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Present and constituting a quorum were:

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

This is not a certified or verbatim transcript but rather represents the context of the meeting. The full meeting recording is available in audio format upon request.

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

SECOND ORDER OF BUSINESS Audience Comments on Agenda Items

A Resident asked can I just ask for you to give us a once over of what a CDD is?

Ms. Kramer stated we will go through audience comments really quick, and then I will give a quick brief of what it is.

Mr. Tim Dwyer stated update on the trails and a recommendation to the Board. I sent you a memo about the proposed drainage upgrades and building some culverts. We were talking about the approach to Billy's Trail from Five Oaks up to around the side of the Enclave up to where Billy's trail starts. There were two proposed culverts, and I have been riding up there on my bike since Benchmark has mowed it, which is good. Now you can actually ride your bike or walk up there. My recommendation is that I think we do not need culverts. As long as Benchmark can mow that section, we are good. As far as the other culvert, the second culvert that was mentioned, right adjacent to Billy's Trail to get over a little hump of land, since all that land has been redeveloped, I have been up there after the recent rains, and it is dry. I do not really think that is an impediment to anyone walking up there to want to walk on Billy's Trail. So that is my recommendation. On Billy's Trail, they installed a 12-inch water line the length of the trail. If you were up there on the trail six months ago, it was a very natural state. Now it has been paved over essentially with road base, it has been widened, and trees have been knocked down. It is totally different than it used to be. As far as us doing any maintenance, I cannot see us spending any effort to do that. Once that road base hardens, you will be able to walk on it. I got about halfway on my bike and sank in over the tires. In addition, they made essentially a land bridge from the end of Billy's Trail just north of where our property ends over to the Enclave because that is where the water main goes. People from the Enclave will easily be able to go over to Billy's Trail without going through anyone's yard or anything. The only reason I bring that up is, if at some time in the future the Enclave decides they want to do some sort of maintenance on Billy's Trail, it would be very easy for them to get to with machinery, et cetera.

Ms. Kramer stated thank you so much. We appreciate all your hard work.

Mr. Dwyer stated if anyone has any questions about the status of the trails, please feel free to reach out.

Ms. Corrine Tavalacci stated the view behind my house, of course, I have the retention pond. It has been over a year, and every single day, we have people who are fishing in the retention pond. Not only are they fishing, they walk over and look in our windows. And they come in a group a lot of the time. Sometimes you have a kid with their backpack when school is in session at 6:30 a.m. sitting at one end or sitting at another. Another time you will have people sitting in golf carts, driving behind my house, not the golf course carts, but their own. First of all, it is a safety issue, and it is a privacy issue. They are six feet away from my back sliders, but they are on CDD property. What do you do about that?

74 Ms. Kassel stated that is the difficulty. CDD property is public property, and you cannot
75 regulate who goes on certain places, like we do at the pools or the boats, but on other places like
76 this, it is very difficult. The CDD is public property; it is not private. It is not like it is HOA
77 property where we can prohibit.

78 Ms. Tavalacci asked is there nothing they can do about that? It is a safety issue as far as I am
79 concerned because I do not know who these people are.

80 Ms. Kramer stated we are not really supposed to go back and forth, but if you are concerned
81 that they are peeping toms or something, you can call the sheriff's office.

82 Ms. Tavalacci asked we can do that?

83 Ms. Kramer stated yes. We have no law enforcement authority.

84 Mr. Leet stated I was trying to pull it up, but in the District's rules, it does mention where
85 people can be fishing, but it also says they cannot be disturbing the residents who lived near that
86 property. If you feel there is an issue, absolutely call law enforcement on that.

87 Ms. Kassel stated of course, there is always privacy fencing, which is expensive, but if you are
88 really concerned about privacy, maybe that is an option, or landscaping even. You want to see the
89 view from your house, but you do not want people looking in.

90 Ms. Tavalacci stated that is why we paid a little bit more.

91 Ms. Kassel stated maybe just a hedge.

92 Ms. Tavalacci stated also, I did email you guys and called, but got no response, just so you
93 know.

94 Ms. Kassel asked where did you email?

95 Ms. Tavalacci stated I did call whatever main number is there for the CDD. They took a
96 message. They said they would get back to me. Nobody did. I called a supervisor for South Lakes,
97 and he said he would get back to me, and he did not.

