption of Record Retention Policy**

936 Ms. Kramer stated I reviewed this, and we have a record retention in place currently. It
937 is under the Inframark contract. I see no reason to do this whatsoever.

938 Ms. Kassel asked why did it come up?

939 Ms. Montagna stated quickly, very quick, so you do not get into the weeds and waste
940 time about it. Back when Mr. Koncar was here for that interim period when Ms. Suit left
941 he did present a records retention. It is some old records that they still had in banker boxes,
942 and I guess he gave the option to digitize or continue storing them and it was like \$15.00 a
943 box. You all refused it or declined to approve it. And I think Mr. Qualls may have even
944 told you do not do that because we are your records retention and why would you pay us
945 additionally for something we are already under contract to do. So again, that is where it
946 came from. I was supposed to put it back on your agenda months and months ago and I did
947 not.

948 Ms. Kassel asked but why would you put it back on the agenda for something we are
949 already paying for?

950 Ms. Kramer stated because the powers that be required it.

951 Ms. Montagna stated right, so I need you to formally decline it if that is what you
952 choose to do, and I do not know, Mr. Haber may have a take on this but that is kind of
953 where it is at

954 Ms. Kassel stated well let us hear it from him then.

955 Ms. Montagna stated ok.

956 Mr. Haber so Ms. Montagna, if I understand what you are saying is the present
957 agreement for district management services provides that Inframark serves as the custodian
958 of records which means retain. If that is the case then I understand where your prior counsel
959 is coming from, why would the Board approve an agreement to change that or pay for any
960 additional obligation so I think it makes sense for the Board to continue to take the position
961 that it is choosing not to approve that particular policy and instead let Inframark continue
962 to retain the records as the custodian of records. And so no, I do not know that I have any
963 different recommendation if I am understanding the circumstances correctly.

964 Ms. Montagna stated you are.

965 Ms. Kassel asked do we need to formally decline this.

966 Ms. Montagna stated yes.

967 Mr. Leet stated so one other question, is this talking about a charge per month per box.
968 So, what are we talking about? I mean how many paper records do we still have versus.

969 Ms. Kassel stated we are not going to do this though.

970 Mr. Leet well yes.

971 Ms. Montagna stated yes, so essentially what is going to happen is, I am going to go
972 back and say the Board declined it and we are going to take those banker boxes and we are
973 going to scan them in, and they are going to be part of your digital records. We are not
974 going to store the banker boxes anymore we are going to scan them in.

975 Ms. Kramer stated and the decision to keep them in the banker boxes and my
976 understanding was the District Manager who had been handed down and currently
977 separated from Inframark and so go ahead.

978 Ms. Kassel stated I move to decline the approval of Resolution 2023-05.

979 Ms. Kramer stated I will second.

980

981 Ms. Kassel made a MOTION to decline Resolution
982 2023-05, records retention policy.
983 Ms. Kramer seconded the motion.
984 Motion passed unanimously.

985

986 Ms. Montagna stated ok.

987 Ms. Kramer stated alright.

988 Mr. Leet asked can I just interject something real quick?

989 Ms. Kramer stated sure.

990 Mr. Leet stated they make stand up screens. They are probably under \$50.00 that we
991 could purchase. There is no shade coming here. For these few months it has been an issue
992 really before, but we cannot close the blinds in here.

993 **G. Acceptance of Fiscal Year 2022 Audit**

994 Ms. Kramer stated on page 198, acceptance of fiscal year 2022 audit. Do I have any
995 questions about that?

996 Ms. Kassel stated no I just want to say there are several places in this audit document
997 that essentially says we were checking to see if there are any inadequacies or
998 inappropriate things and then three different places it said that we did not find anything. It
999 shows we are doing things as we should be according to.

1000 Ms. Montagna stated it is a clean audit.

1001 Ms. Kassel stated yes, so move to approve the audit.

1002 Ms. Kramer stated ok a motion to approve the Fiscal Year 2022 audit.

1003 Mr. Leet I will second.

1004 Ms. Kramer stated I have a motion and a second to approve, any discussion?

1005

1006 Ms. Kassel made a MOTION to accept the Fiscal Year
1007 2022 audit.

1008 Mr. Leet seconded the motion.

1009 Motion passed unanimously.

1010

1011 **H. Discussion of Buck Lake**

1012 Ms. Kramer stated you have a report before you. I had asked they include all of the
1013 background information, the Buck Lake agreement that we have with Harmony West as
1014 well as the full agenda material so you could see what the current treatment plans and Buck
1015 Lake management plans and policies are. The Committee recommended no changes to any
1016 of those; the management plan, the policies, or the treatment plan They did recommend
1017 continuing with the treatment program using Biotech at the cost of \$1,200.00 per treatment
1018 which would mean Harmony's share would be \$600.00 per treatment. The treatments are
1019 typically monthly treatments however if they do miss a treatment we will not be charged,

1020 so this is no change in the cost from last year. It is also recommended that the Board
1021 approve a not to exceed of \$1,750.00 for the upcoming fiscal year for general project
1022 coordination. Again, this is with the proviso that Harmony and the Harmony West
1023 representative both agree that these services are needed prior to authorizing any such
1024 services. This is exactly what we had last year but a much reduced price. So, I would, at
1025 this time, ask that those two items be approved.

1026 Ms. Kassel stated move to approve the recommendations in the Buck Lake Committee
1027 report.

1028 Ms. Phillips stated I will second.

1029 Ms. Kramer stated I have a motion and a second any further discussion?

1030

1031 Ms. Kassel made a MOTION to approve the 1032 recommendations in the Buck Lake Committee report. 1033 Ms. Phillips seconded the motion. 1034 Motion passed unanimously.
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1035

1036 Ms. Kassel stated and by the way they missed three months in the past year.

1037 Ms. Kramer stated yes we are working on that right now.

1038

1039 **SIXTH ORDER OF BUSINESS** **Staff Reports**

1040 **A. Field Manager Report**

1041 Mr. Perez stated so the report is in front of you. The picture portion in front of you,
1042 Benchmark did respond, they sent it this week and she apologized that they were a little
1043 late on that. They did respond to Mr. Castillo's report. Obviously, we are seeing positive
1044 stuff out of them. In front of you there is also the the written Field Manager's report so if
1045 there are any questions on that.

1046 Ms. Kramer stated I was impressed with the Field Manager's Report. It is good to see
1047 that things are being addressed proactively, that you are actually seeing the problems
1048 around Harmony that need to be corrected. Good job.

1049 Ms. Kassel stated tell us what is happening with the cover on the pavilion at Buck Lake
1050 please.

1051 Mr. Castillo stated I am looking for vendors now. I am still waiting to hear back from
1052 one. I have not gotten a quote yet.

1053 Mr. Perez I know your question, what you are thinking.

1054 Ms. Kramer asked why is it so delayed?

1055 Mr. Perez stated why has it taken so long, we did put in for insurance claim after
1056 Hurricane Ian and it was not declined but our deductible.

1057 Ms. Montagna stated I was trying to incorporate a bunch of stuff. I knew the shade
1058 structure was going come in under the deductible, so I was trying to do the shade structure,
1059 the few fence areas that came down, and put them all together and it still did not meet our
1060 deductible.

1061 Ms. Kassel stated but why did we wait so long for.

1062 Ms. Montagna well they were waiting to see. He just let us know, what last week, that
1063 we did not meet it? So, I told them to go ahead and get proposals.

1064 Ms. Kassel stated well we were going to have to get proposals anyway.

1065 Ms. Montagna stated we have them.

1066 Mr. Perez we have one proposal.

1067 Ms. Kramer stated well no.

1068 Ms. Montagna why it takes so long to fix.

1069 Ms. Kramer stated what Ms. Kassel is asking is why did we not do this while we were
1070 adding up everything. I mean the hurricane was back in November and here we are in
1071 March.

1072 Ms. Kassel stated October.

1073 Ms. Kramer stated October, yes. So, in the future instead of waiting even if we are
1074 submitting let us go ahead and get the proposals and have everything laid out so that we
1075 have them.

1076 Mr. Perez we have proposals, we submitted them to insurance for the claim. I think
1077 your question is why did we not pull the trigger prior to the plan being approved or not.

1078 Ms. Kramer stated so you are saying we have proposals?

1079 Mr. Perez stated one proposal.

1080 Ms. Kramer stated how much is it?

1081 Mr. Perez stated 7?

1082 Ms. Montagna stated a little under 8.

1083 Ms. Kramer asked 7 what?

1084 Mr. Perez seven grand.

1085 Ms. Montagna stated thousand.

1086 Ms. Kramer stated ok. Now it all needs to be replaced because all the way around it is
1087 stretched and everything. That is above our limit so please continue to get a couple more
1088 proposals and then we will address it at the next meeting.

