

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

4 The regular meeting of the Board of Supervisors of the Harmony Community Development
5 District was held Thursday, April 27, 2023, at 6:00 p.m. at the Jones Model Home, 3285 Songbird
6 Circle, Saint Cloud, FL 34773.

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8 Present and constituting a quorum were:
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10	Teresa Kramer	Chair
11	Daniel Leet	Vice Chair
12	Kerul Kassel	Assistant Secretary
13	Joellyn Phillips	Supervisor
14	Lucas Chokanis (<i>via Zoom</i>)	Supervisor

15
16 Also present, either in person or via Zoom Video Communications, were:
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18	Angel Montagna	District Manager: Inframark
19	Michael Eckert (<i>via Zoom</i>)	District Attorney: Kutak Rock
20	David Hamstra	District Engineer: Pegasus Engineering
21	Jeison Castillo	Inframark, Field Manager
22	Nick Lomasney	Benchmark Landscaping
23	Brett Perez	Inframark, Area Field Director
24	Residents and Members of the Public	

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26 *This is not a certified or verbatim transcript but rather represents the summary context of the*
27 *meeting. The full meeting recording is available in audio format upon request. Contact the District*
28 *Office for any related costs for an audio copy.*
29

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

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

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

33 Mr. Chokanis was not present at roll call.
34

35 **SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**

36 Ms. Kramer stated this is a time when anyone from the audience, whether here in person or on
37 the Zoom call, can come up and provide up to three minutes of input or information that they want
38 to present to the Board. This is not a back and forth, and we will deal with the items when they
39 come up.

40 Ms. June Marsowicz stated I have two different issues. Do I have three minutes for each one?

41 Ms. Kramer stated if you need that much.

42 Ms. Marsowicz stated I may not. The first one I needed clarification on minutes from the March
43 30 meeting that I was not able to attend. I have not been able to attend for a number of reasons.

44 But the comment by Ms. Phillips regarding the Ashley Pool was regarding the community
45 maintenance facility and having it located at Buck Lake.

46 Ms. Kramer stated she was talking about the office being at Ashley Park pool offices.

47 Ms. Marsowicz that is correct. That being there now is a temporary one, correct?

48 Ms. Kramer stated right.

49 Ms. Marsowicz stated she said "That is okay, that is a neighborhood, and we are all going to
50 have trucks coming in and out. I do not know they are coming there to work. If there is a birthday
51 party going on with a bunch of kids screaming and stuff, it was going to be okay but not ideal. The
52 location over by the lakefront is, I think, kind of perfect." I am not sure if Ms. Phillips understands
53 the number of people and children that frequent the Buck Lake Park. The lakefront park. I am
54 really very upset because of the safety issue. Originally, I talked with Ms. Kassel about the facility
55 being there, and you mentioned that it was going to be something that would be behind bushes and
56 it would be made aesthetically pleasing. I do not know if that is possible because of trucks coming
57 in and out, and the golf carts that they use coming in and out. I personally think it is a real safety
58 issue for the number of children and the people, elderly people who walk their dogs, and for the
59 number of amenities that you are adding to the park. Now they have the volleyball court, the ping
60 pong table has been there, the table tennis. There are always people playing basketball there. I can
61 attest to that because when I first moved to Harmony, I wanted to play basketball, and I could not
62 because somebody was always there, and who wants to play with somebody my age. So I started
63 playing pickleball instead. I think it is a safety issue and not just an aesthetic issue. I do not
64 understand how this person, who is on the Board, could say that was an issue at Ashley Park, but
65 this is not, and this is a perfect spot for it because it is not.

66 Ms. Phillips stated I am sitting right here.

67 Ms. Marsowicz stated I did not know who you were.

68 Ms. Phillips stated this is not a back and forth.

69 Ms. Kramer stated correct, it is not a back and forth. You have a question also about a survey
70 conducted two years ago.

71 Ms. Marsowicz stated yes, it was, I think, more than two years ago.

72 Ms. Kramer stated it was pretty much the same issue, but go ahead.

73 Ms. Marsowicz stated there were ideas for parcel VC-10, and the prevailing desire of the
74 community was for it to remain a park: a park-like setting, a tranquil area. Some people wanted to

have a meditation garden. This proposal to erect a maintenance facility with storage for trucks and golf carts, I think is in direct contrast to the community wishes.

Ms. Kramer stated thank you so much for your input. I appreciate it.

Ms. Marsowicz stated I hope you reconsider.

Ms. Kramer stated hearing no further comments, I will close the public comment period.

THIRD ORDER OF BUSINESS Contractor Reports

A. Benchmark Landscaping ("Benchmark")

Mr. Lomasney stated I am the production manager with Benchmark Landscaping.

Ms. Kramer asked do you have anything you would like to report for us? I saw beautiful flowers out there today.

Mr. Lomasney stated yes, today the flowers were installed. The irrigation was also double checked, and in those particular zones, we added some water for that. The two-wire clock has been installed, that was also discussed in the last meeting. The mainline that broke on U.S. Hwy 192 has also been repaired. Right now, repairs are underway for the new valves that we had found when we were going through the irrigation system. Leaf cleanup will continue next month. A couple hot spot areas that I had seen that were caked up, which we had discussed last time. In the past month, we have risen some of the trees up in the parks.

Ms. Kassel stated meaning you have trimmed their trunks up.

Mr. Lomasney stated right, for trucks that pass by, and people checking their mail. So then today, we were trimming over the sidewalks. In all our spare time, we have been raising trees. The flowers were done today. We are just continuing with the cutbacks. As far as recleaning the CDD land, we kind of fell back on that due to the rain, and we started focusing more on the details, such as the trees, shrubs, getting annual beds ready to go, and irrigation. We have had a team out here all week doing just that. I have two proposals with me to leave with you regarding the trees.

Ms. Kassel stated across from my house all along Schoolhouse was caked with leaves on Schoolhouse where the sun dial is heading east, and on Cat Brier at the pavilion where the golf course is and where it starts on the northeast end all the way up to the circle. I have not really walked it; I have not walked on Five Oaks.

Mr. Lomasney stated I will put eyes on there, as well.

Ms. Kassel stated I think what has happened is, leaves were blown up on the area between the curb and the sidewalk. Leaves that fell on the street were taken, but what was left between the curb and the sidewalk was not.

Mr. Lomasney stated we will blow them out and remove them completely.

109 Ms. Kramer stated that way the grass can fill in.

110 Mr. Lomasney stated absolutely, that would help.

111 Ms. Kassel stated it is choked.

112 Mr. Lomasney stated we also are using TruGreen now. It was about 780,000 square feet we
113 had treated. Fire ant treatment for the 10 acres were also put out.

114 Ms. Kramer stated regarding the area adjacent to the soccer field, the kids were out Wednesday,
115 and the fire ants were still there. I do not know if you were able to get that section yet.

116 Mr. Lomasney stated what we are doing is, as we see stuff like that, we are still spot treating.
117 We have bags with our maintenance teams. When we see them, we will address them. I will be out
118 here Monday.

119 Ms. Kramer stated look at the soccer field area.

120 Ms. Kassel stated the thing is that with the rain we have had recently, the ants are moving.

121 Ms. Kramer stated they are.

122 Mr. Lomasney stated we will keep it in the trucks.

123 Mr. Perez asked did you say you applied the treatment already?

124 Mr. Lomasney stated yes.

125 Mr. Perez stated so the rain is going to be really beneficial to that, as well, because that will
126 help break it down and establish the barrier.

127 Mr. Lomasney stated yes, it was installed.

128 i. **2023-184 Tree Removal and Installation at 7029 Buttonbush Loop**

129 Ms. Kramer stated the first proposal is Proposal 2023-184 for tree removal and installation at
130 7029 Buttonbush Loop. Can you tell us what type of tree? I did not see the type of tree in there.

131 Mr. Lomasney stated it is a shumard oak, and it will be a 30-gallon. We will put a half-inch
132 bubbler on it at the base of the trunk when it is installed.

133 Ms. Kassel stated I would like just a comparison with the other proposal. I do not really
134 understand the other proposal that says "this tree behind our house."

135 Ms. Kramer stated we will talk about that just a moment.

136 Ms. Kassel asked is there a tree replacement? It is only \$470 for that, but it is \$1,900 for this.

137 Mr. Lomasney stated this one is a removal and a replacement.

138 Ms. Kramer stated it is a huge tree. It is one of our larger trees right there on the corner of
139 Buttonbush Loop.

Mr. Lomasney stated so when we get into the removal, we need to have different equipment, whereas the other one is just an install. He is going to come over there. That is the difference between the two.

Ms. Kassel asked the tree is failing significantly?

Ms. Kramer stated it is dead. It is dangerously dead. I was shocked because I had been there maybe four or five months ago.

Mr. Lomasney stated it certainly is a concern for us.

Ms. Kramer stated then when I saw this, I thought there are no dead trees over there until I came around the corner. It is dead and scary.

Ms. Phillips asked are we replacing it with a similar tree?

Ms. Kramer stated it will be similar. What happened originally when the development was in, they were supposed to have put shumard oaks in, but they did not. They mistakenly placed pintail oaks in, which are very similar to the shumards, but they do not thrive in Florida at all. They are going to replace it with a shumard, which is the correct tree that should have been put in there.

Ms. Kassel made a MOTION to approve proposal #2023-184 from Benchmark Landscaping for tree removal and installation at 7029 Buttonbush Loop, in the amount of \$1,950.00.
Ms. Phillips seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #2023-184 from Benchmark Landscaping for tree removal and installation at 7029 Buttonbush Loop, in the amount of \$1,950.00.

ii. **#546 Replacement of Tree**

Ms. Kramer stated the next proposal is #546 for replacement of a tree.

Ms. Kassel made a MOTION to approve proposal #546 from Benchmark Landscaping to install a tree at 3314 Sagebrush, in the amount of \$470.00.
Mr. Leet seconded the motion.

Ms. Kramer stated this is an area on Sagebrush. I guess the developer, when they were coming around, was putting in clumps of three cypresses in different areas, and this was a clump of three cypresses. I presume it was a clump of three cypresses from what Mr. Perez said. There are two very healthy, very good looking cypresses at the rear of this home right now that are on CCD

property. I really do not see the need to put another one in there, especially when those grow up. They will be more than enough to cover that area.

Ms. Kassel stated I will rescind my motion.

Mr. Leet asked if we have a second, do we still have to vote on it?

Ms. Kramer stated we can rescind it, or we can go ahead and vote on it.

Ms. Kassel rescinded the MOTION to approve proposal #546 from Benchmark Landscaping to install a tree at 3314 Sagebrush, in the amount of \$470.00.

Mr. Leet rescinded the second.

Ms. Kramer stated our developers were required to put in a lot of trees. Now as they mature, they are crowding each other out. If we replace this one, we are just setting ourselves up for a crowding issue in that little area.

Ms. Phillips asked is this just a resident request as supposed to a need?

Ms. Kramer stated Mr. Perez explained that there was a clump of three, one of them fell over, the crew went out and cleaned it up, and then the thought was we have to replace it. The homeowner wanted a maple instead of a cypress, but then it really would have been a problem.

Ms. Phillips stated there would have been three trees together: two cypresses and a maple.

Ms. Kramer stated yes. At this point in time, I do not see a real reason unless somebody has a particular concern or reason to replace this.

Ms. Phillips stated no.

iii. Offer of Amaryllis and Spider Lily Bulbs

Ms. Kassel stated we have had a very generous offer for spider lilies and amaryllis bulbs. There are many of them, a couple hundred each. The thing is, they have some toxicity. They are mildly toxic; they are not heavily toxic. No one is going to die from them. A dog is not going to die for eating a leaf or a flower. Children are not probably even going to get sick from touching or ingesting it in small amounts. I know that the residents are concerned about toxic plants, so I thought we could put them in areas by the entrances where there may be short material that is questionable at this point. The thing about amaryllis is that it comes up and blooms, and then it dies back. It has some very nice green leaves, but it dies back. For the spider lilies, I need to do more research in terms of whether they die back. Amaryllis is a bulb, so usually at a certain time of year, it leafs out, then it flowers, the leaves accumulate more food for the bulb, and then the leaves die back. So we would not want it to put it in a place where it is completely bare because part of the year, it would be completely bare. But the bulb regenerates until it reblooms. I do not

212 have any kind of graphic or plan, but I can work with Benchmark to take a look at where those
213 areas might be where it might be appropriate if the Board is amenable.

214 Mr. Lomasney stated we certainly could provide and assist with locations where we feel it
215 would do well, where it would be out of harm's way and not be an eyesore when they have to be
216 cut back and it is bare.

217 Ms. Kassel stated I am figuring near the entrances to Harmony, where there is not much foot
218 traffic, where people are not walking dogs, and where there are no kids out there because it is by
219 the highways.

220 Ms. Montagna asked is Benchmark going to plant these and then maintain them?

221 Ms. Kassel stated no, I thought residents could, maybe the Harmony Nature and Animal
222 Committee.

223 Ms. Kramer stated it is important, I think, for Benchmark to be involved in the location.

224 Ms. Kassel stated yes, for watering.

225 Ms. Kramer stated yes and making sure that it is not going to complicate your other landscape
226 activity.

227 Ms. Montagna stated so Harmony Nature and Animal Committee would maintain and plant.

228 Ms. Kassel stated no, just plant them.

229 Ms. Montagna stated and Benchmark will maintain them.

230 Ms. Kassel stated right, as long as Benchmark is okay with that.

231 Ms. Kramer stated if it substitutes for something they are maintaining now or replaces it.

232 Mr. Lomasney stated I will speak with Jacob, but I am sure that would be approved.

233 Ms. Kramer stated thank you. Is there any opposition from the Board on that?

234 Ms. Phillips stated no, they are beautiful. I just pulled them up on the internet.

235 Ms. Kramer stated they are gorgeous.

236 Mr. Leet stated it sounds like we are not adding any expense or anything like that or original
237 work for the landscaping company, so it is a win-win.

238 Mr. Lomasney stated right now it is consulting.

239 Ms. Kramer stated wonderful, thank you.

240 Mr. Leet asked do we need to take any action for that?

241 Ms. Kassel stated we do not need to vote on it. It is just acceptance.

242 Ms. Kramer stated it is at no cost or anything.

Mr. Lomasney stated I will get with Jacob and let him know that the one tree removal and replacement was approved, and then the one on the CDD land we are dismissing.

Ms. Kassel asked are they not both on CDD land?

Ms. Kramer stated yes.

Mr. Lomasney stated yes, the one on Sagebrush.

Ms. Kramer stated the one on Sagebrush, the two cypresses that are there now.

FOURTH ORDER OF BUSINESS Consent Agenda

A. Minutes for the March 30, 2023, Regular Meeting

The minutes are included in the agenda package and available for public review on the District's website or in the District Office during normal business hours.

Ms. Kramer stated we have the minutes from the regular meeting of March 30, 2023. Do the minutes in the packet include all the changes that were submitted?

Ms. Montagna stated Supervisor Kassel and Supervisor Kramer provided some revisions, and those have been included.

Ms. Kramer asked so that is what you did include in the packet itself?

Ms. Montagna stated correct.

Ms. Kramer stated we also have our March financial statements and number 275 March 2023 invoices and check register.

Ms. Montagna stated the storage fee that is on there has been refunded, because you declined and they charged for it. I just wanted to let you know that. I have already asked for a refund for that, and they also put it on your April invoice again, so I had that removed, as well.

Mr. Leet stated one thing I noticed going back through some previous minutes, my name is not always consistent. Sometimes I am Mr. Leet, sometimes I am Supervisor, and sometimes I am Vice Chair. Make sure we are consistent with that.

B. Financial Statements (March 2023)

The financial statements are included in the agenda package and available for public review on the District's website or in the District Office during normal business hours.

C. #275 Invoices and Check Register (March 2023)

The invoices are included in the agenda package and available for public review on the District's website or in the District Office during normal business hours.

Mr. Leet made a MOTION to approve the consent agenda, minutes as amended. Ms. Phillips seconded the motion.
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Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda.

FIFTH ORDER OF BUSINESS New Business

A. Discussion of Harmony Florida Land Offer

Ms. Kramer stated we are going to discuss an offer from Harmony Florida Land to donate some land to us.