98 Ms. Kassel stated that is HOA; that is not CDD.

99 Ms. Tavalacci stated okay, I thought he said he was a supervisor.

100 Ms. Kassel stated we do not have a supervisor for South Lakes.

101 Ms. Tavalacci stated whoever the field person is.

102 Mr. Leet asked field services?

103 Ms. Tavalacci stated yes.

104 Ms. Kassel stated it could have been field services.

Ms. Montagna stated they are sending out updates and the phone numbers, but regardless, if there is an issue with the CDD, or even if you do not know if it is an issue with the CDD, there is a maintenance email address: cddmaintenance@inframark.com. There are about 15 people who get that email. So you will absolutely get a response. If it is not CDD related, we will let you know that and direct you where to go from there. That is the easiest and best way to do it.

Ms. Tavoracci stated thank you.

Mr. Adam Kosna stated just a comment regarding the same issue which you are absolutely right. I checked the bylaws, and people can approach. That area belongs to the Golf Preserve. We are not allowed, at least we were told, that we are not allowed to walk on the Golf Preserve. You can only ride Golf Preserve golf carts. You cannot even ride your own golf cart. I was told we cannot walk, we cannot ride our own golf carts, nothing on a Golf Preserve. That is the Golf Preserve.

Ms. Kramer stated we have nothing to do with the Golf Preserve.

Mr. Kosna asked who does?

Ms. Kassel stated the Golf Preserve. Even if you call the cops, they would need somebody from the Golf Preserve to represent the Golf Preserve in any kind of trespass.

Mr. Kosna asked so we can go to the Golf Preserve and ask them for no trespassing or something signs eventually? The CDD does not work with the Golf Preserve at all?

Ms. Kramer stated we are not a part of them. We know them, and we talk to them on occasion, but they are private, and we are public.

Mr. Kosna stated because it is a golf area there and it is a Golf Preserve.. Is the pond part of the Golf Preserve? Or does it belong to the CDD?

Ms. Kramer stated some of the ponds are.

Ms. Kassel stated it depends on where it is because some do and some do not.

Mr. Kosna asked do we know which one? Because the one they care about is the one which is on the Golf Preserve. Who owns that?

Mr. Leet stated there are two ponds that are along the south side of Sagebrush, and both of those are CDD property, but then you go a little farther, and the next pond is on the golf course.

Mr. Kosna stated it is the one on the golf course, the one when you approach South Lakes before the gates is a golf area, and the pond is right there.

Mr. Leet stated who is going to be the authority on that is Osceola County ("County"), www.property-appraiser.org. They have the full map of every property boundary.

Mr. Kosna stated I went to that map; they do not have who owns it. That is the problem. You can click on the property, and they will show you the tax of the property and who the owner is, but on the Golf Preserve, you cannot click it, and it will not tell you who is the owner. The question is, who owns that? That way we can answer her if it is the CDD or the Golf Preserve. Now we have to go to the Golf Preserve and ask for no trespassing signs because it is the Golf Preserve.

Ms. Kramer stated yes, the golf course manager is in the clubhouse in the pro shop. You can go there and speak to him, and he works for the owner of the Golf Preserve.

Mr. Kosna stated the question is, you do not know if he owns it, and he does not know.

Ms. Kramer stated we know what we own. Maybe after the meeting or another day you can get with one of us, and we can show you how to work the property appraiser's website to see who owns what. Then you can point out, and we can tell you whether we own it or not. Again, if we own it, it is public property and it is wide open.

Mr. Chokanis stated the other issue, though, is to get someone trespassed, the sheriff has to be there, a deputy or whoever, Harmony might have to be there, and the person who is trespassing has to be there.

Mr. Kosna stated so it is almost impossible.

Mr. Chokanis stated right. If someone comes and you say, "You are trespassing; stay here. I am going to call the sheriff." If he leaves, then they cannot do anything. It is kind of a catch 22.

A Resident stated take a picture of that person.

Ms. Kramer stated it does not work that way.

Mr. Kosna stated so we have to find out who owns it.