1089 Ms. Kassel stated yes, it is a point of contention. Tell us about the splash pad.

1090 Mr. Perez stated the splash pad we did have Professional Fountain Services come out.
1091 It was a vendor that was recommended, after the last company was out looking at the VFD.

1092 The VFD is communicating to the pump. What they are saying is that the pump and
1093 the VFD, the solenoids are not activating in the well. And Supervisor Kramer asked did
1094 we not replace the solenoids in the past? No, we replaced the kits inside of the filter kit
1095 from the backside of the solenoid. So Professional Fountain Services came back with a
1096 proposal, which is fairly substantial it is like \$12,000.00 for the solenoid replacements and
1097 then a deep clean. They think that is part of the problem, as well.

1098 Ms. Kassel asked did we not do a deep clean?

1099 Mr. Perez stated they attempted to deep clean, another vendor did. It was like \$350.00,
1100 if I am not mistaken, and they could not get all the way into where this clog is, further down
1101 the line. The clog is a secondary issue to the solenoids, so Mr. Castillo reached out to Spies
1102 which we have dealt with in the past and then another vendor to get comparable quotes.
1103 What was the second vendor? Florida Pools? What was the vendor that backed out of the?
1104 Anyways the third vendor came out and said no we are not touching it; we do not do
1105 anything like this. We are still waiting on Spies, the guy from Spies was on vacation last
1106 week, we followed up again this week to have that proposal, so still not yet. Typical Spies
1107 response. So, currently we just have the one proposal for the \$12,000.00 right now to
1108 replace the solenoids.

1109 Ms. Kramer asked now have you reached out to City of Kissimmee to see who
1110 maintains their splash pad?

1111 Mr. Perez stated no, not yet, no.

1112 Ms. Kassel asked do we ever use Open Gov or anything like that for putting out requests
1113 for bids?

1114 Mr. Castillo stated Thumbtacks, it is a website.

1115 Ms. Kramer stated well there are a couple of services, I have forgotten the one the
1116 County and the School Board use. I have been advocating for that, but no one seems to
1117 want to use it.

1118 Ms. Kassel asked it is not Open Gov?

1119 Ms. Kramer stated no, it is not Open Gov, it is.

1120 Ms. Kassel stated Vendor Link?

1121 Ms. Kramer stated it is Vendor Link.

1122 Ms. Kassel I wonder if we can use those to get some bids.

1123 Ms. Kramer stated it is no cost to us to join Vendor Link.

1124 Ms. Kassel stated and Open Gov, I do not think there is a cost there either or if there is,
1125 it is minimal.

1126 Ms. Kramer stated we may be able to find, and if we just reach out to both St. Cloud
1127 and the Kissimmee Parks and Recreation, they have been great. I checked with them when
1128 a resident brought up one of their exercise trails. They were very open, they are anxious to
1129 work with us, they are willing to give us advice, and to share names of their vendors. They
1130 are even willing to let us piggyback onto some other vendor contracts which would save
1131 us a lot of work and a lot of going through all this. So, if you could just reach out to them
1132 and say hey we are the little guy on the block can you give us a hand up? Then I think that
1133 would go a long way and the Vendor Link would help also.

1134 Ms. Kassel stated and Open Gov.

1135 Ms. Montagna stated so I will say not just here, but across the board, I think Mr.
1136 Hamstra can even speak to it too, it is getting very hard to find vendors for numerous
1137 reasons. I think the abundance of work now, a lot of jobs are not coming because it is so
1138 small so if we can document that we reached out to XYZ, but we only ended up getting
1139 one, but we have exhausted numerous things, do you still want to see that one proposal
1140 after we have exhausted, I mean.

1141 Ms. Kramer stated yes, with a complete explanation of efforts.

1142 Ms. Montagna stated understood. With this is who we have reached out to, and we have
1143 documentation and that way at least you know that due diligence was done but we are just
1144 not getting a response or anything.

1145 Ms. Kramer stated the problem is, our splash pad has been down almost a year now.

1146 Mr. Perez stated but some of that issue was the pump, the delay in getting the pump
1147 here.

1148 Ms. Kramer stated that is right, that is about three months the other nine months has
1149 been very frustrating both for the Board and the residents. Summer is coming up and they
1150 are going to want to use the splash pad. Does the splash pad still work?

1151 Mr. Perez yes.

1152 Ms. Kramer so if you turn it on?

1153 Mr. Castillo stated it goes about a foot high.

1154 Mr. Kramer stated well the little toddlers love to play in that. So, if it is working that
1155 much, let us keep it on and running. That will at least keep what we have already cleaned
1156 out, cleaned out, right?

1157 Mr. Perez let me check with that vendor and make sure it is not going to do anything
1158 to the pump. Because is the VFD tells the pump to go, and the pump increases rpm, and it
1159 is not pushing we may wear that pump out.

1160 Ms. Kramer stated well I do not want to do that but check and see.

1161 Ms. Montagna let us just verify.

1162 Ms. Kramer stated yes, because part of the problem with it clogged up, I think, because
1163 it was not clogged up before, is that we have let it sit unused so long and it has gotten all
1164 sorts of debris down in it and we just need to make sure we are not repeating the mistakes
1165 of the past. Ok, any other questions about the splash pad? I need a magic wand.

1166 Mr. Perez stated I can give you an update as well on the Polaris.

1167 Ms. Kramer stated yes please. Same?

1168 Mr. Perez it is the same. I have copied Mr. Maynard from Polaris on the emails to
1169 Briggs and I am not getting a response. So, I did reach out to not Kissimmee Sports, but
1170 they are out of Sanford, they did give me a proposal a while back and I am asking if that is
1171 still valid.

1172 Ms. Kramer to get an updated one.

1173 Mr. Perez stated I emailed him and left a message on his phone. I have not gotten a
1174 response from him yet.

1175 Ms. Kramer stated ok.

1176 Mr. Perez stated I have old proposals. I can reach back out to Kissimmee Motor Sports
1177 if we want to try to get a second one, but.

1178 Ms. Kramer stated I am very uncomfortable going back to them.

1179 Mr. Perez stated I understand.

1180 Ms. Kramer stated there is one down in Sebastian.

1181 Mr. Perez stated yes, so a while back, I went on Polaris' website, it was more about
1182 certified Polaris dealers because if they are not certified dealers then they are buying the
1183 engine from a certified dealer and they are putting their markup on top of it and selling it
1184 to us.

1185 Ms. Kramer stated well, just to double check with them, because they may be a certified
1186 Polaris mechanic in which case they can get parts and things. So, if you would check on
1187 that. And even if they are paying the markup, if they are still under what the other folks are
1188 it is still a good deal.

1189 Ms. Phillips stated I wonder what would happen if we got bids for putting in a new
1190 splash pad, how many would crawl out from the woodwork? And then say well we decided
1191 we do not want a new one, can you fix our old.

1192 Mr. Leet stated even for the sake of comparison. Is there anything left of the structure
1193 of the splash pad that has not been replaced or refurbished?

1194 Mr. Perez the VFD is the only big thing and I do not know when that was put in. I am
1195 assuming it was put in when the splash pad was put in, but it looks in good shape. It is
1196 functioning. The gentleman that has come out multiple times to hook his computer up to
1197 it, which by the way was no charge, he did not have any issues with the VFD. Everything
1198 else down there in the vault is pipe. It is PVC and then you have the one pump, the VFD is
1199 on the wall and then it is pipes coming out with the different valves that open and close. I
1200 mean it is not very in depth.

1201 Ms. Phillips asked when you say vault, there is some place they can crawl
1202 underground?

1203 Mr. Perez stated oh it is a concrete enclosed structure that you open. You do not notice
1204 it because there is a metal lid. It is in a secret fortified location, and I cannot give details,
1205 but people miss it.

1206 **i. Fence Proposals, A&C #7101, Ashley Fence, and Lasrasy Fence**

1207 Mr. Perez stated so here again the fence along 192 we just proactively we were trying
1208 to give you some proposals for long term replacement options. I believe there was some
1209 discussion over checking out the PUD on the need for that fence.

1210 Ms. Montagna stated there is no requirement to keep that fence. It is an asset, if you keep
1211 it you have to maintain it, but it is not something that is required.

1212 Ms. Kramer stated so, at this point it is a liability, right?

1213 Ms. Montagna well, liability/asset.

1214 Ms. Kassel stated I think people who have homes behind that fence feel that it is
1215 safety feature for them, and it is also sort of a privacy for them because there is a barrier
1216 between the road and them. And I do not know how many linear feet that is versus areas
1217 where there are no residences behind the fence.