Ms. Kassel stated Harmony Florida Land approached me to ask if you would consider accepting a number of parcels from them. The parcels that are offered are in the agenda package. The question is still unanswered. I was put in touch with Mr. John Miklos, the owner of Biosphere in regard to whether or not we would be obligated to monitor and manage invasive plants on those parcels. He just got back to me this afternoon.

Ms. Kramer asked who is he?

Ms. Kassel stated he is the owner of Biosphere. He was recommended to me by Harmony Florida Land as a knowledgeable person. I also reached out to South Florida Water Management District ("SFWMD"). I tried to speak with two different people; neither were in the office. I went to their voicemail, and the message rattled off their phone number, and I could not write it down that fast. They gave an email address, and I tried to send one, but it bounced back because I could not hear it. I need to reach out to them again to find out whether or not we would need to monitor and manage invasive plants on those parcels. The document that Ms. Montagna sent me has some maps. The last page on that map seems to show some wetlands. I am going to put in a request from SFWMD.

Ms. Kramer stated I can provide you with much clearer maps of all the conservation areas that our permit covers. I think we did send out a map that covers all those. I do not know if you have it or not. Mr. Leet has it to show on the screen.

Ms. Kassel stated it was emailed. It was sent more recently, this week.

Ms. Kramer stated this is the one that Pegasus Engineering had put together. The green-shaded areas are what we currently own. and the pink areas are the areas that are held under different ownership, mostly Harmony Florida Land. Our permit requires us to monitor and treat all of these wetlands; however, if they are under a different ownership, we cannot go into private- owned lands and treat. So they gave us a pass on all those that are under private ownership because of that issue: we cannot go spraying chemicals on somebody else's land. If we do take ownership, we then become responsible because it is under our permit and the permit requires that we maintain it in

312 perpetuity basically free of all invasives, but they give us the ability to have up to 10% coverage
313 because they know the invasives just take over and are difficult to keep down. They cannot force
314 the private owner to do it because the private owner is not the responsible entity for the permit.

315 Ms. Kassel asked an option would be, and maybe Mr. Hamstra has experience with this, if the
316 current property owner transferred ownership to a different property owner, has that kind of thing
317 been done?

318 Mr. Hamstra stated usually conditions follow it, though. Are you talking about the conditions
319 of the permits if it transfers?

320 Ms. Kassel stated the permit holder is the CDD.

321 Ms. Montagna stated she is saying if Harmony CDD was to accept the new land.

322 Ms. Kassel stated no. I am saying if Harmony Florida Land, the current owner of the property
323 that is being offered, were to transfer ownership to a different private entity, not the CDD, but
324 allow the CDD access, then the CDD would not have to comply and the new owner probably
325 would not have to comply with wetland and conservation area monitoring and management.

326 Ms. Montagna asked what would we need access for?

327 Ms. Kassel stated trails.

328 Mr. Hamstra stated when you transfer the property, they inherit the conditions of the permits,
329 the new owner.

330 Ms. Kassel stated the permit is only with Harmony CDD.

331 Ms. Montagna stated I am sure they have a permit, though, too.

332 Ms. Kassel stated no, according to the current owner, they are not obligated to do any
333 monitoring or management.

334 Ms. Kramer stated that that is not exactly true, and that is where I would be careful with this.
335 A year ago, I sat in on a conference call with Mr. Jim Lentz and Mr. Robert Evans, who were the
336 original folks involved. They were thinking the same way you are right now. Their original plan
337 was that none of these conservation areas would come to the CDD because they recognized that,
338 then and in the future, maintenance of them would be extremely expensive. Their intent was to
339 keep all of these in a land trust, as well as Buck Lake. That way it is in private hands, they could
340 control the access to them, and it would not be public ownership so there would not be that thorny
341 issue of letting anybody from the public go on these lands. Unfortunately, that fell through when
342 the bulk of the land changed hands, and they deeded it over the CDD, so we ended up with about
343 230 or 248 acres. The others, it was anticipated that they would be turned over as the developments

344 developed, but he (Harmony Florida Land) held on to them. There is one small parcel down here,
345 and I was trying to go back and find it, but it is the parcel on page 116, I think, or the little one on
346 page 121 right at the bottom. There was some access going through the parcel where Mr. Fusilier
347 used to let them dump dirt back there. They impacted that wetland, and when they did that,
348 SFWMD went to the person who did it, which was Mr. Fusilier's group, and Mr. Jerman and they
349 enforced against them. They had to restore it, and they had to come up with a long-term monitoring
350 plan. They (Mr. Fusilier and Mr. Jerman) contacted us and said since we were the permit authority,
351 we should take over responsibility and pay for this monitoring. We do not own it. When it is ours,
352 then we will do it. So that is still out there. I had trouble finding it because it is such a difficult
353 website to go on, so we need to be careful with that one. But again, the rest of it is pros and cons.
354 I would love if we had enough money to say we will take some of these areas, like at the end of
355 either Feathergrass or Middlebrook, I cannot remember, which is an upland conservation area. It
356 is beautiful. The kids go out and they get to spend time outdoors; they enjoy it. I would love to see
357 Harmony have all of this. The problem is, whether we have it or not, that old world climbing fern
358 is going to be taking over. My fear, whether we have it and do not treat it or someone else has it,
359 is that it gets worse and worse. It is going to again overtop the trees, kill off the vegetation, and we
360 are going to have basically Harmony ringed by dead vegetation that will go up in a heartbeat. This
361 is a really difficult question because to accept the donation means a lot of money upfront to treat
362 it and then another full staff member to keep on top of it.

363 Ms. Montagna stated at least.

364 Ms. Kramer stated at least. That is what that means, but to not take it means we have old world
365 climbing fern basically surrounding us and spores coming into our currently treated area which
366 then causes problems. I am in a quandary as to what to do. The ideal, which I would absolutely
367 love which is a big ask, is if the owner would remediate for the invasives, particularly the old world
368 climbing fern, before he turned it over to us, or if it is a better tax situation for him, if he would
369 donate the land and the money for remediation so we could have it done immediately as he turns
370 it over to us.

371 Ms. Kassel stated but then you are still talking about ongoing remediation.

372 Ms. Kramer stated that is true.

373 Ms. Kassel stated we are obligated to keep treating into perpetuity, and one treatment, even if
374 that money is put aside, may make a dent, but it is just going to come back if it is not continuing
375 to be treated.

376 Ms. Kramer stated right, it would mean the initial treatment would hold it for the time being,
377 but we would have to go back and budget for an extra staff person to keep after it.

378 Ms. Kassel stated that is only if we accept it.

379 Ms. Kramer stated right, if we accept it.

380 Ms. Kassel stated as CDD property.

381 Ms. Kramer stated now the question is both to Mr. Hamstra and to our attorney. What would
382 happen, what would the enforcement look like? Right now we cannot go in; it is private property.
383 Is there a way for SFWMD, with it being private property, to force us to monitor and treat for
384 invasives?

385 Mr. Eckert stated I have not looked at that issue, but obviously just because there is a permit
386 does not mean that we have the right to go on the property. So we would have to either locate an
387 easement that is already there, or we would have to go to the property owner and get an easement
388 for permission to go on their land. One of the other things that you might want to consider, because
389 whether or not you can do this in a staged approach and work from the inside of the community
390 outward, that is just a thought for you all to consider. But typically, unless you have that property
391 right, you cannot go on somebody else's property. Whether or not SFWMD can force you to
392 exercise eminent domain, that has never been tried for them to do that so that you can go on that
393 property. Typically when there is a permit issue, it is going to be applicable against all the property
394 owners, that they have to comply with the conditions. I would defer to Mr. Hamstra, but that has
395 always been my understanding, is the property owner is not without any responsibility.

396 Mr. Hamstra stated I am a little confused. Are you not accepting the land, or you do not want
397 to?

398 Ms. Kramer stated we are trying to decide and make an informed decision on whether to accept
399 it or not based on what we may or may not have to do if we do accept it. It is going to be a huge
400 financial burden if we accept it and we have to treat it. You have seen already it was about
401 \$194,000, and this is about the equivalent acreage.

402 Ms. Montagna stated just for number purposes for you all, we reached out to Mr. Snively and
403 asked if we wanted him to come in and maintain what you all just had treated, it is another \$95,000
404 per year just to keep up with it.

405 Ms. Kassel stated we are probably going to be spending not that much but for a staff person to
406 monitor, treat, and the chemicals and equipment to do it. So we are probably going to spend
407 \$60,000 to \$70 000 as it is.

408 Ms. Montagna stated right, but if you take on that property, you are going to need staff. Brad
409 cannot do it all.

410 Ms. Kassel stated right.

411 Ms. Montagna stated that is just not realistic.

412 Ms. Kassel stated let us let Mr. Hamstra answer the question. My thinking is, we see if some
413 additional private owner could take ownership of that property, not the CDD, and if they would be
414 exempt from having to monitor and manage invasives.

415 Mr. Hamstra stated my belief is, whoever takes that land over, that permit has to get transferred
416 to the new owner.

417 Ms. Kassel stated the permit is not on that land. The permit is only with Harmony CDD.

418 Mr. Hamstra asked there is no permit that encompasses that property?

419 Ms. Montagna stated we probably should check.

420 Ms. Kramer stated there is a permit that encompasses that property, but we are the responsible
421 entity for that permit because of the development. Those were conservation areas set aside to
422 mitigate for the wetlands that were destroyed during the development of Harmony.

423 *Mr. Chokanis joined the meeting at 6:37 p.m.*

424 Ms. Kramer asked is Mr. German, the private owner, responsible? It sounds like Mr. Eckert's
425 statement is that the private owner should be responsible for mitigation.

426 Mr. Hamstra stated you are telling me that this area is encompassed in your SFWMD permits.

427 Ms. Kramer stated yes.

428 Ms. Kassel stated the permit regards the bounds of the CDD, and the land is in the bounds of
429 the CDD.

430 Mr. Eckert stated I do not think all the land is within the CDD's boundaries.

431 Ms. Montagna stated it is not.

432 Mr. Eckert stated I think there is a fair amount that is outside the CDD boundaries.

433 Ms. Kassel stated yes, on the northeast side. But our permit is in regard to the property that is
434 within the CDD bounds, but we do not own all the property in the CDD bounds. SFWMD has not
435 been requiring us or, according to Mr. German, him to monitor and manage invasives on his
436 privately owned property that is within the CDD boundary.

437 Mr. Hamstra stated so you want to use it.

438 Ms. Kassel stated no, an idea that I am floating is that we have somebody else, another private
439 entity, take ownership from Mr. German's company, and if that private entity is not going to be
440 required to monitor and manage invasives.

441 Mr. Hamstra stated I am not comfortable answering that. If Mr. Eckert is not throwing me a
442 lifeline, I am going to recuse myself.

443 Mr. Eckert stated I looked at the issue of whether or not the District could own anything outside
444 of its boundaries and what the parameters are for districts that do that. I provided some information
445 I think to Ms. Montagna prior to the meeting on that issue, but regarding the permitting issue. I
446 have not reviewed the permit that the Chair is speaking of, so I do not know the bounds of where
447 it is. I think that is something that we need to take a look at. I need to talk to Mr. Hamstra and then
448 get back to you all at the next meeting if the Board has an appetite for pursuing this further. I will
449 note that when I talk about starting from the inside out, there are some what I will call island
450 parcels here that look like they are part of that and may be a little bit easier to bite off for the
451 District than some of the ones that are larger on the exterior. With that, I would just ask to defer it
452 to the next meeting so Mr. Hamstra and I can review the documentation.

453 Ms. Kassel stated maybe we will put off your review until I speak with both the current owner
454 and the contractor for Biosphere to have their input and also try to get in touch with SFWMD.

455 Mr. Eckert stated that makes sense to me.

456 Ms. Phillips asked why do they want to turn this property over to us?

457 Ms. Kassel stated they may be paying taxes.

458 Ms. Kramer stated the Osceola County ("County") taxes are minimal; it is considered waste
459 land, is what the designation is. I do not think it is either of those. I know he is finishing up his
460 development in Harmony, and there is no reason for him to hold onto this.

461 Ms. Phillips asked my other question is, if we find a way that we do not have to pay to treat
462 the invasives, do we want those invasives left there? Is that the quandary?

463 Ms. Kramer stated my quandary is, I do not want the invasives left there because they are just
464 going to continue affecting our land.

465 Ms. Phillips stated and there is nothing we can do about someone's invasives coming onto our
466 land.

467 Ms. Kramer stated it is spores that travel through the air, and there is nothing we can do about
468 it.

469 Mr. Leet stated to clarify, we have it on the screen on Zoom. Figure 2 is showing all the
470 different areas that are being suggested to done. Is that correct?

471 Ms. Kramer stated just the ones to the east. I do not know why he did not offer the properties
472 around Butterfly Trail.

473 Mr. Leet stated I think there it goes over to the Harmony West CDD boundary.

474 Ms. Kramer stated right, but I am just saying that I think that is what the Nature and Animal
475 Committee had approached him on because of the vandalism over there. Right?

476 Ms. Kassel stated yes.

477 Ms. Kramer stated but that was not in the offer that he presented in the agenda package.

478 Mr. Leet stated this dotted red line here is the CDD boundary.

479 Ms. Kramer stated yes, so you can see up to the northeast is where he is offering us lands that
480 are outside the Harmony CDD.

481 Mr. Leet stated I do not know if we need to discuss anymore.

482 Ms. Kassel stated no.

483 Ms. Kramer stated I think we need definitive determination from SFWMD. We have the one
484 statement from our consultant that you own it, it is under your permit, and you have to treat it and
485 take care of it.

486 Ms. Kassel asked which consultant is that?

487 Ms. Kramer stated Bowman & Blair.

488 Ms. Kassel stated if you own it.

489 Ms. Kramer stated right, so the question there is, do the private owners have to treat it? The
490 problem is, when this was originally done, it got totally screwed up because they had us back
491 several years ago signing over easements to the Army Corps of Engineers on properties we did not
492 own and could not get an easement on. It never should have ended up this way, but here we are.
493 We have a lot of these.

494 Ms. Phillips asked can we just burn it?

495 Ms. Kramer stated no. It has been experimented on, and they found that that actually spreads
496 it more.

497 Ms. Phillips stated okay.

498 Ms. Kramer stated it spreads it through the air, and then after the burn, you have open ground
499 that new spores come in, and you have even a worse problem. That technique ended up in a
500 nightmare for those landowners.

501 Ms. Phillips stated okay.

502 Mr. Chokanis asked what is the benefit of taking on these parcels as far as the offer goes? And
503 then if we were to take up some of these, would that increase the overall CDD assessments for the
504 residents here in Harmony?

505 Ms. Kassel stated we had discussed this before earlier. The benefit would be because a number
506 of these areas have some trail capabilities on them. One parcel in particular had a trail called Jug
507 Creek Trail on it. So increasing the trail system for the residents was one of the main motivations
508 for considering accepting the donation. In terms of cost, that is what we are talking about and what
509 we have been talking about for the last 20 minutes: can we accept this property without having any
510 additional monitoring and maintenance costs for invasives. That is the question we need to answer,
511 and that is the question I am going to continue to research after the meeting.

512 Mr. Chokanis stated okay, sounds good, thank you.

513 Ms. Phillips stated Ms. Kramer had mentioned the lands so that the children could play on it.
514 Was that not part of it?

515 Ms. Kramer stated yes, that is an upland preservation area that the kids explore and use kind
516 of as a nature classroom outside.

517 Ms. Kassel stated it is part of Jug Creek Trail.

518 Ms. Phillips stated okay.

519 Ms. Kramer stated at this time, we will table it, and Ms. Kassel will continue investigating and
520 communicating with the property owner on this.

521 Ms. Kassel stated yes.

522 Ms. Phillips asked before Harmony was developed, did one person own the whole huge area?

523 Ms. Kassel stated one company.

524 Ms. Phillips stated okay.

525 Ms. Kramer stated it was a couple of different landowners that the company put together, but
526 it was pretty much a ranch, right?