Ms. Kramer stated your three minutes are up. We are trying to help, but we will eat the whole meeting.

Mr. Kosna stated we still do not know who owns it. Who will find out?

Mr. Leet stated send me an email, dan@harmonicdd.org, and I will be happy to help you.

Ms. Kassel asked are we talking about the pond at the end of the golf course, right before South Lake?

Mr. Kosna stated correct.

Ms. Kassel stated the pond itself is owned by the CDD.

Mr. Kosna stated okay, which means they can come and fish.

Ms. Kassel stated yes, and there is a border around the pond that is owned by the CDD, and that borders up against the Golf Preserve.

169 Ms. Sandy Thoenes stated my concern that I thought I should bring up is that we are not using
170 water wisely. I have taken several pictures of the CDD land behind my house, which is watering
171 after three days of rain. My land has got dips in it that are filled with water, and the sprinklers are
172 going. We are paying for this water, and there is plenty of water out there. We are getting rain.
173 This is the rainy season. Someone either needs to adjust the sprinklers or be ready to turn them off
174 when the weather starts getting rainy. It was three days in a row we had steady rain for the evening,
175 and yet the sprinklers are going on both the golf course and the CDD. I sent the pictures. The
176 pictures did not make it. They came back and said the box was full for the CDD email. I will resend
177 them.

178 Ms. Montagna stated we got them. There is more than one person who gets those emails. Like
179 I said, there are ten people, so we got the pictures. They were sent over to the landscape company.

180 Ms. Thoenes stated the other concern I had is the sidewalk on Five Oaks as you go out our
181 subdivision and turn, sand has been there forever. They are trying to fix the sprinkler system or
182 something, and it never gets resolved. I walk all the time to the clubhouse.

183 Ms. Montagna stated that has been noted, and that is being worked on, as well.

184 Ms. Kassel stated at the last number of CDD meetings and this one, too, we have been having
185 our new landscaping contractor look at our irrigation system, which is 20 years old and needs a lot
186 of repairs: new rain sensors, new clocks, new timers, new this, that and the other thing.

187 Ms. Thoenes stated so they are working on it.

188 Ms. Kramer stated yes. If you stay a little while, you will hear us talking about rain sensors.

189 Ms. Thoenes stated I just feel like I have to make sure mine does not go when it is not supposed
190 to. The water people say do not waste it.

191 Ms. Kassel stated we agree.

192 Ms. Mary Jane Sledz stated we are all very concerned as seniors who live in the 55+ about this
193 increase that they are talking about. I do not know when the exact budget meeting is, but we really
194 need to look at cutting it because 10% or 11% for senior citizens, most who live either on Social
195 Security or disability, is a rate hike, along with the HOA's. Hopefully we do not want to see that.
196 We want to be fiscally responsible. When is the meeting?

197 Ms. Kramer stated the last Thursday in July.

198 Ms. Montagna stated that would be the budget public hearing.

199 A Resident asked may I ask a question?

200 Ms. Kramer stated it is not a question period; it is not a back and forth period. It is a time for
201 you to express your concerns to us.

202 Ms. Kassel stated you can always email any of us for all of us with any questions you have.

203 Mr. Steve Rafferty stated we have been here about a year, and I have noticed that consistently
204 when we have a heavy rain, those two drains on Five Oaks always flood. I have been told that it
205 has been going on for a long time, so I am not sure why it has not been addressed, either by the
206 CDD, the County, or together, because it should not be that long to get something fixed like that.

207 Ms. Kassel ask is that all the way down by the gardens?

208 Mr. Rafferty Stated yes. Every time we have a heavy rain, it floods. That is not a good thing.

209 Ms. Kramer stated we will bring the County back out. Thank you for bringing it to our attention
210 and letting us know.

211 Ms. Montagna stated we have gone back and forth with the County. They are aware of that.
212 They come out, they pump it out, they go about their business, and then we call them again.