1218 Ms. Kramer stated I do love the fence. I really like it, but it is expensive. I did
1219 check the measurements; I do not know if there was a mistake in measuring and you
1220 included the golf course portion and the portion to the east of our ownership.

1221 Mr. Perez stated they may have.

1222 Ms. Kramer stated the actual linear feet is 5150 instead of 6100. So that does drop
1223 the quote down with the A&C Master Fence would be just under \$102,000.00, Ashley
1224 would be \$133,900.00 and for Lasrasy it would be \$123,235.00. That is still a large
1225 amount of money that would deplete our current reserves. We would have no more
1226 reserves until we get an influx of money for the next fiscal year, the \$300,000.00 that
1227 would be going to reserves.

1228 Ms. Kassel stated I believe that our financials say something different, I thought.

1229 Ms. Kramer well we have \$800,000.00 and some odd in right now, but we have not
1230 yet paid for the alleyway which is \$600,000.00 and some odd.

1231 Ms. Montagna stated right. See it is going to be very slim.

1232 Ms. Phillips asked is there such a thing with CDDs, and I do not know, can you have
1233 special assessments? Can you ever go to the residents and say do you want us to do this
1234 or do you not and let them vote on it?

1235 Mr. Leet stated that is why we have these meetings here.

1236 Ms. Kramer stated we are the last resolve.

1237 Ms. Phillips stated other thing is, if we want a fence, does it have to be the white with
1238 the railings on it? Is there not like a concrete block one?

1239 Ms. Kramer stated that is going to be a lot more expensive.

1240 Ms. Phillips stated but then it would not have to be replaced every 15-20 years.

1241 Mr. Perez stated what if somebody runs through it?

1242 Ms. Phillips stated well, you repair it.

1243 Mr. Perez stated that is an insurance claim anyways too. You still have to paint; you
1244 still have pressure washing that takes place. But painting it would probably be your next
1245 major cost.

1246 Ms. Phillips stated yes, but we have to do that now, I mean the pressure washing and
1247 cleaning and that, so I just was tossing it out as an idea.

1248 Ms. Kassel asked are we still in violation or has it been resolved?

1249 Mr. Perez stated we pressure washed it.

1250 Ms. Kramer stated it has been resolved for now, but I have noticed there are several
1251 more. In fact, they even had code enforcement actions against the golf course for their
1252 section of the fence. And they are repairing, they did reach out to me, and I said no that is
1253 your fence go on repair it.

1254 Ms. Montagna stated there is going to be more to come if we do something.

1255 Ms. Kramer stated yes, it is falling apart daily.

1256 Ms. Phillips stated I was just going to ask is it just disintegrating, is that what is
1257 happening?

1258 Ms. Montagna it is, it is brittle, it is just old.

1259 Ms. Phillips asked so if we get a new fence, we are going to have all new posts put in
1260 too? We cannot just.

1261 Ms. Montagna stated it is everything from cap to post to everything.

1262 Ms. Phillips stated so it is not concrete posts there now?

1263 Ms. Kramer stated no they are not concrete, in fact that they do not even have wood
1264 in the center.

1265 Ms. Phillips stated oh ok.

1266 Ms. Kramer stated I thought that was a PVC sleeve over wood, but it is not.

1267 Ms. Phillips yes, that is what I would have thought, over a concrete post.

1268 Ms. Kassel well the next, I am sorry, the next item on the agenda is sidewalk
1269 replacement which.

1270 Ms. Kramer stated I think we need to pass that one by, but we will get to that in a
1271 moment. But anyway

1272 Ms. Kassel stated, and the sidewalk replacement is hundreds of thousands of dollars.

1273 Ms. Kramer stated that is not accurate, We will discuss that.

1274 Ms. Kassel but still.

1275 Ms. Kramer stated but still.

1276 Ms. Montagna stated it is still a large expense.

1277 Ms. Kramer stated that is still something we need to address constantly.

1278 Ms. Kassel stated as much as I really do not want to table the fence replacement, I
1279 think we need to.

1280 Ms. Montagna stated you are coming into budget talks in the next month and in the
1281 next two months. So, these are going to be things that you need to discuss during those
1282 budget discussions.

1283 Ms. Kassel stated right but we do not need to approve the fence.

1284 Mr. Perez stated no, some of this stuff was just proactive and representing it so that
1285 way you all have it in front of you and then as we are getting into budget season, we have
1286 got recent proposals, so we have recent numbers to go off of.

1287 Ms. Kramer stated the fence what I would like to ask our Board and other folks to do
1288 and give us feedback is, seeing the cost, what does the Community want to do? I do not
1289 want to do a formal vote but if people can reach out and give us some feedback. So right
1290 now, I am getting the feeling that there is no consensus so we are not going to vote on the
1291 fence, so we will move on.

1292 Ms. Phillips stated not tonight.

1293 **ii. Sidewalk Proposals, Paving America and Inframark**

1294 Mr. Perez stated so we decided to proactively go out and find all the panels that were
1295 broken or two inches, you know the two-inch gap that we talked about prior when we are
1296 doing grinding, If it is raised or the sidewalks are lifted over 2 inches, we are not grinding
1297 it down, we are doing a panel replacement. So, what we did, at no charge Inframark staff,
1298 not these guys, not outside guys, went out and we basically walked entire community and
1299 noted every pad that had breaks in it or was lifting. So, in front of you is a whole total view
1300 of what Harmony has in terms of, even if the pad is not a hazard now, it has got a crack
1301 going through it. Now what that means is when that pad does buckle, we cannot grind
1302 where there are cracks so eventually it is going to need to be replaced. We went out and
1303 did some looks today again it is all just a proactive approach is what we are trying to do,
1304 there are what looks like a couple areas where sidewalk dimensions do not match. That
1305 may have been a typo, we will follow up on that and we can revise however needed. We
1306 did revise a separate work order for the Cupseed panels.

1307 Ms. Kramer asked the Primrose Willow.

1308 Ms. Montagna stated yes, before you go on, so going back to this big thing, like Ms.
1309 Kramer has said, in your agenda. So, I wanted to come, and spot check some stuff with Mr.
1310 Perez. We looked at it there are some dimensions that are not accurate, but what we
1311 discussed is how this should have been presented or in the future would be presented as
1312 like he stated some just have a crack in them they are not a hazard today there is literally
1313 just a crack going across it but it is something that needs to be monitored, right, so those
1314 should have been categorized in this as "monitor". These are red, these need to be done
1315 immediately. These are kind of mid-level, kind of, and then these are kind of low level that
1316 we need to monitor. That is kind of how it probably should have been broken up, which
1317 will be done in the future but the ones that need to be done immediate I think this was just
1318 an overall audit of the whole thing. So, I am sorry, I did not mean to interrupt.

1319 Ms. Kramer ok, I have got to make some statements here. I looked over this and was
1320 just shocked because we have been very proactive and responsible in taking care of our
1321 sidewalks except the one on Primrose Willow and several of the supervisors have been
1322 asking over and over and over to get that one fixed and it is still not fixed so that is a
1323 priority.

1324 Ms. Kassel stated there have been cones there for weeks and tape that came down and
1325 still nothing has been done.

1326 Ms. Kramer stated, and we gave direction two months ago that that has to get fixed
1327 immediately and it is still not fixed. I looked at this and I went out and I walked the
1328 neighborhood, and I was just shocked, I mean right around your house Ms. Phillips, there
1329 they are saying that six panels need to be replaced. And I could not find a single one that
1330 needs to be replaced. There may be one seam that needs to be ground down. And at my
1331 house, they say three panels need to be replaced. The grindings have worked beautifully it
1332 is probably going to be at least one year, if not two years before any panels need to be
1333 replaced there. And that is true for all of this. I was flabbergasted at the inaccuracy. We
1334 have standards, our standard is: if it is 1/4 inch, between 1/4-inch difference in height to
1335 two inches, it gets ground, if it is two inches or above, it needs a panel replacement.

1336 Mr. Perez stated what standards, those are the standard we go off of.

1337 Ms. Kramer stated that is right.

1338 Ms. Perez yes, so but we do not do panel replacement in this contract so it would be
1339 outside of it correct?

1340 Ms. Kramer stated I understand that, but I am saying this is, you are saying these panels
1341 needed to be replaced now.

1342 Ms. Montagna stated no.

1343 Mr. Perez stated no, read the proposal. It says that those panels would be, anything over
1344 two inches and broken panels.

1345 Ms. Kassel asked can we get a new proposal, please?

1346 Mr. Perez stated yes, I have already got one for.

1347 Ms. Montagna stated broken down like I just stated.

1348 Ms. Kassel yes. And how soon can you get those.

1349 Ms. Montagna stated Primrose, he already has the proposal for that.

1350 Mr. Perez stated it is about \$5,500.00, if we include the curbing, which I called Mr.
1351 Hamstra today. If you want us to do the curbing we can. If you do not want us to do the
1352 curbing we can exclude it. It will drop the price about \$1,500.00. Because the curbing
1353 technically is Osceola County.