527 Ms. Kassel stated yes.

528 Ms. Phillips stated that is what I thought and now all these other owners are popping up.

529 Ms. Kassel stated it was a cattle ranch and orange groves.

530 Ms. Kramer stated the other property owners are the subsequent developers who bought
531 portions of Harmony at different times over the years.

532 **B. Consideration of Parks and Recreation Facility Usage Application, Harmony High**
533 **School and Middle School Jazz Band Concert and Dinner (May 19, 2023)**

Ms. Montagna stated they have submitted their application. They are looking at about 200 attendees. Their school jazz band is going to put on a concert and sell tickets for dinners. They have not submitted any other information because first they want to make sure the Board was going to approve them using Town Square, and then once they do that, they will have to provide their insurance and all of the normal things.

Ms. Kassel stated normally we do not request any funds from them, but with 200 people, we need to ensure that we have a deposit in case of cleanup requirements.

Ms. Montagna stated correct, I agree. Can we also ask them to make sure they have enough garbage cans set out there for their event?

Ms. Kramer stated yes, that is one of the requirements.

Ms. Kassel stated it is a requirement.

Ms. Kramer stated that they have made arrangements for solid waste.

Ms. Kassel stated yes, during the event and afterwards. The CDD is not responsible for taking their trash; they have to take it out themselves.

Ms. Montagna stated okay.

Mr. Chokanis stated right. I think they should leave it the way they found it, right?

Ms. Kramer stated yes, that is exactly right.

Ms. Kassel made a MOTION to approve the parks and recreation facility usage application from Harmony High School and Middle School for a jazz band concert and dinner on Town Square on May 19, 2023, requiring a deposit but waiving any fees.

Mr. Leet seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the parks and recreation facility usage application from Harmony High School and Middle School for a jazz band concert and dinner on Town Square on May 19, 2023, requiring a deposit but waiving any fees.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

i. Field Report

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

Mr. Castillo stated as you guys know, the Primrose Willow sidewalk was completely already.

Ms. Kramer stated and it came in about a \$1,000 under what we estimated.

Ms. Kassel stated wonderful.

572 Ms. Kramer stated so that worked out well. Any other ongoing things? How is the splash pad
573 doing?

574 Mr. Perez stated the splash pad actually was moving along great until this morning. Staff was
575 working yesterday, they were coming back out on Monday, they have figured out all the issues,
576 and they were going to finish cleaning it out. They had the center nozzle going, and a lot of the
577 ones on the outside circles they were starting to get cleaned up and figured out. Mr. Castillo's staff
578 went down there this morning to work with Pool Sure to make sure that the chemical feeder was
579 accurate because last week, we did have a spot inspection by the health department on the pool
580 and splash pad and everything else. Everything was fine. The splash pad, since it was shut down,
581 there was no inspection. Mr. Castillo and Pool Sure were making sure the chemical feeder was
582 working. They opened the vault, and it was flooded. So we reached out to PFS right away. We
583 have the sump pump going to get it out. They will be out here on Monday to find out. There was
584 a break that I will let Mr. Castillo explain because he actually saw it, but it was one of the valves
585 that he (PFS) repaired, correct?

586 Mr. Castillo stated correct.

587 Mr. Perez stated there is about a quarter-inch crack in it, and it just happened between yesterday
588 and this morning.

589 Ms. Kassel stated I thought when I passed there this morning it was on, but that was 6:00 a.m.

590 Mr. Perez stated again, it may have happened somewhere in that timeframe. Hopefully the
591 breakers and everything worked as they were supposed to, because the pump was underwater, and
592 the new motor was underwater. Hopefully that engaged the breaker to kick off and we did not blow
593 the pump. But that is where it is at. I was really excited to come in and tell you guys that Monday
594 we were going to be in really good shape, but he sent me a text at 12:15ish today.

595 Ms. Montagna stated the pictures were very promising. Water was shooting up; it was ready
596 to go.

597 Ms. Kramer stated there were kids playing in it.

598 Mr. Perez stated here is what I honestly believe could be the issue. From what Moe said from
599 PFS, a lot of this is original. If they are running backups or over time clogs that he is finally
600 cleaning out, and then you get the right pressure going, you may have some water hammer, you
601 may have you know a glue joint that fails, or a small crack that is now expanded. That would be
602 my guess as to what happened, but again, I am not Moe or PFS.

603 Ms. Kramer stated he had been working on the valve.

604 Mr. Perez stated he had replaced the solenoid in it and was doing the clean out part of it. Again,
605 maybe when he was tightening it back up, there was a small crack farther back that you are not
606 going to see in the fitting, and as you increase pressure, that crack moves down the pipe from the
607 fitting and it blew. We will know more on Monday, and I will obviously send an update out to the
608 Board accordingly once I hear from him and Moe. I do have a bit of positive news for you. We
609 took the Polaris to Route 1 Motorsports ("Route 1") because Briggs, who we were supposed to be
610 taking this thing to according to Polaris, has still not responded to the engine. A few weeks ago,
611 as Mr. Castillo was cleaning out the containers, the Polaris fired up, and they were able to drive it.
612 I told them to shut it down just in case. We do not want to further compound the issue of the
613 Polaris, but we did take it to Route 1. Route 1 called me right before this meeting, and they feel
614 that it is just a gasket on the muffler and possibly a fuel pump, not a blown engine.

615 Ms. Kramer stated wonderful.

616 Mr. Perez stated I am waiting on that proposal to come back. Again, we based the engine issue
617 off of Kissimmee Motor Sports saying they just serviced it and if it was smoking, we probably
618 threw a rod and need a new engine. So that is what we were chasing. That is a bit of good news. It
619 should save you close to \$6,500 with the quotes I was seeing for the new diesel engine.

620 Ms. Kassel stated if it works.

621 Mr. Perez stated but they did have it running; they had it running at the dealer today, and it
622 was running. He said there is some smoke, but he said that is probably a gasket from the muffler.
623 He said the reason it may have shut off was because it could be a fuel pump or could be a fuel
624 filter or something with a fuel regulator. I am not a mechanic.

625 Ms. Kramer stated I am very happy that they have gotten it and they were able to diagnose it.

626 Ms. Kassel stated and we have a new vendor.

627 Ms. Kramer stated yes.

628 Mr. Perez stated I will go back to the Primrose sidewalk. Inframark is going to be installing
629 ADA pads at no additional cost. There are actually two. We tried to do them today, but they were
630 too big, the pads were too long. So, you have the ramp and we did not want to put them in
631 incorrectly. We are going to order the proper ones, and those will be installed once they arrive by
632 Mr. Freddy Blanco and his staff.

633 Ms. Montagna stated you have only one.

634 Ms. Kassel stated there should be two because there is an alley in between with sidewalks on
635 either side of the alley.

636 Ms. Kramer asked you guys are still working on the revised sidewalk inspection? It will be
637 coming back sometime in the future?

638 Mr. Perez stated yes and no. I think it is probably best that we move forward and find vendors
639 to do this sidewalk project and not the Inframark staff and field staff. When we looked at it from
640 a decision standpoint, what we do not want to do is muddy the waters with what Mr. Castillo and
641 staff are doing and Ms. Montagna and myself, versus our other side of it and to make sure that
642 moving forward, it is probably the best idea to go that way because it is a very large project moving
643 forward with sidewalk replacements. I think finding those vendors is probably going to be the best
644 bet to move forward instead of us doing it in-house.

645 Ms. Kassel asked did we use a vendor the last time?

646 Mr. Perez stated you went through us.

647 Ms. Kassel stated no, not just this last time but before that.

648 Ms. Kramer stated yes.

649 Ms. Montagna stated I can look in the system and see who that was.

650 Ms. Kramer stated we have a couple of different folks who can do it.

651 Ms. Montagna stated we can ask them to come out and do an inspection and kind of provide a
652 report to you all so you can determine how you want to move forward.

653 Mr. Perez stated going back to that, the intent of the report was not to say here is everything
654 that is broken; the intent of the report was more because we were coming into budget season. We
655 have other districts that ask for these sidewalk inspections so they have an idea, like a go-forward
656 plan. If you look at the proposal that was sent that is, again, the grand total of everything that is
657 either broken or lifted. Obviously, you have taken almost \$5,000 out of that, which is not a very
658 big chunk when you look at the total dollar figure.

659 Ms. Kramer stated not of \$200,000.

660 Mr. Perez stated no, and again, the thought was, yes, it is cracked, and it may not be a trip
661 hazard right now, but like on Middlebrook, there were some cracks on Middlebrook. Well, the
662 trees are not very big yet on Middlebrook, but in the next five to ten years, those trees are going to
663 be now close to the age of the trees on Cat Brier. So wherever it is cracked currently, those roots
664 are going to lift that sidewalk because it is already cracked. Looking as a go-forward budgetary
665 wise, we went through and did everything.

666 Ms. Kassel stated that is renewal and replacement versus operations and maintenance.

667 Mr. Perez stated correct, but it was it was more for budgetary purposes.

668 Ms. Kramer stated but we needed to know which ones were appropriate to do now.

669 Ms. Kassel stated versus one year or five years or ten years, because those ones Middlebrook
670 are probably going to be at least five but not ten years because the ones on Cat Brier are 20 years
671 old.

672 Ms. Kramer stated right.

673 Mr. Perez stated could be, I mean, if you have a hurricane come through and those oaks topple
674 over, if there are roots under there, it will break.

675 Ms. Kramer stated those will be really obvious.

676 Mr. Perez stated correct.

677 Ms. Kramer stated and we can get those repaired with our insurance.

678 Mr. Perez stated correct.

679 Ms. Kassel stated I did have a question, but I do not know if it should be addressed with Mr.
680 Hamstra and the engineering report, or with you guys. It is really about the repaving project.

681 Ms. Montagna stated Mr. Hamstra's report.

682 Ms. Kramer stated yes, let us wait until his report.

683 Ms. Kassel stated it is about the signs.

684 Ms. Montagna stated that would be Mr. Castillo.

685 Mr. Perez stated we will joint answer this one. How about that? Is that fair?

686 Ms. Kassel stated whatever you want.

687 Mr. Perez stated last week I believe I shot an email update out with the new schedule, their go-
688 ahead schedule or look-ahead schedule. I asked after that if there were any firm dates, based on
689 each individual section of the alley like there were before, and there were not. So the signs were
690 originally going to be based off of how they sectioned out each alley and when they would finish
691 in August or September as those signs would move. We can get more signs.

692 Ms. Montagna stated they are really not relevant.

693 Mr. Perez stated I do not have dates to put necessarily on the signs.

694 Ms. Kassel stated we do have dates.

695 Mr. Hamstra stated not quite.

696 Mr. Perez stated you have a milling and resurfacing date, but that is for every alley. I can get
697 those signs with those dates on them, but I cannot tell if you live on this alley, it is going to be
698 between the 1st and the 5th or it is going to be the 4th. I do not know that.

699 Ms. Kassel stated no, you just have signs in all the alleyways saying grinding and repaving are
700 happening between May 1 and May 5 or whatever it was. And then there are other things, like
701 cleanup or whatever. I know in my alleyway, it is the major part of the cleanup. I do not know if
702 there is cleanup elsewhere that needs to happen. Certainly on our alley, it has been a huge mess. I
703 should say my alley because nobody else here lives there.

704 Mr. Perez stated I get what you are saying.

705 Ms. Kassel stated residents need to be informed. These signs have been up for a couple months
706 now, and they have essentially been pretty ineffectual. Let us do something to inform the residents
707 about what is coming up with dates that are still legible.

708 Ms. Montagna stated so we take Mr. Hamstra's thing that he sent out from them, that whole
709 group, and put it on a sign, put it in every alleyway, and there you go. Painting is this date.

710 Ms. Phillips asked can it go on the door knobs? Can we do that?

711 Mr. Perez stated it is too big.

712 Ms. Montagna stated that is the only way you are going to be able to do it.

713 Ms. Kramer stated I do not think, when they go back to fix the irrigation and sod and things,
714 that those activities will probably not have a huge impact on the people who live along the alleys.
715 The biggest thing is just getting the word out. I do not want to get the wrong dates out if they need
716 to change them, that May 1 through 5, that there will be the milling and paving of all the alleyways.

717 Ms. Kassel stated but there are dozens of homes where they have destroyed the irrigation
718 system. I just read about somebody yesterday or the day before whose water bill was really high.

719 Ms. Montagna stated hopefully everyone who is listening and on Zoom and everyone here,
720 spread the word. If it is on Facebook, it does not exist in our world, if it does not get reported to
721 cddmaintenance@inframark.com.

722 Ms. Kassel stated I did report it to cddmaintenance.

723 Ms. Montagna stated you reported some, but I see and hear it is reported on Facebook. We do
724 not monitor Facebook, so if it is not reported to cddmaintenance or Mr. Castillo, we do not know
725 about it.

726 Ms. Kassel stated but I did report that they were destroying irrigation in both CDD and owner
727 lots when they first started with all the ribbon curves. People were not notified about that, and so
728 their sprinkler system was on, and their water bills are huge. There was no notification about that,
729 and there has been no notification about when it is going to be addressed.

730 Mr. Hamstra stated I have comments on that, but I will wait.

731 Ms. Kramer stated we will take more of this up later.

732 Ms. Kassel stated we need better communication, is all I am saying.

733 Mr. Perez stated we need to get signs, then, by tomorrow or this weekend.

734 Ms. Montagna stated verify those dates with CCI before you get the signs done.

735 Mr. Hamstra stated the dates I sent you guys today was right from them this afternoon.

736 Ms. Montagna stated okay, so we can use those.

737 Mr. Hamstra stated weather permitting, it is the latest and greatest.

738 Ms. Kassel stated you might want to add that.

739 Ms. Montagna stated weather permitting, yes.

740 Mr. Perez stated we are just going to say alleyways are currently being milled and resurfaced

741 between May 1 and May 5, weather permitting; that is all the sign is going to say. I am not going

742 to say "closed" because they are not technically closed.

743 Ms. Montagna stated right.

744 Mr. Perez stated it is just alerting residents.

745 Ms. Kramer stated that there is going to be work in their alley. I know and I have seen the

746 destruction of some of it, but I have had a lot of people reach out to me excited about it. They have

747 seen the new drains come in and be put in, and they are really excited about the improvements that

748 are coming because we have had a lot of problems with the alleys. They are excited about that

749 coming. Unfortunately, like with any construction project, there are going to be oopsies. I just wish

750 the oopsies were not just folded in half and left sticking out of people's yards.

751 Ms. Kassel stated without any notification to them.

752 Ms. Kramer stated right. We will discuss the alleyways more when we get to Mr. Hamstra's

753 report. The frontage fence we talked about last month, a huge number, \$140,000. I was hoping that

754 we might be able to stage something.

755 Ms. Kassel stated that is what I had suggested.

756 Ms. Kramer stated I looked at the aerials and talked to you guys about the fences. All that fence

757 was put in at the same time. I was hoping that the stuff to the west was put in at a later date, but

758 the whole thing, according to the aerials. looked like it went in at the same time, which means it is

759 the same age. The question is if the Board wants to start maybe with the most obvious areas, like

760 maybe just at the east entrance from our property line.

761 Mr. Leet stated not all of it is in a worst-case condition.

Ms. Kramer stated right, and there is a lot of that fence where there are a lot of shrubs and things that would put a barrier if we did have to remove a portion of it. You cannot even see from the highway the white fence from the point where the overpass starts, so that is not even visible from the streets or most of Harmony at all.

Ms. Kassel stated not from U.S. Hwy 192.

Ms. Kramer stated right.

Ms. Kassel stated but certainly inside the community, it is.

Ms. Kramer stated for some for some select areas it is. I do not know if we want to go out and at least start doing the area from the east entrance east to the property line and the east entrance east to the tunnel, maybe, or where it starts.

Ms. Kassel stated we need the costs for those.

Ms. Kramer stated we just have to measure it up and look. But is that something the Board would like us to go further down the line in investigating? That would be, I am going to say, about one-quarter to one-third of it.

Mr. Perez stated we would have to measure it. I do not know.

Ms. Kramer stated that would take it down, but again, it is still a big number, \$40,000 to \$50,000.

Ms. Kassel stated right.

Ms. Kramer stated or we could do even less, but more directly at the entrance.

Mr. Leet asked do we think we have to get a new quote for that small portion?