213 Ms. Kramer stated time for another call.

214 Ms. Montagna stated yes.

215 Ms. Kramer stated hearing no further audience comments, I will go ahead and close audience
216 comments. As promised, I will give a quick blurb on what a CDD is. When Harmony was first
217 built, they, the developer, used a vehicle called a community development district ("CDD"), which
218 the State of Florida had adopted and allowed it to happen. So they financed all the infrastructure
219 within Harmony by bonds. Infrastructure is our road, our sewers, our recreational facilities that are
220 owned by the CDD, and the conservation areas. All of those things were paid for by bonds. The
221 bonds, then, are paid for by the individual homeowners or buyers, the property owners, not just
222 homeowners but also commercial development or apartments if they show up. All the land in
223 Harmony pays a CDD assessment for those bonds. That paid for the initial development of
224 Harmony. The second-half of your assessment that you see goes for the CDD to maintain and
225 operate all of that infrastructure: boats, stormwater sewers, parks, landscape, street lights, schools,
226 all that stuff. Our role, as a CDD Board, is a policymaking role. We set the policy for the CDD,
227 where we are going and what we are doing. Our management company, Inframark, along with our
228 District legal counsel and our District engineer, they are the ones that actually put the rubber to the
229 road and to make our policies happen. That is generally the CDD. We are a public entity, I mean
230 a true public entity, like a city or a county, but we have limited powers. We do not have powers of
231 zoning, so we cannot control what land uses happen in our area. We also do not have policing

232 powers or any legal enforcement powers. They typically do not give recreation to the CDDs, but
233 we do have a special exemption to do recreation.

234 Ms. Montagna stated they are doing it more and more nowadays.

235 Ms. Kramer stated that is generally what a CDD is. Do you have a question about that?

236 Ms. Kassel asked can I just add to that? Essentially when the developer created the CDD, it
237 was a way to push the costs of infrastructure on to buyers in the form of a bond instead of in the
238 price of a house. You have to pay it over time, and there is interest on that. When we get to a
239 certain population level, the developer is required to turn CDD governance over to the residents.
240 That happened over time. It is now entirely resident run, and in a nutshell, our obligation is to
241 make sure the physical and fiscal infrastructure of the District is well managed, things are well
242 maintained. Sometimes it is really hard with 20-year-old stuff, we are trying, and also that we have
243 enough money to run things properly and repair things and renovate things as they break down
244 and need replacement.

245 Ms. Kramer stated yes, and one of the critical things you should know about the history of this
246 particular CDD is that the assessments have been kept fairly level almost all the 20 years of the
247 CDD, and no money was brought in really to set aside to repair and replace anything. Now that we
248 are at the 20-year mark and things are breaking down or deteriorating and have to be replaced, that
249 is where we are, and that is why you have seen an increase. We are obligated to maintain all those
250 facilities. That is where we are right now in the fees and assessments.

251 Ms. Kassel stated although I will say, I have been on the CDD Board nearing the end of my
252 fourth term, and there has been a push from me to set aside reserves and to do a formal reserve
253 study. We do have reserves that have been set aside, but it is just that not enough has been set
254 aside, and now we are finding ourselves in a position where things are breaking down. Irrigation,
255 as you will hear, is one tiny thing in this community that we are having to spend tens of thousands
256 of dollars on just to get it repaired so that it is operational, not even including replacing the system
257 that has been running it, which is pretty much required now, and all these other things: the pools,
258 the splash pad, the basketball court surfacing, so many things that we have as a CDD that need to
259 be maintained, and we have not really had the funding to make sure that all of that gets well
260 maintained properly in a timely way.

261 A Resident asked if you are responsible for the roads, why do I have to call the County?

262 Ms. Montagna stated no, we are not responsible.

263 Ms. Phillips stated you misspoke on that.

264 Ms. Kramer stated alleyways.

265 A Resident asked are we responsible or are you responsible for that white fence at the front
266 entrance?

267 Ms. Kramer stated yes, we are, the one on U.S. Hwy 192.

268 Ms. Kassel stated only on CDD property.

269 Ms. Kramer stated not the fences that are coming back along the entryway.

270 The Resident stated those are in really bad shape.

271 Ms. Kramer stated yes.

272 Ms. Kassel stated we have been discussing them for the last several months. There will be a
273 discussion today about removal; we got some bids.