1354 Ms. Montagna stated but you could try and ask them to do it.

1355 Mr. Perez stated if we do the sidewalks and then do not do the curbing, you still have
1356 the trip hazard because the curbing on Primrose is all jacked up.

1357 Ms. Kramer stated so, I would advocate to move forward with the \$5,500.00, we get
1358 \$5,000.00 back from our insurance company.

1359 Ms. Montagna stated yes, I submit everything that you do to insurance.

1360 Mr. Perez and that is keeping it at \$15.00 a square foot. I did not change anything
1361 because of the economy of scale.

1362 Ms. Kramer stated ok, but do go back and measure those.

1363 Mr. Perez stated we did. Mr. Castillo already measured them.

1364 Ms. Kramer stated ok.

1365 Ms. Kassel stated, and you have the approval to.

1366 Ms. Montagna asked how much was it? Let us do a not to exceed of \$5,600.00.

1367 Ms. Kassel stated so move to approve the replacement with a not to exceed amount of
1368 \$5,600.00 to replace sidewalk panels on Primrose Willow.

1369 Ms. Montagna stated I would say if you want, we can reach out to the County about
1370 the curb which may save you about that. But if they will not, ok.

1371 Ms. Kassel between Beargrass and Blue Stem.

1372 Mr. Perez stated I believe so, yes.

1373 Ms. Kassel stated Cupseed.

1374 Ms. Kramer stated some of them have been replaced. The that got missed during the
1375 last big push.

1376 Ms. Kramer asked do I hear a second?

1377 Mr. Leet stated I will second.

1378

1379 Ms. Kassel made a MOTION to approve a not to exceed
1380 amount of \$5,600.00 for replacement of sidewalk panels on
1381 Primrose Willow between Cupseed and Blue Stem.

1382 Mr. Leet seconded the motion.

1383 Motion passed unanimously.

1384

1385 Ms. Montagna stated let us get that scheduled ASAP, please.

1386 Ms. Kramer stated yes, please.

1387 Mr. Perez stated I will have the big proposal revised.

1388 Ms. Montagna stated and broken down.

1389 Ms. Kassel stated for the next meeting.

1390 Ms. Montagna stated yes.

1391 Ms. Phillips stated can I ask a quick question on this. When we have all these sidewalk
1392 issues and a lot of it is caused by tree roots, is there anything we can ever do to the tree
1393 roots to stop them from doing that short of pulling the tree out?

1394 Ms. Kramer stated no.

1395 Ms. Phillips stated ok, I didn't think so but.

1396 Ms. Montagna stated they are cut in that specific place but not beyond that.

1397 Ms. Kramer asked anything further from field?

1398 Mr. Leet stated while we are still on field, I understand that we are still looking for
1399 more from vendors with the splash pad. Do we want to, in hopes of finding something, do
1400 we want to maybe authorize some if we are able to find something under some amount, to
1401 grease the skids for proceeding with anything?

1402 Ms. Montagna stated it is hard to tell what those prices are going to come in so you can
1403 absolutely do that if you want. If we can find a vendor, a qualified vendor, to do the work
1404 under whatever you all approve, we can do that. We have one.

1405 Ms. Kramer stated we have a qualified vendor who proposed \$12,000.00 plus so if we
1406 did a not exceed of \$13,000.00, but you know. I do not know how you might want to handle
1407 it.

1408 Ms. Kassel stated do we know how much we spent on that?

1409 Mr. Perez stated the pump was the biggest cost.

1410 Ms. Kramer and that was \$4,000.00?

1411 Mr. Perez stated yes, I think right around there. Maybe \$6,000.00.

1412 Ms. Montagna stated the rest have been minor here and there.

1413 Ms. Phillips well I think we should just go ahead and bite the bullet and do it. If we are
1414 having so much trouble getting someone to do it and we have one person, unless we think
1415 we are going find someone else.

1416 Mr. Perez stated we are still waiting on Spies.

1417 Mr. Leet stated there is Spies and we discussed if there is anything else from other
1418 Districts, but everyone is sick of waiting at this point.

1419 Ms. Phillips stated and Spies, even if they respond, how long before they come and do
1420 the work, even if they agree to do it?

1421 Ms. Montagna stated I am not a big fan of that.

1422 Ms. Phillips stated no I mean I do not think they care of about our business.

1423 Mr. Castillo stated, and Spies is just the solenoids. Nothing else.

1424 Ms. Montagna stated yes, and this guy is everything.

1425 Ms. Phillips stated oh ok.

1426 Ms. Montagna stated, and the other vendor would not touch it because it is not
1427 something they want to get into.

1428 Ms. Phillips stated well, and this guy went to the trouble of making a bid.

1429 Ms. Kramer stated I will entertain a motion.

1430 Ms. Phillips stated this one included the solenoids, too, did it not? Because this
1431 \$12,000.00 was going to have to work.

1432 Ms. Kramer stated let us not to exceed because we do not have an exact number.

1433 Ms. Phillips right, but that contract covered it all.

1434 Mr. Perez stated it is in the agenda.

1435 Ms. Phillips continued, did it include a warranty?

1436 Ms. Kassel asked where?

1437 Mr. Perez asked it was not in the agenda? Oh, I am sorry.

1438 Mr. Leet stated I move to approve replacing the solenoids and cleaning as described by
1439 field services in an amount not to exceed \$13,000.00.

1440 Ms. Kramer stated I have a motion; do I have a second?

1441 Ms. Phillips stated I will second.

1442 Ms. Kramer stated I have a motion and a second, not to exceed \$13,000.00 for solenoids
1443 and deep cleaning the splash pad to get it fully operational.

1444

1445 Mr. Leet made a MOTION to approve a not to exceed
1446 amount of \$13,000.00 for solenoids and deep cleaning the
1447 splash pad to get it fully operational.

1448 Ms. Phillips seconded the motion.

1449 Motion passed unanimously.

1450

1451 Ms. Phillips stated oh I thought it was in the agenda.

1452 Ms. Montagna stated no because we only have one.

1453 Mr. Leet clarified it was in email traffic.

1454 Ms. Phillips stated oh, that is where I saw it.

1455 Ms. Kramer stated I am sorry, since it is not on our agenda, this would be considered a
1456 walk on agenda item and as such we have to reopen a public comment period so if there is
1457 anyone in the audience or on Zoom who would like to make a comment on the repair of
1458 the splash pad. Seeing none. Oh, yes and your name for the record.

1459 Mr. Janeczek stated I would like to see it fixed. The kids use it.

1460 Ms. Kramer stated there we go, thank you so much. So, the motion did pass. We will
1461 move forward on that.

1462 **B. District Engineer Report**

1463 **i. Billy's Trail**

1464 Mr. Hamstra stated I have two things on my agenda. The first one is Billy's Trail. I
1465 finally found a contractor who is interested in doing the work. We have used them on two
1466 other CDDs it is the old Syte, and they are called something else now.

1467 Ms. Kramer stated that is Syte, with a Y?

1468 Mr. Hamstra stated it was Syte, S-Y-T-E, now they are called Element Environmental.
1469 So, he is committed to doing it. So, before I give him final plans one thing I heard recently
1470 was golf carts are on that trail and I am not sure we want to accommodate that. Because
1471 especially at the end when you turn and try to go through the trees.

1472 Ms. Montagna stated there should not be any golf carts, golf carts should not be allowed
1473 on that trail.

1474 Ms. Kassel asked how are we going to prevent them?

1475 Ms. Montagna stated put up signs or something, bollards.

1476 Ms. Kramer stated or bollards.

1477 Mr. Leet stated putting anything in the PD. On Butterfly Trail, which is the other main
1478 trail called out on the PD, electric carts expressly are allowed.

1479 Ms. Montagna stated I have talked to your insurance company, and it becomes a
1480 liability because it is a “walking trail” and if you have vehicles on there and a pedestrian
1481 gets hit, it becomes a liability for the District. And I do not like to talk about liability in a
1482 meeting, but just to give you a little bit of.

1483 Ms. Kassel stated well we need to get a mower, a bat wing mower, up there. Whatever
1484 we put in needs just to be able to support getting a bat wing mower up Billy’s Trail so that
1485 it could be maintained.

1486 Mr. Hamstra stated while at the end, when we walked it, we were trying to navigate
1487 through those trees, and I did not think we wanted to create a wide opening. I can just get
1488 a wider culvert; it is not a big deal.