Ms. Kramer stated I do not know if they would hold their per-linear-foot price.

Ms. Montagna stated they might.

Mr. Castillo stated I walked it yesterday; it is about 100 rails and about 80 posts that need to be replaced.

Mr. Leet asked with that subset being a smaller job, do we think there might be a cost savings?

Mr. Castillo stated it is a lot smaller job.

Ms. Kassel asked do you mean a 100-rail section?

Mr. Castillo stated 100 individual rails.

Ms. Kassel stated so that is 25 sections.

Mr. Perez stated right, because it is a four-rail fence.

Mr. Castillo stated it is not all in one location.

793 Ms. Kassel asked is it possible that because of a visual break in the fence, Ms. Phillips
794 suggested for replacing that we go with a three-rail fence instead of a four-rail fence? If we have
795 a three-rail fence here and we have a break, nobody is really going to notice that we go to a four-
796 rail fence here. Maybe later when we go replace that, we can replace it with a three-rail fence and
797 save 20% on our materials cost.

798 Mr. Perez asked did you not get a quote?

799 Mr. Castillo stated I did get a quote.

800 Mr. Perez stated but that was for materials.

801 Mr. Castillo stated for those rails and the 80 posts.

802 Mr. Perez stated it was like \$5,000.

803 Mr. Castillo stated yes, \$5,000, just for materials.

804 Mr. Perez stated that means we would do it in-house. Field staff would be the ones going out
805 and replacing the fences and the rails.

806 Ms. Kramer stated the rails are easy enough to do.

807 Mr. Perez stated the rails are, yes. The posts are different.

808 Ms. Kassel stated because apparently there are no wood centers in the posts.

809 Mr. Perez stated those posts that you got quoted do not have them, either. You would have to
810 buy them, or does it have it?

811 Mr. Castillo stated on that quote, it comes with concrete, so we will be putting it in concrete.

812 Ms. Kassel stated you would be putting the bottom of the post in concrete, but the post itself
813 is hollow recycled plastic, so there is nothing inside.

814 Mr. Perez stated it is 4x4.

815 Ms. Kassel stated so you need to include that in your cost. That sounds a lot more reasonable,
816 \$7,000 or \$8,000 maximum for replacing that. Is that a really bad section?

817 Ms. Kramer stated no, that is the top rail here, four sections down the middle rail. So what is
818 going to happen, we are going to get those replaced and then other ones are going to break.

819 Mr. Perez stated right, it is not a complete replacement.

820 Ms. Kramer stated the question is, if we replaced, and I do not know how far out, from the east
821 entrance east, there are no homes or anything to feel jeopardized by removing it. What if we
822 replaced a certain distance but maybe not all the way to our property boundary?

823 Ms. Kassel asked do we not have pillars in between?

824 Ms. Kramer stated yes, we do. Or replace that, and then we may be able to scavenge enough
825 usable material to replace the ones that are broken down the line. Are any of them usable to move?

826 Mr. Castillo stated some of them are.

827 Ms. Kassel stated so we have 80 posts and 100 rails. That is just to replace what is really in
828 bad shape?

829 Mr. Castillo stated yes.

830 Ms. Kassel stated it is not one section; it is to replace what is really bad. Considering what our
831 financial state is right now and coming up on budget season, that would be my suggestion.

832 Ms. Kramer stated to keep us out of hot water with code enforcement.

833 Ms. Kassel stated yes, and have the fence be more presentable and a really much more
834 reasonable cost than \$160,000 or even \$40,000. That is my suggestion. We could do a not to exceed
835 of \$6,500 because we are adding those 80 4x4 posts. Is that reasonable? It is about \$5,000
836 materials.

837 Mr. Perez stated we probably need to buy 40 4x4x6s and then cut those in half, and you will
838 get your 3-foot 4x4s.

839 Ms. Kassel stated you mean 4x4x12s.

840 Mr. Perez asked you want to sink them 6 feet?

841 Ms. Kramer stated check with the fence company. I was really kind of shocked that there was
842 no wood in them, but those have lasted 20-some-odd years without wood in them. Find out from
843 the fence contractor, are they supposed to have wood in them.

844 Mr. Leet stated if the PVC is sturdy enough.

845 Ms. Kramer stated right. If the way they are made, if they are reinforced to be sturdy enough,
846 then we do not have to go to that extreme and add that. So you said \$6,600?

847

848 Ms. Kassel made a MOTION to approve purchase of fencing
849 material and for field services staff to replace damaged fencing
850 along the CDD frontage, in an amount not to exceed \$6,500.00.

851 Mr. Leet seconded the motion.

852

853 Ms. Phillips stated I think we should just rip it all out.

854 Ms. Montagna asked this is the 100 rails and 80 posts that we are discussing?

855 Mr. Perez stated I can send the quote.

856 Ms. Montagna stated that is fine. I just wanted to put something in the notes.

Mr. Chokanis stated I know the financials are not well right now, and we are coming to the end of the fiscal year, but we keep band-aiding stuff. It is going to be a constant battle just to get things fixed again. so just my two cents there.

Mr. Leet stated I agree with that. Just in general, that is not stopping us from in the future doing a more thorough replacement as needed. The other thing you can consider again is, where are the fences in front of people's homes where they are obviously the most concerned about that aesthetically or by the entrances, versus if it is just in front of a section of the golf course, is that as important to not rip out.

Ms. Kramer stated the golf course fence does not belong to us.

Mr. Leet stated the point being, that is all stuff we can do in the future. This, with the smallest budget impact, at least gets us looking presentable and not having code enforcement right now.

Mr. Chokanis stated I would suggest the front of the entrances be the first priority of getting fixed to make sure our community looks nice on the outside. I know there are a lot of issues throughout our community with fencing. I just think it has kind of gotten behind and not taken care of.

Ms. Kramer stated this will get us so we are compliant with code enforcement so it looks better for the time being. Then come back during budget time and start a phased approach, is what I am hearing from the Board. Is that correct?

Ms. Kassel stated look at a phased approach.

Ms. Kramer stated right.

Ms. Kassel stated we are not going to obligate ourselves.

Ms. Kramer stated no, we will discuss it.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the purchase of fencing material and for field services staff to replace damaged fencing along the CDD frontage, in an amount not to exceed \$6,500.00.

ii. Proposals

a. Picnic Pavilion Awning (*Sunshades Awning, Sunstate Awning*)

Mr. Perez stated we were a little proactive, maybe jumped the gun a little bit and start moving forward with this.

Ms. Montagna stated it was at my direction.

Mr. Perez stated it is the \$7,000 one from Sunshades Awning.

Ms. Kramer stated Sunshades Awning is \$7,500, and Sunstate Awning is \$13,400.

Mr. Perez stated the reason for that is, both of them have eight- to 12-week lead times. The thought was, if we wait until approval today, they needed a deposit, as well, so we were going to have to then turn the deposit around. So, we moved forward with the deposit on the Sunshades Awning, pending ratification here at the meeting.

Ms. Montagna stated we can cancel it.

Mr. Perez stated yes, we can cancel it.

Ms. Kramer stated we had discussed, it is currently or it was currently the half left that is left is a bright yellow because there are trees there now. That was fine when the trees were not growing up over it, but now with the trees and other things, the thought was to use the same color that is in the shade screens over the playgrounds, which is a tennis green or a deep green.

Ms. Kassel made a MOTION to approve the proposal from Sunshades Awning to replace the entire pavilion awnings in Buck Lake Park, in tennis green, in an amount of \$7,500.00.
Mr. Chokanis seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to approve the proposal from Sunshades Awning to replace the entire pavilion awnings in Buck Lake Park, in tennis green, in an amount of \$7,500.00.

b. Steel Building (*Eversafe, Titan Steel Structures*)

Mr. Perez stated I reached out to four vendors; Titan Steel and Eversafe were the ones that responded, and were the most responsive, but also easiest to work with. Some of them wanted engineered drawings, which we do not have yet. Eversafe's price is obviously significantly different than Titan Steel. Titan Steel definitely uses a different interior beam structure, it sounds like, than Eversafe, but when you look at their wind ratings and what they are saying these structures were to hold up to, they are pretty similar. I think one is at 140 and one is at 150 in terms of miles of per hour wind. I will say this is all preliminary right now because the design of the buildings, the picture that you have is somewhat of a look that we were kind of discussing and kicking around.

Ms. Kramer stated this one is a lot taller; ours would not exceed 12 feet.

Ms. Kassel stated they had different dimensions; it is much smaller, it is considerably smaller than the other proposal.

926 Mr. Perez stated the other one, Titan Steel, I tried to talk to them about a lean-to, and they were
927 like, so you want the building and then the lean-to on top of it. I said no, we want everything on
928 the 25 by 45 pad. That did not really stick. I should not say pad, but the area.

929 Ms. Kramer stated the impression I got from looking through the literature of the two
930 companies is, the other company, Titan Steel, is a true steel building. They are typically the bigger
931 buildings. They use the full steel i-beams and it is really more of an industrial manufacturing type
932 building than a storage or community maintenance building. Does that make sense?

933 Ms. Phillips stated yes.

934 Ms. Kramer stated but the requirement is, we have to meet the County's building codes, and
935 we have to meet the wind loading and the structural design requirements that the County has for
936 hurricane safety. But Eversafe, according to all their literature and what they had on the spec, they
937 meet all that, and they engineer to those.

938 Mr. Perez stated the design can be whatever we want it to be. This was just a preliminary. We
939 talked about it is going to be 25 feet wide on the side where the roll-up door is at. There would be
940 two roll-up doors. Then the 45-foot long sides is where the lean-to is going to come into play.

941 Ms. Phillips asked what is the lean-to for?

942 Mr. Perez stated outside storage, like if you want to put some of the smaller trailers instead of
943 carting them inside, you just back them up there, If you have any pallets, for example, the tractor
944 has attachments. We would put them on a pallet, and leave those under the lean-to so they are out
945 of the elements but not out of the elements, if that makes sense.

946 Ms. Phillips asked but why not put them inside if it is big enough?

947 Mr. Perez stated because inside you are going to have the golf carts, you are going to have the
948 CDD truck, and you are going to have the trailer.

949 Ms. Kramer stated no, we are not going to put the truck in there.

950 Mr. Perez stated you could.

951 Ms. Kramer stated you could. But why take up that space for the truck? We have got parking
952 spaces.

953 Mr. Perez stated I was just thinking for safety reasons and security reasons.

954 Ms. Kassel stated okay. One of the things that I reached out to Ms. Montagna for, soon after
955 the meeting, and Mr. Perez also, was obviously a fence is going to need to go around this because
956 it is going to be at least a six-foot fence if not a ten-foot fence to protect those assets and that
957 building from being vandalized or from theft. I do not know if the pad that is there is going to be

sufficient, number one. I think that is a question and if we are going to have to replace that pad. Then there is the building, there is fencing, there is landscaping, there is all the electrical work that would have to happen. I am wondering, I am guessing that we are talking at least \$100,000, and Ms. Montagna agreed it is at least \$100,000. If we have to spend that much money, maybe we improve the road and keep field services where it is.

Ms. Kramer stated if you improve the road, that is \$250,000 plus we have to actually site plan and permit whatever we put down there. From previous discussions, they are going to need a building similar to this down there. We are right now spending \$500 a month on a trailer that is substandard, at best. I am not sure that the County will allow us to keep a trailer down there. Their discussions have been, no, we need to site plan it, we need to have a permanent building, not a trailer. So we are looking at these costs, anyway.

Mr. Leet stated so the site plan has to happen, regardless.

Ms. Kramer stated right, regardless of where it is in Harmony.

Ms. Kassel stated some site plan in either location.

Mr. Leet stated understood.

Ms. Kramer stated right.

Ms. Kassel stated but we do not know that for sure yet.

Ms. Montagna stated for where it is at now, we do. When I talked to the County when they sent the violation letter, the violation letter basically says we have to bring all of that back there. up to code, which would include the road, the trailer, and I think the storage containers.

Ms. Kramer stated right, there is a prohibition in our PD against storage containers and mobile buildings. So the trailer and the storage containers still have to go, and we would have to replace them with something.

Mr. Leet stated right.

Ms. Montagna stated correct.

Mr. Leet stated it seems like it is getting cost competitive. If the pad that is at Buck Lake Park is not sufficient and we have to add to it, then that sounds like that is going to be cost competitive with just doing a new pad on some other CDD property. We already know there is the large added cost of fixing the road that would have to go with using the current storage area. Building cost is going to be the same whether it goes on either location. Utility service, do we have anything back there?

Mr. Perez stated you are currently paying for electricity.

990 Mr. Leet stated right.

991 Mr. Perez stated the water would be from the well.

992 Ms. Kramer stated right. We would have to check and see if they would allow us to use that or
993 whether they are going to require us to bring potable water in.

994 Mr. Perez stated I do not know.

995 Ms. Kramer stated we have potable water there.

996 Mr. Leet stated we want to get all the chips on table.

997 Ms. Kramer stated right. In either place, we have to have the six-foot screened fencing with
998 landscaping to screen the building from the garden use because the garden use is considered
999 recreational and quiet and peaceful versus the field services or community maintenance office. So
1000 you are going to have to have basically all those costs no matter where you put it.

1001 Mr. Leet stated yes.

1002 Mr. Hamstra stated this is my topic but since we are talking about this, I wrote down last
1003 meeting that the relocated area would be storage and office.

1004 Ms. Montagna stated correct.

1005 Mr. Hamstra stated right now the drawings that Mr. Perez and Mr. Castillo are showing is
1006 storage only. So if we are going to have an apples-and-apples comparison, does the new location
1007 have to provide a future office?

1008 Mr. Perez stated this picture is just a request for what it is going to look like.

1009 Mr. Hamstra stated I hit the brakes on my project drawings.

1010 Ms. Kramer stated because of the question of the office. Staff is currently getting ready to open
1011 operations at Ashley Park pool for the interim, right?

1012 Mr. Castillo stated I am already there.

1013 Ms. Kramer stated you are already there.

1014 Ms. Montagna stated we have to by April 10. That is your next inspection for this violation
1015 letter.

1016 Ms. Kassel stated May 10.

1017 Ms. Montagna stated sorry, the first one was April 10, and they extended it to May 10, so we
1018 have to have all of that out of there, including the office trailer. The only thing that we are going
1019 to have there are the two storage containers. Or do we have three?

1020 Mr. Perez stated two; we are working to get the third out of there.

1021 Ms. Montagna stated two storage containers until we can get somewhere to store them. You
1022 all have pretty much everything out of that office, right?

1023 Mr. Castillo stated yes.

1024 Mr. Perez stated the storage container that is currently under lease is empty, and the trailer is
1025 also.

1026 Ms. Kramer stated what we could do is continue use of the Ashley Park pool office for the time
1027 when Mr. Castillo needs to be in the office, which in discussion, Mr. Castillo is a very different
1028 manager than we have had in the past. He does not use much office time, from what I am seeing,
1029 is that correct?

1030 Mr. Castillo stated correct.

1031 Ms. Kramer stated he is more of a hands-on, out-in-the-field-with-the-guys manager, so when
1032 he has to do cards and get quotes and things like that, he would still need an office space. But
1033 again, he can use the Ashley Park for the interim, and then instead of having a formal office down
1034 here, he said to just throw in a desk for him or something that he can write on and keep papers on
1035 and stuff. Is that what I have heard?

1036 Mr. Castillo stated yes.

1037 Ms. Kassel asked so why were we thinking of improving? It seems to me it makes most sense
1038 to have field services all in one place instead of way up here and way down there. I am not sure
1039 why there could not be an office in this building.

1040 Ms. Phillips stated I agree because even though he does it the way he does it, if he needs to do
1041 something in the office when he is in the middle of doing something on the golf cart, now he has
1042 to get this thing and truck halfway across the community. I think it should all be together
1043 personally.

1044 Ms. Kramer stated now that will run this up in cost because you are going to have to insulate
1045 a portion of it, put room dividers in. Mr. Hamstra, what else do they have to do?