1489 Ms. Kramer stated the mowing would just go, are we mowing the entire trail off of our
1490 property?

1491 Mr. Leet stated so the CDD, we have our parcel that we need to maintain. The developer
1492 tract, so that is the actual old Branch Road which that is what it existed as before, it is built
1493 wide enough for vehicles, that is maintained separately through the HROA. So whatever
1494 mowing needs to happen there, we should be accommodating for that in the access
1495 forthright through the CDD tract.

1496 Ms. Kramer does that mean we are going to have to take down trees?

1497 Mr. Leet stated well there is already the issue the way the lot was platted, it did not
1498 exactly, or the trail was kind of blazed did not exactly follow the property line so it kind of
1499 having been surveyed recently there might have been a small number of trees that would
1500 need to be cleared out to have any kind of access through there.

1501 Ms. Kassel stated except for pedestrian.

1502 Mr. Leet stated right.

1503 Ms. Kassel stated when we first created the CDD trail because, of course, the trail was
1504 on developer property which is now all houses in the Enclaves. The District property had,
1505 in order to create a trail that met up with Billy's Trail proper, which is on Forestar property
1506 now, we had to bushwhack a bit in order to be able to let people even walk through and
1507 some of that area does have, there is one place where there is a grove of trees and in order
1508 to be able to maintain Billy's Trail so that it is walkable overtime we will need to get
1509 equipment in there. So, if that means we are going to need to take down just a few trees,
1510 that are not in the conservation area, it is on the District property, we may need to take
1511 down some of those trees to afford access to Billy's Trail.

1512 Mr. Hamstra stated, well a mower is one thing but there are a lot of soft wet spots along
1513 the way which if you are walking it is no big deal, but I am worried about slippery golf cart
1514 tires and I will have to go back and put gravel everywhere to kind of fill in those wet spots.

1515 Mr. Leet asked so to address the liability, is that something we can fix with signage?

1516 Ms. Kassel stated Fix how? Saying no golf carts? I mean are you talking about
1517 disallowing golf carts?

1518 Mr. Leet stated well to maintain the trail that exists, whatever access we provide needs
1519 to be big enough to get a mower back there, so I do not know that it is an option really to
1520 have our access be small and narrow enough to disallow golf carts by just not making it
1521 big enough. If we make it big enough to get a mower back there it is big enough to get a
1522 golf cart back there. So, if our desire is to not have people do that.

1523 Ms. Kramer stated you could do something at the entry. We were talking about those
1524 bollards. They have removable bollards that lock so whoever is bringing the mower in there
1525 would have the access key, could remove them, take the mower in, and resecure.

1526 Mr. Leet stated the concern there is, it is our property and then you get far enough and
1527 then it is residential properties. If we just block off the access across ours, are we going to
1528 be going to be creating a problem for the people whose houses are right there. If people try
1529 to bring carts and they are just driving around those.

1530 Ms. Kassel stated yes because they can probably access it around the back of that pond
1531 by the golf course even if we put bollards here, it is open here and people could drive and
1532 avoid the bollards, I believe.

1533 Mr. Hamstra stated well my point is, if we are going to make them cart friendly it is
1534 going to go from a nature trail to almost something that is semi rigid and hard because the
1535 second there is water out there, they are going to get stuck so if that is the intent.

1536 Ms. Kassel stated well there are golf carts on Butterfly Trail, right? People have taken
1537 golf carts on Billy's Trail for the last 20 years. I mean that Billy's Trail road, the spoil pile
1538 road, was meant to be a truck driving, and even cattle driving.

1539 Mr. Leet stated it is a ranch road.

1540 Ms. Kassel yes, it was a ranch road, so it was meant for vehicles right?

1541 Mr. Leet stated it is just the CDD property leading up to that is, I think, what you are
1542 referring to, right?

1543 Mr. Hamstra stated correct.

1544 Ms. Montagna stated it is going to be an expense; however, you guys want to go with
1545 it, I think is where you are going with that right, Mr. Hamstra?

1546 Mr. Hamstra stated yes, if you want it to be natural we just put some culverts in and
1547 just you and I walked it before, if you want to keep that nature versus you want to make it
1548 cart friendly, it is going to have to be a little bit more robust and there is more money.

1549 Ms. Kassel stated but can we still allow carts while not making it cart friendly?

1550 Ms. Kramer the problem is, is you are going to have the problem like the mud hole
1551 where we are going to put the culvert. You are going to have mud holes like that in several
1552 different locations, so it is not going to be pedestrian friendly if it is cart friendly. Is that
1553 what I am hearing, it is going to get mucked up.

1554 Ms. Montagna stated I think the carts are going to make it worse for the pedestrians.

1555 Ms. Kassel my sense is if we need to put gravel in later to deal with that problem, then
1556 we do it later.

1557 Mr. Hamstra stated alright, I have just been out there when it has been wet and it is a
1558 lot of wet spots. So, we can post it and say no golf carts, and then when people still do it
1559 and get stuck, and you can deal with this later about adding more to it.

1560 Ms. Kassel stated I know that is not the answer you wanted.

1561 Mr. Hamstra stated no, it is just money.

1562 Ms. Kramer stated so by posting it No Golf Carts, that protects us. I mean we can post
1563 no golf carts anywhere but the streets and the parking areas right now and they still go up
1564 on the landscape areas all the time. So, we will be covered with our insurance.

1565 Ms. Montagna stated you have got to put them at every CDD entrance.
1566 Ms. Kramer stated well, we just have one.
1567 Ms. Montagna stated yes, No Golf Cart Allowed at least if something does happen then
1568 we can at least say, look it is very prominent.
1569 Ms. Kassel stated we will need two, one at the entrance from Five Oaks and one at the
1570 entrance of the Forestar Property.
1571 Mr. Hamstra added you may want one between, there is a big bare spot between the
1572 houses that goes where that control structure is and they can drive down there and get in,
1573 but that is HOA that is not CDD. I mean you can put a sign there at the toe of the slope.
1574 Ms. Montagna stated so we are talking three signs.
1575 Mr. Hamstra stated three signs.
1576 Ms. Montagna stated so three signs that say no golf carts allowed. Or no motorized
1577 vehicles, however you want to word it.
1578 Ms. Kramer stated no motorized vehicles because I have seen people taking trucks back
1579 there.
1580 Ms. Kassel stated or authorized vehicles only.
1581 Ms. Phillips stated how about no wheels because even bicycles would be.
1582 Ms. Montagna stated and that way at least you are covered if something does happen it
1583 is posted it is very visible you saw it at any entrance you could have come in and you chose
1584 to do it anyway.
1585 Ms. Kassel asked, and do we have a cost for the culverts?
1586 Mr. Hamstra stated well I was waiting to hear your direction tonight and then I will get
1587 a cost from the contractor. I wanted to know if we had a meeting this week and that came
1588 up so I needed to find out for sure the direction you all were taking with the golf carts so I
1589 can give him the final plan.
1590 Ms. Kassel asked so the purpose of asking about golf carts was in terms of the strength
1591 of the culvert?
1592 Mr. Hamstra stated no, it had to do with there are a lot of wet spots that I would have
1593 to go back and make compacted with gravel hit those spots the golf cart can go end to end.
1594 If we are not making it golf cart friendly, I am doing the two culverts and that is it.
1595 Ms. Montagna stated and that is it.
1596 Ms. Kassel stated I see.

1597 Mr. Leet stated yes and while we are talking about, as far as authorized use, if it is a
1598 mower, those are, I assume, bigger tires than the little golf carts so less of an issue that we
1599 need to design around.

1600 Ms. Kramer stated yes and there would be one mower going down there occasionally
1601 versus seven or eight golf carts going down there weekly.

1602 Mr. Leet so for everyone's reference at the entrance of Butterfly Trail which again it is
1603 not on CDD property.

1604 Ms. Kramer stated if it is not CDD property we are not worried about it.

1605 Mr. Hamstra stated, Topic number 2, inspectors for the milling and resurfacing of the
1606 alleyways, I have tried like we do everything else; everybody is too busy. I have finally
1607 found a firm that is going to take it on. They need to know how many days a week. The
1608 rate will be \$100.00 an hour which is \$800.00 a day. If you want to offer two days a week
1609 for six months, that is \$40,000.00.

1610 Ms. Kassel asked six months?

1611 Mr. Hamstra stated it is a six-month project.

1612 Ms. Kramer stated how often do you feel they are needed? At different stages will we
1613 need them more often? You are the expert; I do not think that we can come up with a.

1614 Mr. Hamstra stated well I would gravitate between two or three days a week because
1615 they are doing drainage, ribbon curb, and the actual milling resurfacing process. So, if I
1616 can get him on here Tuesdays and Thursdays at the bare minimum, their travel time plus
1617 time of being here, I mean we are talking \$40,000.00 to \$50,000.00 minimum.

1618 Ms. Montagna stated for the whole project.

1619 Mr. Hamstra stated for the whole project and things come up so there is some office
1620 time so I may say not to exceed \$50,000.00 for your inspector for the six-month duration.

1621 Ms. Kramer stated now you had mentioned that if they are out there in the first phase,
1622 first month or two, and they are saying everything is looking good, not a problem, we could
1623 cut back on the inspectors still have them go out occasionally but not have them be as? I
1624 mean, do we have to sign a contract for this long for this much right now or can we hire
1625 them on an ongoing basis?

1626 Mr. Hamstra stated the thing is they have to plan their inspector's usage almost like a
1627 survey crew so I'd have to ask them if they would be willing to do that. Maybe it is two
1628 days a week for the first three months, and you go one day a week and if they are doing a

1629 great job. I have complete faith in them, but when you do not have people watching, things
1630 can get careless. But I will ask the company if they are willing to do two days a week for
1631 the first three months and consider one day a week, and get a proposal based on that.

1632 Ms. Phillips stated that is a shame there is probably somebody living in The Lakes,
1633 retired who could do it, you know. I mean I understand.

1634 Mr. Hamstra stated I tried to get local guys first and every local firm that I respect and
1635 know, they are either tapped out or they are.

1636 Ms. Phillips stated I meant the retirees. Maybe would have time, you know, pop over
1637 for a couple hours. I think we have to hire certified people, right?

1638 Mr. Hamstra stated yes.

1639 Ms. Kramer stated yes, we would not want one of our residents going over there and
1640 possibly getting hurt.

1641 Ms. Phillips stated right, right, no I just said it is too bad because there is a wealth of
1642 knowledge and experience all through Harmony for so many of these things.

1643 Ms. Montagna stated so you are bringing that back to April's meeting?

1644 Mr. Hamstra stated well I need to get these guys out there next week so if I can get.

1645 Ms. Montagna stated can we get to authorize the Chair to.

1646 Mr. Hamstra you can do \$25,000.00 to get them started or you can do \$50,000.00 and
1647 it will go down I think if we do one day a week.

1648 Ms. Phillips stated well on the course of what they are doing, what is the most important
1649 stage that we want the inspector coming in? Could we start off with one day a week?

1650 Ms. Montagna I think getting the project going is where you are going to want the bulk
1651 of it, which is where we are now.

1652 Mr. Hamstra stated they are going to do a whole area and then do another stretch. They
1653 are not going to do one element first for all of it, they are going to do one stretch and then
1654 another.

1655 Ms. Kramer stated that is not what we are seeing though. They are doing the ribbon
1656 curbs in a number of different areas not just on phase 1.

1657 Mr. Perez asked But David, you sent me an email saying that is where they start before
1658 the milling starts. Remember I asked that question?

1659 Ms. Montagna stated they are doing the curbing and stuff first.

1660 Mr. Perez stated they start the ribbon curbing prior to do the milling is what you had
1661 said.

1662 Mr. Hamstra and I need to confirm why I said that. That is true but usually that is done
1663 at the end as well. There are two different ways of doing it. The fact that nobody is out
1664 there, listen I know the guys well enough, not that I do not trust them, but the first week is
1665 already gone. So, if we can agree on some numbers, we can get somebody that is going
1666 to be.

1667 Ms. Kramer what is going to be the cost for you coming out and couple hours once a
1668 week?

1669 Mr. Hamstra stated it takes an hour and a half to get here, this Narcoossee Road is a
1670 killer, so it is three hours of me sitting in a car.

1671 Ms. Kramer asked are you not down here in Saint Cloud, or Osceola County all the
1672 time?

1673 Mr. Hamstra stated I gave up the other one, so you only get me down here.

1674 Ms. Phillips stated can I do a video and send it to you?

1675 Mr. Hamstra, you know my rate, it just does not make sense for me.

1676 Ms. Kramer I am just trying to figure out \$100.00 an hour, is not that far off.

1677 Mr. Hamstra stated I am \$185.00 so it is almost double.

1678 Ms. Kramer stated you would not need to be down here 8 hours, but anyway that was
1679 just the thought of having you spot check them and let them know that you are spot
1680 checking versus 16 hours a week plus of \$100.00 an hour.

1681 Mr. Hamstra stated now if there was something like Junior Davis maybe the gas line
1682 or the water line you know that's not touching people's houses that is not in people's
1683 backyard it just seems to be a little more hand holding oversight. If somebody accuses a
1684 contractor of something they really did not do something wrong, you know there is just a
1685 level of protection for everybody.

1686 Ms. Phillips stated yes, well we are in for so much money.

1687 Ms. Kassel stated move to approve not to exceed \$25,000.00 initially for an inspector
1688 for the paving project.

1689 Ms. Phillips asked over what period of time?

1690 Mr. Hamstra stated once a week. It may last some three months of making two days a
1691 week and then at the end of three months.

1692 Mr. Leet stated do we just arbitrarily say three months is where we are going to decide
1693 or can it just be, since it is a six-month project, maybe see if at the end of two months see
1694 if there is an opportunity or if we can go another month.

1695 Mr. Hamstra stated it is going to be like our contract, you get notified when we get
1696 close to running out and do a change order. If the inspector comes back and said these guys
1697 are doing a great job, you know we will see if we can ratchet it down. But I cannot have
1698 their inspectors just on a whim because they have to budget the time to do other inspections.

1699 Ms. Kramer stated ok, so we are talking \$25,000.00 do I hear a second?

1700 Ms. Phillips stated I will second.

1701 Ms. Kramer have a motion in a second any further discussion?

1702
1703 Ms. Kassel made a MOTION to approve a not to exceed
1704 amount of \$25,000.00 for an inspector to oversee the paving
1705 project.
1706 Ms. Phillips seconded the motion.
1707 Motion passed unanimously.
1708

1709 **C. District Counsel Report**

1710 **i. Attorney Charge Review**

1711 Mr. Haber stated so there is a memo included in the agenda package. I do not want
1712 to spend a lot of time essentially reading the memo. It looks like it is from February, so I
1713 am assuming the Board has had an opportunity to review and we are certainly well aware
1714 of the Board's concerns with respect to attorney's fees. To the extent that I have anything
1715 to add to the memo, one I wanted to just point out quickly and this was already addressed
1716 at the top of the meeting but there was an error in that one invoice that the two were sent
1717 and got paid, obviously that was entirely a mistake and have refunded the amounts, the
1718 higher amounts. The intent was, we reviewed the invoice and lowered it by I think by about
1719 approximately \$1,000.00. So, just wanted to make clear that there was certainly never any
1720 intent to double bill the District for the same work, we would never do that. As I mentioned,
1721 we share the same concern with respect to the fees, we realize that the District is paying a
1722 lot and and we by no means want the District to be blowing through the attorney fee line
1723 item in the budget. While we want to make sure that your legal issues are being handled
1724 appropriately, we want to do it as economically as possible. We know that you had prior
1725 legal counsel that you were not fully satisfied with and reviewing your records it looked
1726 like there were a number of issues that needed to be addressed and a number of time

1727 consuming issues we have worked on and looking at trends we do think now that we are
1728 sort of getting a better handle of what is going on and having addressed a number of issues
1729 we believe that there will be a trend of legal fees going down. That being said all of our
1730 invoices provide the amount of time and description of the work that was provided so if
1731 any Board member believes that any of the time is either misbilled, in other words, work
1732 that should not have been there. There are two matters; there is the monthly meeting matter,
1733 and then general counsel matter. If there is something you believe should be on a different
1734 invoice or you believe certain time was unwarranted, please let us know. We are always
1735 happy to look at those and and if we agree with that and there is a particular issue, we are
1736 very open to looking at it and we are happy to try and address that. So, I know Mr. Eckert's
1737 memo went into a lot more detail and really our goal is to just try and get to a point where
1738 we are able to provide you the level of service that you want, in an amount that works for
1739 your budget. With that, I am happy to answer any questions regarding the memo or talk
1740 through any of the items.

1741 Ms. Kassel stated well there are six recommendations is there any action we need to
1742 take to put those recommendations into play?

1743 Mr. Haber stated those are just recommendations that Mr. Eckert provided to perhaps
1744 help address the issue. I think it is entirely up to the Board whether you want to try and
1745 undertake any of those recommendations and you can do that, and we can make those
1746 changes. Like I said, we believe that as we have addressed a number of the outstanding
1747 issues and there will be a trend of a reduction in fees, assuming no other issues pop up and
1748 you just do not know. But to the extent the Board is interested in trying any of those
1749 recommendations we will certainly be happy to work with the Board to do so.