1046 Ms. Phillips stated that is what we need to look into.

1047 Ms. Kassel stated I think we would have to do that no matter where we are.

1048 Ms. Kramer stated no matter where it goes.

1049 Ms. Kassel stated so that is an additional cost.

1050 Ms. Phillips stated right. Has anyone considered having something stick built?

1051 Ms. Kassel stated that is going to be more expensive. Have we really looked into whether there
1052 is any other property in Harmony that we can do this on where we do not have to improve the
1053 road?

1054 Ms. Kramer stated give me something else. I have been over it and over it and over it and over
1055 it. If you guys can come up with another buildable piece of property, I would love to see it. It
1056 breaks my heart to even think of putting it down there. Luckily, we are able to put it down the
1057 slope where it will be hidden and out of the way. It will be direct access in and out. It will not be
1058 anywhere near the playgrounds or the soccer fields.

1059 Ms. Kassel stated and there is going to be a dumpster.

1060 Ms. Kramer stated there will have to be a dumpster.

1061 Ms. Phillips stated but I still think we did something that looks nicer, yes, I know it would be
1062 more expensive, but I think it should all be together. I want to get back to my question here on the
1063 lean-to. So if the pad is 25 by 45, is the building going to be 25 by 45 plus a lean-to?

1064 Ms. Montagna stated that is the size of the pad. We want to keep something the size of the pad.

1065 Ms. Phillips stated so having a lean-to really does not save us anything.

1066 Mr. Perez stated not necessarily. One of the things I talked to Eversafe about is, the lean-to in
1067 this picture does not help because it shows the lean-to running the entire length of the building.
1068 You do not need that necessarily, so if it is a 10-foot lean-to and is 25 feet wide, you have the front
1069 of your shop, or the back, whichever, is a little more narrow, and then it kind of makes an L-shape.
1070 I can draw a rough drawing, but it would kind of look like this, where this area is your lean-to, and
1071 it still fits on the pad.

1072 Ms. Phillips stated I see. We could find a smaller building and then find one of those little ones
1073 from Amazon.

1074 Mr. Perez stated that is not going to hold.

1075 Ms. Phillips stated for the office.

1076 Ms. Kramer stated but we cannot do that because we have to meet building codes.

1077 Ms. Phillips stated I know.

1078 Mr. Perez stated this was kind of what Eversafe was looking at, and then again Titan Steel.

1079 Ms. Phillips stated I was just curious if the lean-to was going to extend over the pad.

1080 Mr. Perez stated it should. Then regarding the fencing, we did not get to that point yet, but I
1081 reached out to Chapco who did our dog park fence. They were really engaged up front. I followed
1082 up with them three times and have not gotten a price back yet.

1083 Ms. Kassel asked what did you say about the dog park?

1084 Ms. Montagna stated the fencing.

1085 Ms. Kramer stated the Chapco fence. He was following up on that.

1086 Ms. Phillips stated we could do away with one of the dog parks for this.

1087 Mr. Leet asked do we already have a deposit paid?

1088 Mr. Perez stated then I called Straight Line Fence.

1089 Ms. Phillips asked why do we need a fence if the CDD building is closed in?

1090 Ms. Kassel asked do we not have CDD property across from where the new dog park is? That
1091 is where we had talked about the CDD having the dog park, but the engineer got it wrong, not you,
1092 Mr. Hamstra, the old engineer got the location wrong. We dodged a bullet there. He got the location
1093 wrong, and we have property right there. It is not near anybody's house; it is across from the golf
1094 course.

1095 Ms. Kramer stated there is a large telephone easement on that, and also unless the County gives
1096 us a permit to do another curb cut, the only access way in would be through the golf maintenance.
1097 So we would have to work with the County on that, and we would have to take down some pine
1098 trees.

1099 Ms. Kassel stated it would just be a curb cut on the road down to the golf maintenance facility.
1100 They do not own the road.

1101 Ms. Kramer stated they own everything from Five Oaks in.

1102 Ms. Kassel stated not the CDD portion. Then we could do a curb cut in the existing road.

1103 Ms. Kramer stated right, off Five Oaks.

1104 Ms. Kassel stated or off the golf maintenance facility.

1105 Mr. Perez stated she is saying off the golf maintenance facility entry road, we could curb cut
1106 over there.

1107 Ms. Kramer stated we do not own that road; they do.

1108 Mr. Perez stated the golf course does.

1109 Ms. Kassel asked they own the road?

1110 Ms. Kramer stated yes, that is not a public road.

1111 Ms. Kassel stated there has to be an easement.

1112 Ms. Kramer stated no, it is not a public road.

1113 Mr. Perez stated I will go back to the fence discussion while he is looking at that. I reached out
1114 to Straight Line Fending about the \$8,000 deposit that was put down in 2019. I was told over the

1115 phone that I was the fifth person from Harmony that they have spoken to about this, and that the
1116 \$8,000 was put down to purchase the material for a project. All the material was purchased and
1117 was sitting in his yard, never used. He had to get rid of it because he took a loss. The material
1118 apparently was more than the \$8,000, is what he is telling me, and that he came out of pocket to
1119 get the rest of it, and it just sat there and began falling apart that he had to get rid of it or he took a
1120 loss. From what he is telling me, we do not have a deposit or any fencing left for them to use.

1121 Ms. Kramer stated but he resold it.

1122 Ms. Montagna stated he spoke to the attorney.

1123 Mr. Perez stated he said he spoke to the prior District counsel, as well, about this, and that there
1124 was an understanding, is what I was told, that that did not exist anymore.

1125 Ms. Kassel stated that is not the case.

1126 Ms. Kramer stated that is not what was reported to us.

1127 Mr. Perez stated I am just sharing with you what I have. He did provide a proposal for six-foot
1128 fencing with slats and without slats for that privacy sliding that goes through the fence. That came
1129 in today, and I will go to my email and read it.

1130 Ms. Montagna stated just so you know, Mr. Perez did go over the history of what was reported
1131 back to the Board. At that point, the Board appointed Mr. Steve Berube and Mr. Tim Qualls to
1132 work with Straight Line Fencing. What was reported to the Board was x, y, and z, and he very
1133 clearly told Mr. Perez that is not what was discussed.

1134 Mr. Perez stated he said that was not accurate. It is \$8,500 based on the drawing that I sent
1135 over for the non-slatted fence. It would be six-foot, black, commercial-grade, black-coated chain
1136 link. If we wanted the slats, it would be \$11,800 for the privacy sliding where they weave the vinyl
1137 through it. We could always get wind screens if you wanted to, for privacy, but that is up to you.
1138 It was an email; it was not a quote, but I did not get one back from Chapco yet.

1139 Ms. Phillips asked why do we need a fence if we go with a building?

1140 Ms. Kramer stated you have to, the County requires fencing and a visual screen.

1141 Mr. Leet stated setting that aside, looking at that parcel across from the newest dog park, even
1142 with that phone easement and even with the slice of it along the road that the golf preserve does
1143 own, there is still it like looks like maybe 100 by 80ish feet of just free and clear land that we own.
1144 As far as trying to find and strike about the best balance here, I do not know how we can do the
1145 road improvement without a special assessment or a bond or something crazy like that with
1146 \$250,000. No one is going to like that. If we do it on that area across from the new dog park, do

1147 we think it would be worthwhile to talk to the golf preserve about just having access there? Or is
1148 there going to be a cost with a curb cut onto Five Oaks?

1149 Ms. Kramer stated I would suggest that we keep everything on our own property. Last time I
1150 spoke with the golf folks, there is some thought that they are going to sell that golf maintenance
1151 facility because they want to do some other work and move the golf maintenance facility to other
1152 property within the golf course.

1153 Ms. Phillips asked how much are they going to sell it for?

1154 Ms. Kramer stated way more than we can afford, trust me. But I did ask them if they do decide
1155 to sell to please contact us first. Those are huge buildings. I would love it, trust me.

1156 Mr. Leet stated they are already built.

1157 Ms. Kramer stated yes, they already exist. We would not need a site plan. We would just move
1158 in, and we could lease out the other the extra space.

1159 Ms. Phillips stated right.

1160 Ms. Kramer stated but again, that would be a huge special assessment to purchase that one, is
1161 my guess.

1162 Ms. Phillips stated but if we could purchase it, we could just keep the part we want and sell the
1163 rest.

1164 Ms. Kramer stated we do not know when they are going to want to do that, and we are on a
1165 time clock that is ticking heavily at \$250 a day fine.

1166 Mr. Leet stated to that end, it sounds like there would be a process with the County to get
1167 approval for a curb cut for our own access to that property from Five Oaks.

1168 Ms. Kramer stated yes.

1169 Mr. Leet asked do we think we could get relief from the County?

1170 Ms. Kramer asked that we are moving forward?

1171 Mr. Leet stated yes.

1172 Ms. Kramer stated I think they would probably if we are moving forward on an alternative. As
1173 long as we are moving forward in good faith on an alternative, where else would we go and what
1174 would we do? They cannot just shut us down and continue to fine us, and I do not think they would.
1175 Trust me, I would be visiting five County Commissioners and screaming and yelling. As long as
1176 we have got a plan and some site plan moving forward, I think they are going to give us the time
1177 to get it done and moved.

1178 Ms. Kassel stated sorry, I was just interacting with Mr. Hamstra about the curb cuts and all of
1179 that and the parcel that is a potential. That parcel looks like it could be much more appealing
1180 alternative than Buck Lake Park.

1181 Mr. Leet stated it opens to a sand trap, so no one is going to be seeing this off their front porch
1182 or when they go to the park, except for the new dog park.

1183 Ms. Kramer stated I am telling you, somebody is not going to like it.

1184 Mr. Leet stated sure.

1185 Ms. Kassel stated someone is always going to complain, but at least it is not directly impacting
1186 any homeowners' views.

1187 Ms. Phillips stated it is a Victorian building, very nice and cute and pretty.

1188 Ms. Kramer stated I would love it.

1189 Ms. Phillips stated we just need to get some pieces of wood and paint it. Someone can hold the
1190 ladder, and I will go up.

1191 Ms. Kramer stated I could, but the problem is, we are a governmental entity, and we cannot
1192 get together and build it. Otherwise, I would; we could get together, I could oversee it, and it would
1193 be wonderful.

1194 Ms. Phillips asked how big of an issue is the telephone easement?

1195 Ms. Kramer stated if everybody in the audience can keep it down, because it gets really
1196 confusing on the audio tape.

1197 Ms. Kassel stated it is a nice little triangle here, so this is the property we are talking about.
1198 The new dog park is right here, and this would be the parcel that we are talking about.

1199 Ms. Kramer stated it is basically right before Feathergrass Court.

1200 Ms. Kassel stated it is to the left side of the golf maintenance facility.

1201 Ms. Phillips stated you drive down the road; it is on your left and the dog park is on the right.

1202 Ms. Kassel stated if you turn right from Five Oaks to the golf maintenance facility, the new
1203 dog park is on the right and the parcel is on the left. If you are passing on Five Oaks the golf
1204 maintenance facility, the dog park is before the golf maintenance facility, and this parcel is right
1205 after the golf maintenance facility road.

1206 Ms. Phillips stated it sounds great.

1207 Ms. Kramer asked it is higher and drier, right, than the dog park?

1208 Ms. Kassel stated it is larger in terms of higher ground because that pad down by Buck Lake
1209 slopes off. Plus, there would be a dumpster out in the middle of a very nice natural area that would
1210 be pretty unsettling.

1211 Ms. Phillips stated we would have painted that.

1212 Ms. Kramer stated you would not have seen that dumpster.

1213 Mr. Leet stated here is the property, so three times the width of the road looks like it is the
1214 parcel the golf preserve owns. We own this whole property here, but there is a telephone easement
1215 in this corner here, so we would not be able to build up that corner, but that is still 100 feet of
1216 width here and probably 70 to 80 of depth. If there are any trees, there are not very many. We
1217 could have this area behind the building that would be even farther out of sight.

1218 Ms. Kramer stated the required setbacks, as I recall, are pretty minimal for a community
1219 maintenance.

1220 Mr. Leet stated we have got a sidewalk that is going right there.

1221 Ms. Kassel stated but you will have a curb cut.

1222 Mr. Leet stated I understand, just trying to visualize all this. We were talking about it would
1223 be helpful to maybe have some kind of floor plan of how much office space and how much storage
1224 space we need to have, whether that is including the truck or not and the other vehicles.

1225 Mr. Perez stated if we are fencing it in, I do not think you need the truck inside.

1226 Ms. Kramer stated the only concern I have is that, for a 500-square-foot building, we are only
1227 obligated by the County to have one parking space.

1228 Ms. Kassel stated there is street parking there.

1229 Ms. Kramer stated we really need at least five. No, there is not, there is no on-street parking.
1230 We are going to need at least five or six parking spaces for staff members' cars and the two trucks.

1231 Mr. Leet stated planning it out, I am not trying to get too much in the weeds here, but that area
1232 that is kind of down here seems to be a good fit for that. Or maybe the building is kind of alongside
1233 here. Then it is five or six parking slots kind of nosing into the building. What is a parking space?

1234 Ms. Kramer stated be careful. It is 12 by 20 feet.

1235 Mr. Leet stated they can be angled and you have to be able to turn in.

1236 Ms. Kramer stated you have to have hammerheads.

1237 Mr. Leet stated yes, that is the site plan.

1238 Ms. Kassel asked do you think that it would be feasible on a parcel that size to have several
1239 parking spots, a driveway, and the building the size we are talking about or even a little larger?

1240 Mr. Hamstra stated we can put a couple pieces in and see how they fit.

1241 Mr. Perez asked Mr. Hamstra, will the County require us to do any stormwater retention work
1242 for this?

1243 Mr. Hamstra stated possibly.

1244 Ms. Kramer asked yes because it is new impervious area?

1245 Mr. Perez stated so you are going to lose some of that development area.

1246 Mr. Hamstra stated we can do that along the linear pond adjacent to the woods.

1247 Ms. Kassel stated we could maybe have a pervious surface for parking.

1248 Mr. Hamstra stated if you want to make a future place for CDD meetings, we will have to look
1249 at additional parking. Just kidding.

1250 Ms. Kramer stated I wish we could; that would be handy, but it is not realistic. At this point
1251 strategically, because we were hoping to be ready to go in for site plan submission right away, now
1252 we are backing up.

1253 Ms. Kassel stated we did not really do anything on Buck Lake except for getting these quotes.
1254 Right?

1255 Ms. Kramer stated no, he did design the site plan for it.

1256 Ms. Montagna stated he did plans.

1257 Mr. Leet stated the building was based on plans for storage only, and then they stopped because
1258 he did not have an office. Is that correct?

1259 Ms. Montagna stated no.

1260 Mr. Hamstra stated we got plans that are ready to submit to the County.

1261 Ms. Kassel asked you sent them to the County?

1262 Mr. Hamstra stated no, I held off on this. Issues were flaring, so I stopped.

1263 Ms. Montagna stated but your plans are storage and an office.

1264 Mr. Hamstra stated my plans are storage only but I told Greg to stop because I kept hearing
1265 conflicting information on Mr. Castillo's permanent office besides an RV trailer.

1266 Ms. Kramer stated the reason we were able to get so far so fast and would be able to leave this
1267 meeting and go ahead and put the final touches on the site plan and get it in is because there is a
1268 pre-existing pervious surface that it would be landing on, and there is already parking there, 12 or
1269 14 parking spaces right there. So we would not have to do any paving for parking or any parking
1270 design. No stormwater permits would be required, and we already have the ingress and egress.
1271 Again, that was one of the attractive things about that location.

1272 Ms. Kassel stated I think those costs, which are probably going to amount to, my guess is
1273 \$30,000 or \$40,000.

1274 Ms. Kramer stated yes, at least.

1275 Ms. Kassel stated the trade-off for the \$30,000 or \$40,000 versus a location that is fairly central
1276 in the community and not going to affect the look of Buck Lake Park and it is not going to have a
1277 negative effect on residents' views, I think it is a good trade-off, personally, but that is just my
1278 opinion.

1279 Ms. Phillips stated this is my wish, that we could get input from the community to see what
1280 people prefer. Again, if we do it and we have to raise the assessments?

1281 Ms. Kramer stated I think we were hopefully looking at \$19,000 for the building installed and
1282 another \$11,000 for the fencing with the screening, that would be \$30,000. Then you need at least
1283 \$10,000 for the electric, getting that all working and hooked up even though it is right there. Figure
1284 high at \$19,000.