1750 Ms. Kramer stated ok, I think an important part is for the Board to approve any, or
1751 provide direction, it needs to be Board direction, as far as going forward with any new
1752 policies. For example, the amenity policy I keep looking back here and seeing a lot of time
1753 was spent working on that, but I do not recall us ever being at the point where we asked for
1754 a new amenity policy to be prepared. So, I think that is going to be an important part of it.
1755 There are going to be legal matters that come up that you are going to have to advise us on
1756 that we are not going to know that we need to direct you to do that, that is a given, but in
1757 those items, sometimes we are talking as a Board about something that we are concerned

1758 with and maybe wrongly sending a signal for you guys to jump on it and do it when we are
1759 not quite there yet. So, we need to be sensitive to that, alright?

1760 Mr. Haber stated understood I mean we can even, for any particular item that is going
1761 to exceed an amount of time, get direction either from your Manager or from the Chair.
1762 Like you said there are issues that come up where you are going to call after you know
1763 there are a number of phone conversations, emails, etcetera, that we are sending where it
1764 would not be efficient to seek direction every time but before we would invest more than
1765 an hour on a particular item or something along those lines if you want to give us direction.
1766 Like I said, we are flexible and wanting to accommodate the District.

1767 Ms. Kramer stated ok, thank you. Any other board members have any concerns?

1768 Ms. Kassel stated the first recommendation is that the District should put the burden on
1769 existing maintenance contractor to submit work authorizations in the form required by the
1770 District for legal counsel review rather than District Counsel preparing the work
1771 authorizations from scratch.

1772 Ms. Montagna stated we already are. We already have it. That is already being done.

1773 Ms. Kassel stated ok, and then there is a recommendation #5 talking about some kind
1774 of hybrid flat fee structure for meetings for months meeting attendance is by phone can be
1775 considered. Parties may want to consider a hybrid plan of \$5,000.00 for months when
1776 attendance is in person and a hybrid flat fee of \$3,500.00 when attendance is by phone.

1777 Mr. Haber stated I do not really have a strong recommendation on that. As I said it may
1778 make sense to continue to see if in light of, not to sound like a broken record but in light
1779 of sort of getting our hands on things and working through a lot of the issues that were sort
1780 of just not being addressed by prior counsel and working through that and with the hope
1781 that there will be a reduction maybe it makes sense we could continue to see how the train
1782 goes before making any type of change. But I am not trying to persuade you one way or
1783 the other.

1784 Ms. Kramer stated ok, at this time does anybody have any ideas that they would like to
1785 move forward on or with the explanation would you like the next month to mull it over and
1786 see if you can come up with another..

1787 Ms. Montagna stated you can also read through that and send me whatever your
1788 recommendations are, and I can kind of compile them all together and I can go over
1789 everybody's input with the Chair and then either put them all together in the next meeting

1790 and then you can present to counsel, if that makes it easier and if no one has anything at
1791 this very moment.

1792 Ms. Phillips stated yes, I mean.

1793 Mr. Haber stated that is fine with us. And if you have recommendations that are not on
1794 the list of the six included in our memo certainly we are up for hearing other alternatives.

1795 Ms. Kramer asked alright any further discussion on this item? Anything else that you
1796 had for us, Mr. Haber?

1797 Mr. Haber stated just by way of quick update. I know there were two public record
1798 issues that Mr. Eckert was looking into one for your prior counsel. It was Mr. Eckert's
1799 understanding that he provided, it is his position that he has provided all records those
1800 records are presently being reviewed so to extent that after they are reviewed, if they have
1801 not been reviewed yet, if there is any concern that not all the records were provided, and
1802 you believe you want further action on our part please let us know. Likewise, your prior
1803 Board member Supervisor Berube stated that he has no records and/or deleted records so
1804 there is nothing he will be providing at this time. If there is any further action you want us
1805 to take with respect to his records please let us know but otherwise we do not intend on
1806 taking any further action on either of those and, Ms. Kramer, I think I heard you mention
1807 by way of update on the easements from the prior developer we were able to confirm that
1808 they had not been assigned and based on our working relationships getting those released.
1809 So, I think that that sounded like good news, and I would be happy to answer any questions.

1810 Ms. Kramer stated ok, yes, as far as public records, we just need to drop that. Those
1811 two entities are causing us to spin our wheels and much of the billing looks like they were
1812 involving that. So, at this time unless I hear any objections to that we will just say we are
1813 finished with that.

1814 Ms. Kassel asked we did request that the County provide records. Do we have those
1815 records?

1816 Ms. Montagna stated yes, we did get those. I will send those off to the entire Board. It
1817 was a handful of things that they had and from Mr. Berube and I have those.

1818 Ms. Kramer stated it was pretty limited.

1819 Ms. Montagna stated yes, it is not very much at all and it all centers around like the PUD
1820 and couple other things, the RV lot. The same stuff that we already had unearthed here, but
1821 then that version back way back then, that is it.

1822 Ms. Kramer stated ok, thank you Mr. Haber.

1823 Ms. Montagna stated, thanks Mr. Haber.

1824 **D. District Manager Report**

1825 Ms. Montagna stated so my report is in there. Quickly obviously you see everything in
1826 here Harmony Retail, Berube lawsuit settled for \$1,000.00. Code enforcement violation, I
1827 already went over that. Gave you the dates April and May, an inspection will be done in
1828 April even if we do not have anything done it will be ok, but they will be out again in May,
1829 they did grant the May 10th extension. The field office move and public records for Steve
1830 Berube, that is in here. Servello's final invoice. I met with Servello representatives on
1831 March 21st, Mr. Perez and myself, with the owner Mr. James Whittaker and Mr. Feliciano,.
1832 We met with them; it ended fine. We ended on \$10,000.00 of withholding from their final
1833 invoice. Counsel drew up a release, your Chairman signed it, basically stating we have
1834 settled on this amount, you cannot come back to us after this, it is done. So, we have that
1835 fully executed release in our records. The turnover of the Enclaves at the Lakes, waiting
1836 on Sunterra to complete and provide documentation and they are going to schedule another
1837 walkthrough. The delay has been on them.

1838 Ms. Kassel stated but we did approve paying the bill, even though we have not accepted
1839 the Enclaves from Sunterra, from Harmony Florida Land, yes?

1840 Ms. Montagna asked what bill?

1841 Ms. Kramer stated the electric bill.

1842 Ms. Montagna stated oh yes. That is the electric is for the streetlights. It was not for the
1843 irrigation. Yes, Mr. Israel got it turned over.

1844 Mr. Kramer stated right. Typically, we do not pay those until the formal turnover
1845 process, but I think there was a slip through the crack.

1846 Ms. Montagna stated yes and because, Trina I believe is her name, who is working with
1847 them. She just sent me another one she wants turned over into the District, as well. On the
1848 one Tract K that you are talking about, we did get proof that they had paid their substantial
1849 amount up to date, they sent us a copy of the check verified and then yes those were turned
1850 over into the District's name. I do not know the tract off the top of my head that she is
1851 trying to work through now, but I have not done anything with those.

1852 Ms. Kramer stated oh you are talking about something different. You are talking about
1853 the actual they have got to pay for the capital cost of the streetlights.

1854 Ms. Montagna stated correct.

1855 Ms. Kramer stated we are talking about the electricity that ran the streetlights.
1856 Ms. Kassel stated it is \$537.00.
1857 Ms. Montagna stated yes.
1858 Ms. Kramer stated so I do not know if we want to go back and get them to refund that
1859 to us or if we just, since we are going to be picking up the payments in the future it is
1860 strictly.
1861 Ms. Kassel stated I do not know legally if we.
1862 Ms. Montagna stated yes, I will have to look into it.
1863 Ms. Kassel stated yes, well.
1864 Ms. Kramer stated yes, and we will put it to you to look into it because legally,
1865 technically, we do not start paying that electric bill until after it has been turned over. That
1866 is my understanding.
1867 Ms. Kassel stated that is my understanding too.
1868 Ms. Kramer stated so we will leave it in your hands.
1869 Ms. Kassel stated I thought maybe it had been turned over.
1870 Ms. Kramer stated that is why I asked. I do not remember accepting that as the Board
1871 so that is why I was questioning it.
1872 Ms. Montagna stated yes, I believe they provided, anyways, I will send it out. And they
1873 are working on another tract currently right now.
1874 Ms. Kramer stated right.
1875 Mr. Hamstra stated Ms. Montagna, they are also supposed to provide us with drawings
1876 when they are done.
1877 Ms. Montagna stated yes.
1878 Ms. Kramer asked ok, any other questions for our District Manager?