1285 Mr. Perez stated permitting fees and all that.

1286 Ms. Kassel stated landscaping.

1287 Ms. Kramer stated we are talking about probably the high side \$50,000 down at the lake front.
1288 Here you are talking a lot more; you are talking \$100,000+ is my guess.

1289 Ms. Kassel asked so you are thinking an extra \$50,000?

1290 Ms. Kramer stated yes. You have not priced concrete lately.

1291 Mr. Leet stated the best-case guess for the lakefront is assuming that we are able to fit exactly
1292 within that pad and we do not need any kind of earthwork.

1293 Ms. Kramer stated right, that is the whole attraction and that is what we were looking for, some
1294 place that you could land it very economically.

1295 Ms. Phillips asked the point being, do we want to take the cheaper alternative or more
1296 affordable, but in looking to the future of having the maintenance building in its own site, a
1297 dedicated site that is just for that, and then who knows what else someone might want to put at the
1298 lakefront someday. With that building there, it is going to restrict future plan. Let us say someone
1299 else put in another basketball court or pickleball court. There are just so many things that the rest
1300 of that could be used for if somebody wanted to.

1301 Ms. Kassel stated it is not just that. There are a number of events that get held at Buck Lake,
1302 and that parking area where the pad is now is used for overflow parking a lot, especially when

1303 there are events, and it flows out into the street. If we have community maintenance facility there,
1304 then we lose that overflow parking.

1305 Ms. Phillips stated just put five spots and put a sign, No Parking 9:00 to 5:00 or whatever their
1306 hours are.

1307 Ms. Kassel stated it is often on weekend days when some of those events are held.

1308 Ms. Phillips stated I do not see that as a big issue. I think we can overcome it.

1309 Ms. Kramer stated the question now, so we can move on because we have got other things we
1310 need to take care of is, where does the Board want to go forward on, all things considered?

1311 Mr. Leet stated I think we have said most of it. The only other thing I have not heard is, as far
1312 as being a central location, is wear and tear on our gators and the vehicles and everything. The
1313 lakefront is close to the boats right there, but everything else, especially anything in the newer
1314 neighborhoods, you have to drive that entire length every time versus this is fairly close to where
1315 we are now. It is going to be similar. I do not think we are going to be greatly increasing wear and
1316 tear on our vehicles if we have to drive from this one end here all the way around for regular
1317 maintenance versus having something more centrally located.

1318 Mr. Chokanis stated I think Mr. Leet hit it on the head. I think the area over by the dog park is
1319 going to be a way less conspicuous area. I think most of the residents will be a lot more for it
1320 compared to the Buck Lake location. I think that is going to really ruin the open environment there
1321 that we have in Harmony if we put that there. There will probably be a lot of issues with parking
1322 and back and forth with the maintenance folks.

1323 Ms. Kramer stated Mr. Chokanis, we are going to be looking to you to broach this with the
1324 Waterside community. At this point, we need to make a decision of what to move forward on
1325 because we do not want to continue wasting engineering time on one parcel if we want to flip to
1326 another one.

1327 Ms. Kassel started to make a motion.

1328 Ms. Montagna stated I want it to be very, very clear with our direction of where we are going
1329 from right now. Okay, I am ready.

1330 Ms. Kassel stated move to approve that we have our engineer adjust the site plan for this parcel.

1331 Ms. Montagna asked what is it?

1332 Mr. Leet stated Tract D.

1333 Ms. Montagna asked the engineer to adjust the site plan to be placed on Tract D, with what?
1334 What do you want on it?

1335 Ms. Kassel stated for the community maintenance facility with an office and whatever the
1336 County requires with it.

1337 Mr. Perez asked am I changing anything with the building size?

1338 Ms. Kassel stated I do not think so, but that is a good question. We were going with 25 by 45
1339 because that was the size of the pad.

1340 Mr. Perez stated it is just a two-roll-door building. You are going to put the office in now, so
1341 you are going to lose some of the square footage for inside storage. We have the lean-to. Do you
1342 want it? Do you not want it? Do we need it? Do we not? I look to you for that.

1343 Ms. Phillips stated I think we should go with as big a building as we can put, because we do
1344 not know what our future needs are going to be, and it is not that much more expensive to add for
1345 it to be a little bigger.

1346 Mr. Perez stated I think the other thing with the lean-to and outside storage is, we want to make
1347 sure we deal with Brad's chemicals. They should not be stored inside.

1348 Ms. Phillips stated okay.

1349 Ms. Kassel stated gasoline.

1350 Mr. Perez stated we should have a gas cabinet outside, in a flame-proof cabinet. That stuff
1351 should be outside.

1352 Mr. Chokanis stated I think we need to lean on you guys to let us know what size office you
1353 need, and I would say make your maintenance area as big as possible and try to minimize the office
1354 space as much as you can.

1355 Mr. Perez stated the office space probably does not need to be any more than 10 by 10.

1356 Mr. Leet stated question for Mr. Hamstra. Does our building size need have any impact on
1357 your remaining work for site planning? Or is it all out the window with it being a new location?

1358 Mr. Hamstra stated I am going to take the triangular piece, throw in the setbacks, and then back
1359 in what we can squeeze in there.

1360 Mr. Leet stated okay.

1361 Mr. Perez stated so then I can wait till Mr. Hamstra tells me how much room we have to work
1362 with, square footage wise, and if that building fits.

1363 Ms. Kassel stated then we really can have CDD meetings there.

1364 Mr. Perez stated you could put in a conference room. It is not a bad idea, though.

1365 Ms. Phillips stated I am all for building it.

1366 Mr. Perez stated a conference room with a table and a television that you can put on the wall
1367 with Zoom.

1368 Ms. Kassel stated but look at this space. We would need something 20 by 20 alone just for our
1369 meetings.

1370 Mr. Leet stated that might be torpedoed with parking spaces, fire, now it is a public space
1371 versus an office space.

1372 Ms. Kassel stated right, and parking on the street.

1373 Ms. Kramer stated it brings in all sorts of extras.

1374 Mr. Chokanis stated parking on the side of the road where you have the white lines is always
1375 an option. I know that causes issues with traffic, but it is technically legal, right?

1376 Ms. Kramer stated that is a bike lane, not a parking lane, so no. Everyone would get tickets.

1377 Mr. Chokanis stated okay.

1378 Ms. Kramer stated if it was farther down where the parking was, that would be fine.

1379 Ms. Kassel stated there is no parking lane there. It is only a bicycle lane.

1380 Ms. Kramer stated that was one of the things when we put in the dog park we had to assure the
1381 County that it was a walk-to dog park because there was no parking available.

1382 Mr. Chokanis stated okay.

1383 Mr. Hamstra stated I will get with Mr. Perez and Mr. Castillo on minimum dimensions for the
1384 maintenance and the office, because I have to start somewhere. You told me how many parking
1385 spaces we need, minimum, and we can kind of squeeze it in from there.

1386 Ms. Kramer asked can we also go ahead and, once it is finished, do at least the cursory sit down
1387 with the County? What is it called, Mr. Hamstra, before you pay the fees and stuff?

1388 Mr. Hamstra stated like a pre-application meeting.

1389 Ms. Kramer stated a pre-application meeting. Is that okay? Because I think we are going to
1390 need to do at least that much right away to get them to give us more time where we are.

1391 Ms. Phillips asked who goes to that meeting?

1392 Ms. Kassel stated I can. You can.

1393 Ms. Kramer stated our engineer would.

1394 Ms. Phillips stated okay.

1395 Ms. Kramer stated I do not know that one of us needs to go. Mr. Hamstra, do you need one of
1396 us to muddy the water for you?

1397 Mr. Hamstra stated no.

1398 Ms. Kramer stated all right.

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iii. Update on Polaris Engine

This item already having been discussed, the next item followed.

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iv. Revised Sidewalk Inspection Report

This item already having been discussed, the next item followed.

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v. Update on Sidewalk Repair on Primrose Willow Drive

This item already having been discussed, the next item followed.

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vi. Discussion of Frontage Fence

This item already having been discussed, the next item followed.

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vii. Discussion of Benches

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Ms. Kramer stated I wanted to bring up a question about benches. We had, I think it was two or more meetings ago, we moved to have benches put in, one here in the Lakes and one over near Long Pond is what I call it.

1426

1427

Ms. Kassel stated right. Benchmark was going to donate the benches.

1428

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Ms. Kramer asked is that moving forward?

Mr. Perez stated yes, Benchmark has already confirmed again. We just have to get benches ordered.

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Ms. Montagna asked are they doing one or two?

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Ms. Kramer stated I had also had a request from the folks that as you notice the basketball court is getting phenomenal use. The one little bench that they have adjoining the basketball court is always in the sun no matter what time of day and definitely during the evening when they play, and they really have no benches in the shade. There are surrounding benches over at the picnic

1436 pavilion, but they are frequently in use by someone, so they had requested one or two benches to
1437 be placed in the shade there closer to the basketball court.

1438 Mr. Perez stated but those do not have to be as nice as the one on the road?

1439 Ms. Kramer stated no, we want them to look more like basketball court benches.

1440 Mr. Perez stated so aluminum, gymnasium-style bench.

1441 Ms. Kramer stated yes.

1442 Ms. Kassel stated I am wondering if we can get an inexpensive trash can there because they
1443 cannot seem to move their empty bottles from the side of the court to the other side of the pavilion
1444 where there is a trash can or up by the road, which is only like 40 feet to the trash can there.

1445 Mr. Perez stated but you do not want riser benches. Do you want just a single flat bench, or do
1446 you want almost like aluminum stands like you have at the soccer field?

1447 Ms. Kramer stated it does not need to be that big, but we could depending on the expense.

1448 Ms. Kassel asked what is the cost?

1449 Ms. Kramer stated if it is cheaper to get a small three-level riser, let us put that in for them. If
1450 it is cheaper to just get two aluminum benches to put in, let us do that. It would be nice to just take
1451 the soccer one and move it down because no one uses it at the soccer field.

1452 Ms. Kassel stated no, they do sometimes.

1453 Ms. Kramer stated not all of us parents sit on the other side in the shade. We do not want to go
1454 sit out in that sun because again, that riser is out in the sun almost 24/7.

1455 Mr. Leet stated I would say when they have some of the really small kids and they have leagues
1456 there and they have like half of the field being used or something is the only time I can remember
1457 that far set of risers being used.

1458 Ms. Kramer stated and that has been years ago.

1459 Mr. Leet stated yes.

1460 Severe weather alert interrupted the meeting.

1461 Ms. Kramer stated Does anyone else or any of the other Supervisors have anything for field? I
1462 did not take a formal vote on the benches.

1463 Ms. Montagna stated proposals for either a three-level riser or two aluminum benches.

1464 Ms. Phillips asked how about a not to exceed?

1465 Ms. Montagna stated I do not even know what the cost would be.

1466 Ms. Kramer stated I think it is within their budget, but this is to actually put in a new facility.

1467

Ms. Kramer made a MOTION to approve a seating area under the afternoon and evening shaded area near the basketball court, either aluminum benches or a small three-level riser, whichever is less expensive.

Ms. Kassel seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to a seating area under the afternoon and evening shaded area near the basketball court, either aluminum benches or a small three-level riser, whichever is less expensive.

Ms. Phillips stated a six-foot-long bench with a back is \$362, I mean that is what I found on a website.

B. District Engineer

i. Site Plan for Community Maintenance Facility Move

This item having been discussed under the Field Manager report, the next item followed.

ii. Quote on Billy's Trail Culvert Placement

Mr. Hamstra stated I only have two things. One will be lengthy, possibly: Billy's Trail. Mr. Leet, I gave you a couple of emails. If you are okay with the alignments, I need to get a few survey things located, and we will finalize the plans.

Mr. Leet stated okay.

Ms. Kassel stated we have plans, but we still do not have estimates.

Mr. Hamstra stated the plans are as far as I can take it. Greg needs to have a few things located by the surveyor, primarily the trees at the north end because after we walked, we decided to take a different route than we envisioned a year ago, so I do need to locate a few things. It will not be a lot, but I do have some supplemental surveying to be done. But the plans otherwise are teed up and ready to go. I just need to get the surveyor out there quickly.

Ms. Kramer asked do we have any thoughts about ballpark ranges on cost?

Mr. Hamstra stated no, I have not given it to T.J., yet.

Ms. Kramer stated okay. That is just the one culvert? Or two culverts?

Mr. Hamstra stated two: the one at the north end and the one by the wetland.

Ms. Kassel stated I had a question because there were two sets of three question marks at the end near the Billy's Trail property near the end of the CDD property in the documentation that was sent to the County. It was on the last page we received.

Ms. Kramer stated and I have concerns on the second page.

Ms. Kassel stated I wondered what those question marks were about.

1504 Mr. Hamstra stated those are the trees that we want to meander through, so that is why I need
1505 to locate the bigger trees. The little ones, we are just going to clear and put the path through it.

1506 Ms. Kassel stated I did not see where there is supposed to be a culvert that links the end of the
1507 trail to Billy's Trail proper.

1508 Mr. Hamstra stated because we have to survey the ditch so we know what to pop in there. This
1509 is the original Billy's Trail and what it is going to tie into.

1510 Ms. Kramer stated okay, I was confused. Another drawing had our parcel just touching the tip
1511 to Billy's Trail.

1512 Ms. Kassel stated and that is the case.

1513 Ms. Kramer stated I guess my question is, when I look at this and this is Billy's Trail but our
1514 parcel just touches just by the corner.

1515 Ms. Kassel stated that is what we are talking about, putting a culvert in here where there is a
1516 ditch to join this trail to Billy's Trail.

1517 Mr. Leet stated no, this easement is not the trail. The trail is off of our property here.

1518 Ms. Kramer stated okay, that is what I wanted to know.

1519 Mr. Leet stated the alignment of that easement comes straight in, so it is fully facing our
1520 property. The ditch is along the side of the trail and really does not run anywhere.

1521 Ms. Kramer stated okay, I know, it is really a dead-end ditch.

1522 Ms. Kassel asked but do not we have to, from the end of our property, create a culvert to cover
1523 it over the ditch?

1524 Mr. Leet stated right, to maintain drainage from those houses back there.

1525 Ms. Kassel stated no, to access the trail.

1526 Mr. Hamstra stated yes, there is a swale behind these houses that dumps into the ditch. We are
1527 going to go over the ditch with a pipe so we can jump on the current trail.

1528 Ms. Kramer asked but all the work we are doing and the culvert and everything are going to
1529 remain on our property?

1530 Mr. Hamstra stated yes.

1531 Ms. Kramer stated okay, that is what I want to be sure of. We get in all kinds of trouble when
1532 we start wandering off.

1533 Mr. Leet stated that other easement is the water main.

1534 Mr. Hamstra stated yes. the current Billy's Trail heading to the woods.

1535 Ms. Kramer asked is that a really old water main?

1536 Mr. Hamstra stated that I do not know.

1537 Ms. Kramer stated I do not remember ever seeing one put it in.

1538 Ms. Kassel stated it may have been put in way before.

1539 **iii. C-1 and C-2 Alleys**

1540 Ms. Kassel asked have they started monitoring the work?

1541 Ms. Kramer asked the inspector?

1542 Mr. Hamstra stated we have had an inspector out there. I got his daily reports I will give to

1543 Ms. Montagna to give to the Board. I have a couple requests, however you wanted to disseminate

1544 this. When they mill every surface, it makes a dusty mess. However you want to put that out there,

1545 I do not want a ton of social media posts. When you mill up the old asphalt, it just makes a complete

1546 and utter dust storm. That is number one. Number two, I did not appreciate Mr. Mike Lewis with

1547 Waste Management saying, "I am not responsible for curb and gutters." Now the alleyway is 14

1548 feet wide. The average garbage truck is eight feet wide. I cannot tell their guys how to drive out

1549 there. If they are going to continue to run over our new curb and gutters, they will break. Garbage

1550 trucks are the most destructive trucks on public rights-of-way. They break curbs and gutters,

1551 sidewalks, inlet tops. I did not preach at that old social post, so if his guys keep their trucks on the

1552 asphalt, the ribbon curbs will be fine.