1879
1880 **SEVENTH ORDER OF BUSINESS Old Business**

1881 **A. Update to School District Growth**

1882 Ms. Kramer stated a quick update. We received from the School Board they have
1883 determined that with the growth in charter schools and some of the legislation moving
1884 through the State House that they expect to not have as major of an increase in growth at
1885 the schools as they thought they were going to have, and the portable installation is on hold
1886 for the time being. So, her e-mail and everything is in your package to let you know that.

1887
1888

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

Mr. Leet stated so obviously everyone has had their input and all of that on the RV lot. It was mentioned in the letters from the County, that the main issue was that road and the capacity requirements for the road. Our Engineer did an analysis, we know it is a very large expense to build up that road to the extent that would satisfy the County and Fire Department's requirements and that has always been the requirement that we meet those requirements. Now that being said, there was the issue brought up that what was in the PD amendments that certain requirements for paving and fencing for the lot itself. Now we closed the lot, but we still retained ownership and there is a possibility that given a better solution for accessing the lot, we might be able to use that in future. So I would just like to, knowing it is a lengthy process, whether it needs to be discussed and voted on next month, just if we can look at some additional PD amendments as were suggested by the County to make the actual lot itself not as big an expense pending in the future we are able to find a more economical way to access it. So, this is obviously it is not something we need to spend a lot of money on right now, but since it can be a lengthy process I would just like to at least consider doing a PD amendment to maybe not need the full perimeter fencing since.

Ms. Kramer stated Mr. Leet, our current PD, if you read all the way through it which I am not understanding, well, I do understand, but Ken Brown evidently was not familiar with it. It was not required full perimeter fencing, it just requires a 10-foot fence on the South and Southwest portions, which is the smaller portions, the area that is vegetated all the way around. However, we had put in the number for the fencing because of security and our standards and the insurance requirements. We did have a situation where thieves were coming in the back from that Feathergrass area through there. So, the full fencing, again we would not need to do a PD amendment. For the surface of the lot, again, PD amendments are not a lengthy, especially a minor PD amendment, it is not a lengthy process. We can get it done in just a couple of months if you stay with it and because things change over the years it is probably better to wait until we actually have a different access route proposed before we. A minor PD amendment the last time which was in 2019 we used RJ Whidden and it was with a fee, his fee, that company's fee, and the application fee and everything. It was over \$5,000.00 at that time.

Ms. Montagna stated I did talk to Mr. Hamstra regarding that, and I think what did we talk about? The fee to do a minor PD amendment?

1922 Mr. Hamstra stated well there are still two unresolved issues, and their request to
1923 include the multiuse trail that was part of the original PD that we were going to try to get
1924 that dropped, Reading through Greg's summary, the different points whether or not they
1925 still feel they want a paved road, or a wider road. The wider road would be an issue because
1926 of the Florida gas and transmission. I know everybody in this room keeps getting different
1927 numbers and giving directions from different people but really need to sit down with the
1928 entire DRC or TRC committee and flush all this out before we continue. We are getting
1929 different directions from what Mr. Leet is hearing and some of the gentlemen.

1930 Ms. Montagna stated yes, there is a lot of inaccurate information going around and I
1931 think even to answer Mr. Leet's question, my point was if he is wanting this on a future
1932 agenda for future uses of that lot we will just call it, because the RV lot was closed as of
1933 the 31st, so to do a minor PD for future use of that I mean that in itself costs when we talked
1934 about it.

1935 Mr. Hamstra stated it could be \$10,000.00 to \$20,000.00 depending on all the different
1936 elements.

1937 Ms. Montagna stated right, so that alone to be able to even start that process and I can
1938 tell you right now today, you do not have that money in your budget.

1939 Ms. Kassel stated yes, so

1940 Ms. Kramer stated for those that are out there, some people indicated that the fence was
1941 the big cost, but it is not, the roadway is a big cost. It seems stable now, but we did not put
1942 nearly the amount of gravel nor do the improvements that would be required. The cost of
1943 that was bid out previously and it is anywhere from \$230,000.00 to \$245,000.00, that is
1944 just for the road. And again, the numbers we have on the improvements were not for the
1945 whole lot. We hadn't even started the engineering of the layout of the lot itself. So again,
1946 there is an enormous expense to this lot and that is where we are unfortunately. It is
1947 expensive unless we have another access point. Any further questions from the Board?

1948 Ms. Kassel stated I have a request.

1949 Ms. Montagna asked oh, were you done?

1950 Mr. Leet answered yes.

1951 Ms. Kassel stated so from the last meeting I brought up the offer of the developer to
1952 give us some land. I met with him last Friday, he gave me several maps. There are a number
1953 of areas that he is offering us. He seems to feel that we may not be so required to manage

1954 invasive plant material on those properties, so I need to find out who I need to talk to about
1955 whether that is the case or not. His impression is that maybe we are being talked into or
1956 would be talked into some additional invasive management on properties that currently the
1957 Water Management District is not requiring him to maintain.

1958 Ms. Kramer stated well again, what we need to see is if you can provide those maps,
1959 and then we can go over those. The Conservation Areas, if those are what he wants to turn
1960 over then they would fall under the same requirements as have been the Conservation Areas
1961 here. If he is turning over lands that are not designated as Conservation Areas by our PD
1962 and the Water Management District, then we would not be under the Water Management
1963 District's requirements.

1964 Ms. Kassel can we get a link to whatever documentation there is that requires us to
1965 maintain, to manage those wetlands?

1966 Ms. Kramer stated sure I can send you all the enforcement letters and everything.

1967 Ms. Kassel stated right, but I also would like to see what documentation obligates us.

1968 Mr. Leet stated I believe, I agree with that, it is specific to them being Conservation
1969 deeded.

1970 Ms. Kramer stated basically what happens when the Harmony developers came in is
1971 they said we want to impact x number of wetlands. And they want to fill them in and use
1972 them for development and in order to do that, they had to set aside y numbers of acres and
1973 ensure the proper management of those areas. And one of the requirements in that
1974 management is that it has to be kept ninety percent free of invasive species. But, yes, I
1975 mean, it is right in the documents, the permits, for the Water Management District.

1976 Ms. Kassel stated, and I would like that to be on the website so we can show residents
1977 that this is not just some whim that the Board is spending \$194,000.00 plus to manage the
1978 invasives. And in regard to, and I have the I have paper copies, I will scan them in them to
1979 Ms. Montagna to be included in the next agenda package.

1980 Ms. Montagna stated ok, so April agenda. Ok.

1981 Ms. Kassel stated I just have a request for field services about attending to the dog
1982 parks. There are holes, the dogs dig holes, and they need to be filled. I mean I have reached
1983 out a number of times about the dog parks.

1984 Ms. Kramer stated ok, then guys we need to get on the dog parks.

1985 Ms. Kassel stated but they need to be once a week. Like there is a bunch of rubber

1986 mulch in the big dog park that gets all up against the fencing and that needs to be around
1987 the base of the tree where the roots are sticking up, for help in preventing erosion around
1988 those roots. There is the shed that is there that has agility equipment in it, the doors are
1989 coming off. I think there is the window.

1990 Ms. Montagna stated we looked at all that today and took pictures, Mr. Perez has all
1991 that. We walked through that.

1992 Ms. Kassel stated it just needs to be.

1993 Ms. Kramer stated addressed.

1994 Ms. Kassel stated addressed. And the gates, people just let the gates slam, so they get
1995 out of kilter, and it is really hard to shut them. It just needs to be looked at every week. Just
1996 send somebody over there for half an hour to make sure everything is like it should be.

1997 Ms. Kramer asked any other supervisor requests?

1998 Mr. Leet stated I just mentioned it earlier, just have it on your summary, that if you
1999 need to have me pick one out, but we can get a screen or something because there is a
2000 period of about an hour each meeting that the sun is right in our faces.

2001 Ms. Montagna asked is the Board approving that?

2002 Mr. Leet stated well the cost is going to be \$100.00 or less.

2003 Ms. Kramer stated falling well under our limit.

2004 Mr. Leet stated I am just saying so I will remember to do it, so next meeting we are not
2005 trying to tie.

2006 Ms. Kramer stated the curtains up, yes.

2007 Ms. Kassel added, or have people stand with folders.

2008 Ms. Montagna stated ok.

2009 Ms. Kramer stated ok, anything further?

2010

2011 **NINTH ORDER OF BUSINESS** **Adjournment**

2012 Ms. Kramer stated ok, hearing nothing else I would entertain a motion to adjourn.

2013

2014 On MOTION by Ms. Kassel, seconded by Mr. Leet, with
2015 all in favor, the meeting was adjourned at 8:32 p.m.

2016

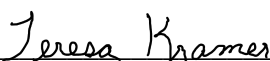
2017

2018

2019

2020

Secretary/Assistant Secretary



Chair/Vice Chair