1553 Ms. Montagna stated right.

1554 Ms. Kassel asked is there anything we can do to protect that investment?

1555 Mr. Leet stated bollards.

1556 Ms. Kramer stated that is another option. We have that on the Cupseed alley. We have the

1557 nice ribbon curbs, and then right on the corner on the little bit that is left, and the property owners

1558 are usually really willing to cooperate, we put some large boulders, and that really does work.

1559 Mr. Hamstra stated because they are high enough to hit the bumper of a car or the truck.

1560 Ms. Kramer stated they really do. Boulders cost, but the wear and tear on them is minimal,

1561 and upkeep is non-existent.

1562 Mr. Leet stated they are more aesthetically pleasing.

1563 Ms. Kramer stated and they are really nice looking. The bollards are just ugly. So that is

1564 something we can think about. The other option is, we did not have this problem when the

1565 County/Waste Management was using the smaller trucks, and the only other thing would be to

1566 start asking the County to step up and to force them to use smaller trucks.

1567 Mr. Hamstra stated we call it a residential truck. I used to work on one, so it is a lot smaller.

1568 Ms. Kramer stated they would put less wear and tear on our new alleyways and the existing
1569 alleyways that we currently have. They require a little more manpower, but they do not have to do
1570 double duty. Right now, those huge trucks are having to go down every alleyway twice because
1571 they only pick up on one side, and it is just ridiculous wear and tear on our alleyways. So that is
1572 the other alternative. Maybe they will get the message if we just put the big boulders out. I do not
1573 know.

1574 Ms. Kassel asked should we get some information on boulders then?

1575 Ms. Montagna stated I will tell you, you probably should do something because we had
1576 conversations with this gentleman as he inserted himself everywhere. We actually had a
1577 conversation with his boss, also, and they have no intentions of changing anything that they are
1578 doing. I think he was one of the ones out there measuring the curbs and saying they were not done
1579 accurately, and the trucks are going to mess them up because they were not done properly, which
1580 is completely and utterly not true. They do not have any intentions of changing, so you might want
1581 to try something.

1582 Ms. Kramer stated let us do that; let us go ahead. We have a place that has those large boulders
1583 right here in Saint Cloud.

1584 Mr. Leet asked is it on Old Canoe Creek?

1585 Ms. Kramer stated yes.

1586 Ms. Kassel stated Evers Wood Products.

1587 Ms. Kassel stated they have wood products. Let us get some pricing from Evers. I know that
1588 the one you are talking about on Cupseed has two sizable boulders right at the corner.

1589 Ms. Kramer stated right. The homeowners put some nice plants in them and flowers.

1590 Ms. Kassel stated not anymore.

1591 Ms. Kramer stated we can go ahead and look at doing that. The other thing that really keeps
1592 the garbage trucks at bay, on the other side of that same curve, the mailbox happens to be located
1593 right where that truck takes the turn. I do not really want to put anybody's mail box at risk, so
1594 hopefully the boulders will be the best bet to set out there.

1595 Ms. Kassel stated we would need a count in terms of how many.

1596 Ms. Kramer stated yes, and how many locations.

1597 Mr. Hamstra stated I thank you for accepting or being open for that.

1598 Mr. Leet stated we are sorry that happened.

1599 Mr. Hamstra stated no, we are not talking about the first time, and it will not be the last.

1600 Ms. Phillips asked can we put something on the website about reminding people that there is
1601 going to be a lot of dust?

1602 Ms. Kramer stated yes, we need to update the dates.

1603 Mr. Leet stated so Mr. Hamstra, if you could just on your way out, I already have something
1604 ready to go with May 1 through 5 and anything else we want to put just on the front page.

1605 Mr. Hamstra stated okay.

1606 Ms. Kramer stated probably a note just saying there is going to be an extreme amount of dust
1607 or something, just be aware that construction is always dusty.

1608 Ms. Phillips stated if they go out and check their irrigation, then they would not get surprised
1609 with big bills.

1610 Ms. Kramer stated also just make a note that if they do have any damage, the sod will be
1611 repaired, but if they have any damage to their irrigation system, please contact CDD maintenance.

1612 Ms. Montagna asked whenever they are going out to get quotes for these boulders, where are
1613 they looking to put them? The corner of every alleyway on both sides?

1614 Mr. Hamstra stated at least at both ends and a couple in the middle. I would say a minimum
1615 of four for each corner, and I do not know how much these cost.

1616 Ms. Kramer asked are they at the ends, or just where we have a T intersection?

1617 Mr. Hamstra stated I do not know when they start to come off the pavement to do the damage.

1618 Ms. Kramer stated the problem is, right there, I wish we could put them, but that is where we
1619 have our sidewalk and our ADA ramps and stuff. I would like to put them there, but I think the
1620 boulders would probably interfere.

1621 Mr. Hamstra stated they do not have to be exactly where the ribbon curb starts, but at least
1622 where they approach the curb.

1623 Ms. Kramer asked so where the ribbon curbs are?

1624 Mr. Hamstra stated yes, that is what I am talking about.

1625 Ms. Kramer stated okay, I thought you meant on the ends of the alleys.

1626 Mr. Hamstra stated no, I did not want an obstacle.

1627 Ms. Phillips stated so wherever the ribbon curbs are at the Ts, is where you are talking about.

1628 Ms. Kramer stated right, wherever the ribbon curbs are.

1629 Ms. Kassel stated on mine, Dan and Cherry's house on the corner, they make a turn there, and
1630 they are going to need some on there. And they may also come around this way, so they are going
1631 to need some on the CDD property, and the same with the opposite corner because that alleyway

1632 has two entrances. So we are going to need some on that people's property, and then also on this
1633 side of the CDD.

1634 Ms. Kramer stated I think there are several ribbon curbs right in that alley.

1635 Ms. Kassel stated yes.

1636 Ms. Kramer stated there are a number of them.

1637 Mr. Hamstra stated right.

1638 Ms. Kassel stated now there is the trench drain, which is right on the edge of the alley, and I
1639 can imagine them driving over that and just cracking it.

1640 Mr. Hamstra stated yes, and I know they made a request that they not put that in, but I have
1641 been out there enough times. That area is always wet next to the park, and I did not want to mill
1642 and resurface and we have some chronic ponding again. I know the contractor asked if you were
1643 sure you want to put it there, but once they pull off the site and are done, it is kind of difficult to
1644 get them back out again.

1645 Ms. Kassel stated I do not know what, if anything, we can do to protect that trench drain
1646 because it is very exposed. Is there anything we can do? Because people are going to drive on it.

1647 Mr. Hamstra stated you can put a boulder at both ends so they have to make an effort to go
1648 around. Again, these roads are 14 feet wide.

1649 Ms. Kramer stated there is plenty of room.

1650 Mr. Hamstra stated there is plenty of room to drive. If you put something in both ends, nobody
1651 is going to be driving at 45 miles an hour and be a safety issue. The last thing is, I got a pay request
1652 today for number one. We are checking the quantities, Ms. Montagna, before I submit them to you
1653 directly, the first pay request for the C-1 and C-2 project.

1654 Ms. Montagna stated okay.

1655 Mr. Hamstra stated they came in today. Greg is going to check the quantities before we have
1656 them submitted officially to you with a signed copy.

1657 Ms. Montagna stated so basically if I get it from you, it is signed off on, and I can release
1658 payment.

1659 Mr. Hamstra stated yes, Greg signed off, and I will actually sign and date so it is official. Then
1660 I can keep all the inspection reports until the end or feed them to you as I get them from the
1661 inspector; it is up to you guys how you want to do that.

1662 Ms. Kramer asked what is the summary?

1663 Mr. Hamstra stated he just he takes pictures and daily notes where they are working. One day
1664 it says they are pouring concrete in a certain area. Another day they are opening up the trench drain
1665 to be installed.

1666 Ms. Kassel stated but we are asking him to not just report on what they are doing but on
1667 whether they are doing it well and right.

1668 Mr. Hamstra stated they are doing it right. Some of the forums said somebody measured, a
1669 car went over it and it whacked them out, but they put it back in place. I had the inspector go out
1670 there and the contractor. They measured six inches wide in numerous places, and they pulled the
1671 dirt back and they made it eight inches deep. I am good, we are good.

1672 **C. District Counsel**

1673 **i. Ethics Training for Board Members**

1674 Mr. Eckert stated just one thing you might know, that it does look like the four hours of
1675 mandatory ethics training for all special District Board members, that still is moving through the
1676 process, at least the last time I checked earlier this week. Once that goes into place, as soon as it
1677 passes this year, we will get with the Board and find the least painful way for you to satisfy that
1678 ethics training. Currently, city council people and county commissioners do that through an online
1679 program, and then sometimes their actual attorneys will give them that training, as well, if they
1680 can get approved for them. I just want to let you know that it is out there.

1681 **ii. Discussion of Any Changes to District Counsel Agreement**

1682 Mr. Eckert stated the other thing I would just report on is, the activity level for us has really
1683 dropped off, which is a great thing. I just wanted to report that to the Board, and if there are any
1684 questions the Board has, I am happy to answer them.

1685 Ms. Kramer stated the one question I had, in your write-up that you did for the Board, you
1686 discussed a different flat fee schedule, but I was not sure if those two flat fees, one for the in-
1687 person and one for the Zoom, if those included basically all work except for litigation and bond
1688 issues.

1689 Mr. Eckert stated it would be the same carveouts that we had the original agreement, so it
1690 would litigation or anything that is not expected. If you said we want to go out and buy another
1691 piece of property and we want you to represent us in buying that piece of property, then that would
1692 be something that would be extra. Just given the reduced level of activity, I am not so sure that
1693 you guys want to make any changes right now, but certainly I am happy to evaluate that with the
1694 Board at any time.

1695 Ms. Kassel stated this financial statement ending March 31, 2023, is the first six months of the
1696 fiscal year, half the fiscal year. I actually did have a question about this, so we are budgeted for
1697 \$60,000, and the first six months, we spent \$56,000, but I did not know whether that includes that
1698 \$13,000 that was going to be returned to us or not.

1699 Ms. Montagna stated you will not see that credit back until your May financials.

1700 Ms. Kassel asked so in other words, this \$56,000 should actually \$43,000?

1701 Ms. Montagna stated we are just talking about that deduction, but I do not know what they
1702 included.

1703 Ms. Kramer stated in this amount.

1704 Ms. Montagna stated correct.

1705 Ms. Kassel stated but their invoice for this month was, sorry I do not have it right here.

1706 Ms. Kramer stated it was about \$10,000.

1707 Ms. Kassel stated yes.

1708 Ms. Kramer stated but I think that included two months' meetings, if I am not mistaken when
1709 I went over it.

1710 Ms. Kassel stated in May, but it is still only half our fiscal year, and we are at this point close.

1711 Ms. Kramer stated to breaking the bank.

1712 Ms. Kassel stated exactly, on this particular line item. I am all for minimizing our expenses as
1713 much as possible so we do not end up spending.

1714 Ms. Phillips stated I think he resolved a lot of the things that we have going on. There was the
1715 property.

1716 Ms. Kramer stated there was the Berube issue.

1717 Ms. Phillips stated right and all of that.

1718 Ms. Kramer stated and Mr. Qualls refusing to give the records.

1719 Ms. Phillips stated the records and there was stuff with the RV lot that costs quite a bit.

1720 Ms. Montagna stated that is what he is talking about now, all that stuff. You got through all
1721 your hot issues. Now his stuff is starting to taper off to just normal.

1722 Ms. Phillips stated right.

1723 Ms. Kramer stated we will see how it goes in the next couple of months and where we are at.

1724 Ms. Phillips stated I think we have settled down to a dull roar.

1725 Ms. Kramer stated it would probably be, I do not know. What do you think about possibly not
1726 contacting or anything but just a quick glance over our Straight Line Fencing contract to see about
1727 the \$8,800 they have been holding for the last four years, if there is any hope.

1728 Mr. Eckert asked you said four years, but is it beyond five years?

1729 Ms. Kramer stated no.

1730 Mr. Eckert asked when the contract would have been made?

1731 Ms. Kramer stated no, it is within that five-year statute.

1732 Mr. Eckert asked is there is there a written agreement or is it an oral agreement?

1733 Ms. Kramer stated it is a written agreement.

1734 Mr. Eckert stated if there is an agreement, I would be happy to take a look at it. I think that
1735 would make sense.

1736 Ms. Kramer stated okay, just take a quick look and see if there is any way that we might be
1737 able to at least get a little of that money back. I am not sure why this Board did not immediately
1738 turn around when they could not get a fencing permit and demand that deposit back, but be it as it
1739 may, that is water under the bridge. But if we can hold his feet to the fire or at least get him to give
1740 us a significant discount on any future fencing needs, that would be wonderful.

1741 Mr. Eckert stated I understand if the District is going to be doing additional work in the future,
1742 sometimes a credit is easier to get than cash, so it is certainly worth looking at.

1743 Ms. Kramer stated okay, thank you.

1744 **D. District Manager**

1745 **i. Update on Website Management, Campus Suite**

1746 Ms. Montagna stated I only have two things. I did get an update. I answered the questions that
1747 the Board had regarding Campus Suite. The email is in your agenda behind the proposal, and I
1748 answered the questions. If that is something you want to move forward with, great. If you do not,
1749 Mr. Leet can keep doing it and everybody is right in the world.

1750 Ms. Kassel stated Mr. Leet, you saw that our resident had sent an email.

1751 Mr. Leet stated to be fair, that was a legitimate issue. It is not something I have seen before,
1752 but whatever sales flyer they sent, something got messed up with it. I am not sure if it happened
1753 on their end or our end.

1754 Ms. Montagna stated it was on our end. It has happened more than just with Campus Suite.
1755 There are other things if you have noticed in past agendas. We compress the files because your
1756 agendas are so large just with the minutes alone that we have to compress those agendas in order
1757 to get them out to you, or we have to send them all WeTransfer. When they compress them,

1758 sometimes images and different things get compressed that you do not get to see those. The email
1759 that came out was let alone very inaccurate and did not have even the proper information in it, but
1760 that was not on Campus Suite. That was because of compression of the agenda, and it is happened
1761 on more than one occasion.

1762 Ms. Kassel asked is it possible to put the agenda on Dropbox for our access, or to access on
1763 Dropbox, and then send a link to us to for the Dropbox file for the agendas?

1764 Ms. Montagna stated no, what we would do is send it WeTransfer, and then you could
1765 download it on your own.

1766 Ms. Kramer stated they have been coming through pretty good, now that we moved over to
1767 Microsoft.

1768 Ms. Montagna stated Ms. Kramer did not have a problem with hers. She let it sit, and it came
1769 through very clear.

1770 Ms. Kassel stated so my question for you, Mr. Leet, was more about the concerns this resident
1771 had with what Campus Suite is offering and whether it has value.

1772 Mr. Leet stated to me, the value is, the issues I see are, and also I am happy to table this because
1773 we are already at 8:30, but it would be saving me the time in doing the manual updates each month,
1774 putting on the new minutes and agendas and everything. We would be buying just a refresh of the
1775 website, like right now, it is not very usable on the phone.

1776 Ms. Montagna stated it is not user friendly at all.

1777 Mr. Leet stated right, so it would be more in line and more accessible in that way, and it would
1778 be taking me out of the loop of needing to do the OCR and the upload and edit the page and
1779 handling all that.

1780 Ms. Montagna stated right.

1781 Mr. Leet stated it is not super expensive.

1782 Ms. Phillips asked how much time does it take you on average?

1783 Mr. Leet stated if it is something short, like I just did the front page updates here during the
1784 meeting, but especially when the fiscal year rolls around, you have to change every page. It takes
1785 hours, not days of work.

1786 Ms. Phillips stated but still, you have a family, you have a job, and you are on the Board.

1787 Mr. Leet stated right, and in talking to other residents about other things, there is only so much
1788 time I can put into the CDD, and this would free that up.

1789 Ms. Phillips stated right.

1790 Mr. Leet stated we are not in violation right now.

1791 Ms. Montagna stated correct.

1792 Mr. Leet stated we could stay the course.

1793 Ms. Montagna stated you are not in violation. The only thing this is going to do is, obviously
1794 free up Mr. Leet, and when we email something to be posted, it is automatic. It gets posted
1795 immediately.

1796 Ms. Kramer stated I need to ask a question about that, a couple of quick things. One, as I was
1797 reading it, it says there is a 48-hour turnaround for posting agendas. Is that going to work for us?

1798 Ms. Montagna stated we have never had it in 48 hours. I can show you any report we send.

1799 Ms. Kramer stated okay, but if they are saying it could potentially take 48 hours, we just need
1800 to make sure that is not going to be the case. Right now, we need about an hour to turn around or
1801 less to get the agendas up, so just a caution there to make sure that is there.

1802 Mr. Leet stated and if it is still Inframark doing the preparation, if there is still this compression
1803 issue, then it would still need to be addressed one way or the other, I guess, getting a very large
1804 file to them.

1805 Ms. Montagna stated we have never had an issue with them coming back. The onus is on them.
1806 Essentially, they keep your website up-to-date, current with ADA compliance. They provide
1807 quarterly reporting. So if something was not in compliance, that is on them, not on the District.

1808 Ms. Kramer stated there is a 1,500 page limit for onboarding remediation. All of our stuff is
1809 ADA compliant now, so there should not be any remediation, right?

1810 Mr. Leet stated I brought that up. I do not know if that can you know we get consideration for
1811 that. We expect the onboarding to be the design of the site and everything, but they do not need to
1812 scrub all our seven years of minutes because you know I have already done that.

1813 Ms. Kramer stated they will probably want to look over them. I just want to make sure that
1814 there is no chance we are going to meet or exceed the 1,500 pages. We could exceed it if they are
1815 going to basically say anything that comes across, even though it does not need remediation
1816 because they are touching it, is one of the 1,500 pages, right? So we just need that clarified.

1817 Mr. Leet stated right because our position is that everything that is on there right now is screen
1818 readable and ADA compliant. The only thing that needs to be scrubbed would be there new design,
1819 and then going forward anything that we send to them.

1820 Ms. Kramer stated that we just need to be sure of. Their email states unlimited page provision
1821 in the cost, and but I only saw unlimited remediation, not posting. Page 211 states “PDF documents
1822 cost \$1.05 to \$1.75 a page to post.”

1823 Ms. Montagna stated it is unlimited posting. What they used to have, which they have taken
1824 off probably in the last six months prior to when this first started, they allowed 750 pages annually
1825 to be posted to your website for free. That is when a lot of the districts were not expending that
1826 extra money, so we just want the agenda page posted, not the full package. In the last six months,
1827 they have done away with that, and it was like \$1.05 or something per page over 750 annually.
1828 They have done away with that, and it is unlimited.

1829 Ms. Kramer stated okay, we just need to be sure because it is still in their documents that they
1830 revised and sent to us.

1831 Ms. Phillips stated but they sent clarification.

1832 Ms. Montagna stated no, it is clarified.

1833 Ms. Phillips stated because I knew that. They sent comments; otherwise, we would not even
1834 be looking at that.

1835 Ms. Montagna stated correct.

1836 Ms. Phillips stated you went through this with us before.

1837 Ms. Kassel stated I know it was clear last month.

1838 Ms. Kramer stated I just want to be sure.

1839 Ms. Montagna stated it is stated in there.

1840 Ms. Phillips stated it is going to cost \$3,000 for the first year because we have the \$1,500 to
1841 get it up and going, and then it is approximately \$1,500 a year going forward.

1842 Ms. Montagna stated correct.

1843 Ms. Phillips stated so we are looking at \$120 a month.

1844 Ms. Montagna stated they only charge you just one time annually.

1845 Ms. Phillips stated I know but I meant budget wise.

1846 Ms. Kassel stated Mr. Leet, I want to know from you whether you feel this is a good proposal,
1847 a good investment, the company is trustworthy, and doing what they promised to do.

1848 Mr. Leet stated I would like to take a look for another month. It is not urgent. If we are going
1849 to do anything, having it in place before the fiscal year would be good for me.

1850 Ms. Phillips stated the other thing to keep in mind is if we do pay for one year and we do not
1851 like them, we do not have to get them back the following year.

1852 Ms. Montagna asked all right so I can take this off of the agenda?

1853 Mr. Leet stated if we are tabling it, yes.

1854 Ms. Kramer stated put it on next month's agenda.

1855 Mr. Leet stated then I will be done with it, I promise.

1856 Ms. Montagna stated no, it does not bother me. All I do is either send it to you or send it to
1857 Campus Suite.

1858 Ms. Kramer stated we are doing our first cut budget, and it will be going out next week or two
1859 weeks, but let us go ahead and we will pencil this in.

1860 Ms. Montagna stated I think you may already have \$3,000 in there now for a couple of different
1861 things that you would be able to absorb this.

1862 Ms. Kramer stated but I want to be sure. Considering what we deal with, it is a pretty small
1863 cost, but I want to be sure it is there if we decide to do it.

1864 Ms. Montagna stated if you have any additional questions, email them to me, and I can email
1865 them to him and at least get you the answers before your next meeting.

1866 Ms. Phillips stated then with the large agenda package, if the compression thing is going to
1867 continue as a problem, which we did not need the whole brochure for the awning, you could just
1868 give us a link. I mean if it was an issue, just give us a link, and we can go to the website and view
1869 those things, too. That might solve the issue.

1870 Mr. Hamstra stated I think my plans were a lot, too, if we are going to come up with a different
1871 way, because the plans I gave you were huge.

1872 Ms. Phillips stated the color brochures were a lot.

1873 Mr. Leet stated they were ledger size.

1874 Ms. Montagna stated that is typically what happens. It is the stuff that is colored and large.

1875 Ms. Phillips stated most of that is, they are trying to sell us something.

1876 **ii. Budget Process**

1877 Ms. Montagna stated the last thing I have really quickly is super simple and it is the budget
1878 process. We are finalizing some numbers now and putting them in. I will be able to have that out
1879 to you all next week to review, and then it will be put into your May agenda, It is going to go into
1880 your workshop agenda because we have a workshop at 4:00 the day of your meeting, and then we
1881 will go right into the meeting at 6:00.

1882 Mr. Leet stated 4:30.

1883 Ms. Montagna stated whatever it is, I do not know. Whatever it says on there is accurate.

1884 Mr. Leet stated 4:30.

1885 Ms. Montagna stated yes.

1886 Ms. Montagna stated 4:30 is the workshop.

1887 Ms. Kassel asked May 25?

1888 Ms. Phillips stated yes.

1889 Mr. Leet stated same day as the next meeting.

1890 Ms. Montagna stated correct and then we will go into the 6:00 meeting. So you will discuss
1891 the budget in the workshop, go into the meeting, and if we do not get it approved in that meeting,
1892 you will need to have a special meeting before June 15. Obviously, your goal is not to raise
1893 assessments, but we are going to put in realistic numbers that you all can go by.

1894 Ms. Kramer stated OUC, like we said, doubled for fuel. Things are going up astronomically;
1895 it is painful.

1896 Ms. Montagna stated right.

1897 Ms. Kramer stated we have to have that budget approved so you guys need to, as soon as you
1898 get it, spend some time with it because it is really serious, and get your questions and concerns and
1899 comments back to Ms. Montagna as soon as possible. I apologize, I did not catch it. I am not really
1900 comfortable with this process of having our only budget workshop within minutes of having to
1901 make a final decision. I would rather have our budget workshop the month before.

1902 Ms. Montagna stated I have already started all my budget workshops; we started them in April.
1903 You stuck to your same meeting schedule.

1904 Ms. Kramer stated I do not like that. It was fine when the budget was quasi dictated, but now
1905 that we want every Supervisor to be heavily involved.

1906 Ms. Phillips stated the one thing that would help be a lot, because I am still struggling to find
1907 out what some of these things are. I know a lot of it is we are legally obligated to do certain things,
1908 like the invasives, and there are certain things that we cannot cut. It would be helpful to me to
1909 know what those things are, so if I am looking at the budget, I will not waste my time sitting there
1910 wondering if I can do something about this one.

1911 Ms. Kramer stated set an appointment with Ms. Montagna, and she can even have somebody
1912 from accounting.

1913 Ms. Montagna stated I can answer those questions for you.

1914 Ms. Kramer stated you guys can sit down and go over it line by line and get all the information
1915 because you guys are new, you, too, Mr. Chokanis. Find out about all these, It takes a lot to
1916 understand. I was pretty familiar with it before I got on the Board, but it still took me a lot once I

1917 was on the Board to really get more comfortable with the budget process. I am not totally there
1918 yet, but more comfortable.

1919 Ms. Phillips stated it is very complicated, and like I said, there are a lot of ins and outs and
1920 twists and turns.

1921 Ms. Kramer stated there definitely are, especially with our bond financing and everything.

1922 Ms. Montagna stated I am going to keep your May agenda light, so we will have the workshop,
1923 and then you can also go into the meeting and discuss it, as well.

1924 Ms. Phillips stated now we have the Harmony community maintenance facility on the May
1925 agenda. Maybe we should just do the website tonight.

1926
1927 **SEVENTH ORDER OF BUSINESS** **Old Business**

1928 **A. Code Enforcement Inspection, April 10, 2023**

1929 Ms. Kramer stated it is my understanding we have not heard any ramifications, and hopefully
1930 we will be working with them to get it further.

1931 Mr. Leet asked do we need to do anything notifying the County that we are moving forward
1932 with tract D?

1933 Ms. Montagna stated no, they are going to come back; the next inspection is May 10, so we
1934 have to have all that cleared out by May 10.

1935 Mr. Leet stated right away.

1936 Ms. Kramer stated but we are supposed to have the other two containers gone, too, and we will
1937 not. So it may be a good idea to reach out to them before he shows up onsite, saying we have got
1938 everything out except these two storage containers, but we cannot get those out until we have a
1939 place to put the stuff, and this is what we are moving forward with. You see what I am saying?

1940 Ms. Montagna stated yes.

1941 Ms. Kramer stated because if he walks in, it is better to pre-prepare him for what he is going
1942 to see.

1943 Ms. Phillips stated I do not know. I think it is easier to ask forgiveness than permission.

1944 Ms. Kramer stated except for code enforcement.

1945 Ms. Montagna stated he is probably going to ask if we are going to leave these there, that we
1946 ask for another extension.

1947 Ms. Kassel stated yes.

1948 Ms. Montagna stated I do not know what his timeframe is for that.

1949 Ms. Kramer stated I think we should just ask him for another extension prior to him showing
1950 up. He is still going to want to see it.

1951 Ms. Montagna stated he is still coming.

1952 Ms. Kramer stated also last time I was down there, the gate to the RV storage area was not
1953 locked. I think every vehicle is out right now, right?

1954 Mr. Castillo stated yes.

1955 Ms. Kramer stated so we should go ahead and get that locked up.

1956 Ms. Montagna stated okay.

1957

1958 **EIGHTH ORDER OF BUSINESS Supervisor Requests**

1959 Ms. Kassel stated I have one, and we do not have to decide tonight, but I would like the Board
1960 to consider footing the cost to create, and could be kiosks like what we have now, trailhead signs
1961 on our property on Butterfly Trail and Billy's Trail, verbiage about the length of the trail, maybe
1962 a few words about its history, and guidelines like if you bring it in, take it out, please do not leave
1963 your garbage there, no vehicles on the trails, and only biking and walking. I do not think it is going
1964 to be very expensive to create, to buy those, and install them, but I think that would be an asset to
1965 the community.

1966 Ms. Montagna stated the kiosks on Butterfly Trail.

1967 Ms. Kassel stated and Billy's Trail heads, trailhead signs.

1968 Ms. Kramer stated we have a kiosk there on Billy's Trail, but we do not have one on Butterfly
1969 Trail.

1970 Ms. Kassel stated we have a kiosk, but we do not have any content about Billy's Trail in that
1971 kiosk right now. So we need to put something in there.

1972 Ms. Kramer asked can you put something together?

1973 Ms. Kassel stated yes. I will ask Ms. Montagna to include in the notes that I need to provide
1974 some verbiage, and I will talk with my trail people on the Harmony Nature and Animal Committee
1975 about what the verbiage should say for those trails.

1976 Ms. Montagna stated yes.

1977 Ms. Kramer stated that would be wonderful.

1978 Mr. Leet stated CDD property by Butterfly Trail, that would have to be on the east side that
1979 has the sidewalk.

1980 Ms. Kassel asked the post boxes?

1981 Mr. Leet stated right, because it is just the road, and then there is Harmony Florida Land. CDD
1982 only has the property on the east side of the road.

1983 Ms. Kassel asked there is absolutely no property? Do we not own the sidewalks? Is there not
1984 a sidewalk right there?

1985 Mr. Leet stated there is a sidewalk on the east side of the road. Okay, we have a ribbon, but it
1986 is under trees and all that area that. The area is actually cleared out and you can see as you are
1987 walking up Billy's Trail is all road.

1988 Ms. Kramer stated so we need to find a location for it. I was disappointed. I was hoping there
1989 would be an offer of land over there so we would be able to do more of this, but unfortunately not.
1990 I would request that on the next agenda, we talk about updating our reserve study. I am not at all
1991 comfortable with the pricing.

1992 Ms. Kassel stated we never finished.

1993 Ms. Kramer stated I know, yes. My understanding was that they were going to, because they
1994 gave us numbers that were pre-crazy inflation, and we said no, you need to give us realistic
1995 numbers. I thought they were going to step up and redo it.

1996 Ms. Phillips asked who did we get those numbers from?

1997 Ms. Kassel stated from a company that does reserve studies.

1998 Ms. Phillips stated okay.

1999 Ms. Montagna stated that is all they do.

2000 Ms. Kramer stated it is Florida Reserve Study and Appraisal. Mr. Hamstra, what did he say
2001 about updating those numbers?

2002 Mr. Hamstra stated I know he said when we got bids if we would share that information with
2003 them. The only bids we got in since they completed that work was the garden road rock, and the
2004 milling and resurfacing.

2005 Ms. Kramer stated and the frontage fence.

2006 Mr. Hamstra stated yes, the frontage fence, but I did not know if their contract included for me
2007 to keep feeding them information.

2008 Ms. Montagna stated it does not. I got a proposal from them, and I have to see what it actually
2009 is. We cannot give them ones and twosies like. When we get a whole collective thing, then we
2010 could essentially do that if the Board approves it, but you cannot just keep sending them stuff every
2011 time.

2012 Ms. Kramer stated right.

2013 Mr. Leet stated I do believe those three things were in the study for 2023. Correct?

2014 Ms. Montagna stated I do not know.

2015 Ms. Kramer stated I would have to go back. We need to share that study with both Mr.
2016 Chokanis and Ms. Phillips. I do not think they have seen it, with the proviso that the numbers are
2017 much lower than we are seeing coming in, so understand that. But it will give you a feel for the
2018 magnitude of stuff we are responsible for.

2019 Mr. Leet stated C-1 and C-2 was going to be 2022.

2020 Ms. Kramer stated right.

2021 Mr. Leet stated this is all based on that having been done.

2022 Ms. Montagna stated correct.

2023 Mr. Leet stated then for 2023, I think we had the frontage fencing in 2023, and tower painting,
2024 basketball court.

2025 Ms. Kramer stated we came under for that. Understand that whatever they are proposing, if it
2026 is anything above the \$5,700 for a full update, that is a guaranteed price that we have for it.

2027 Ms. Montagna stated yes. The Board can go ahead and authorize that \$5,700, but again I would
2028 not do that unless Mr. Hamstra has a bulk of things to submit.

2029 Ms. Kramer stated yes.

2030 Ms. Kassel stated we will revisit it next month.

2031 Ms. Kramer stated yes.

2032 Ms. Montagna asked do we have to put his proposal on the agenda?

2033 Ms. Kramer stated yes.

2034

2035 **NINTH ORDER OF BUSINESS**

Adjournment

2036

2037 On MOTION by Ms. Kassel, seconded by Mr. Chokanis, with all in
2038 favor, the meeting was adjourned at 8:54 p.m.

2039

2040

2041

2042

2043

Lynn Hayes
Secretary/Assistant Secretary

Teresa Kramer
Chair/Vice Chair