274 A Resident stated you mentioned that you do the pools.

275 Ms. Kramer stated yes.

276 The Resident stated we were just over at our pool.

277 Ms. Kassel asked this one? We do not do that one.

278 Ms. Kramer stated that is not a CDD pool.

279 The Resident stated you mentioned pools.

280 Ms. Kramer stated sorry, that is not a CDD pool. Anything that is owned by your homeowners
281 association, we have nothing to do with.

282 A Resident stated I think everyone has done a great job cleaning the bathrooms. You guys are
283 great. I think it looks great.

284 Ms. Kassel stated thank you.

285 The Resident asked do you have anything to do with the gym?

286 Ms. Kramer stated no.

287 The Resident stated I have a question just for my own head. The gators. Do you guys monitor
288 and maintain the gators?

289 Ms. Kramer stated no. They are natural residents of Harmony.

290 The Resident asked what happens when they are overflowing in our streets?

291 A Resident asked what happens when they get too big?

292 Ms. Kramer stated at breeding season, they will come out and start wandering the streets. Just
293 avoid them. In 20 years, we have not had an incident.

294 The Resident stated for every gator that gets pregnant, it gives about 30 eggs, and most of them
295 live. I am just curious.

296 Ms. Kramer stated most of them do not live.

297 The Resident asked does the wildlife maintain them?

298 Ms. Kramer stated yes.

299 Ms. Montagna stated if there is an alligator that appears to be aggressive, then you need to call
300 Florida Wildlife Commission ("FWC"). They will give you a number, then you call me and give
301 me that number. If they deem that it needs to be removed, they will remove it. But they are not
302 going to just come and randomly start removing alligators.

303 The Resident stated I did not know if they monitored the number.

304 Ms. Kramer stated they will kill them.

305 Ms. Montagna stated yes, they do not relocate.

306 The Resident stated we need to post it in our communities. Baby gators are coming in the street
307 and going to our little dogs. At what point does that get taken care of?

308 Mr. Leet stated if you go on the CDD website, there is a section under ponds and wetlands
309 under District Facilities, at the bottom there is a section, and the CDD does have nuisance gator
310 guidelines.

311 A Resident stated you are saying a lot of things are 20 years old and whatever. Our community,
312 the Lakes, is really not that old.

313 Ms. Kassel stated no, but you have an HOA that maintains a lot of your stuff. But elsewhere,
314 there is a lot of stuff that is 20 years old. Since you are part of the CDD, you are paying into that.

315 Ms. Kramer stated and you are allowed to use the boats, the park down at the lakefront, you
316 are allowed to use the docks, all that stuff.

317 Ms. Kassel stated the dog parks.

318 Mr. William Edwards stated I was a little late to the meeting because I did not know exactly
319 where it was being held, and I missed the beginning of the meeting. I am at 3311 in South Lakes,
320 and the tree that is in front of my house, new trees they usually stake down to keep them straight.
321 I just moved in, in November.

322 Ms. Kramer stated if it is in front of your house in South Lakes, it belongs to the homeowners
323 association.

324 Mr. Edwards stated they told me the CDD is supposed to maintain those streets.

325 Ms. Kramer asked what is the name of the street it is on?

326 Mr. Edwards stated Sagebrush.

327 Ms. Kramer stated no, we do not.

Mr. Edwards stated the gardeners that come around asked the HOA at the last HOA meeting, and they said the CDD handles that.

Ms. Kramer stated not if it is in front of your house on Sagebrush.

Ms. Kassel asked is it on Five Oaks?

Ms. Kramer stated no, it is on Sagebrush.

Mr. Edwards stated Sagebrush.

Ms. Kassel stated if it is on Sagebrush, then it is a Lakes HOA issue.

Mr. Edwards stated the problem I am having is that the stakes will not stay in the ground. They keep popping out. The tree is leaning over in front of the house from the house to the walkway, between the walkway and the street. Every time we try to stake take it down, it comes up, and they told me you are supposed to handle that.

Ms. Kramer stated if you will give the man next to you your address, there are some small access parcels that go back to the pond. If it is on one of those, it is ours, and then he will be able to make sure it gets checked out, the staking of the tree.

A Resident stated you mentioned several times that we pay you. How do we actually pay you?

Ms. Kramer stated on your tax bill.

The Resident stated that just coincidentally came up today.

Ms. Kramer stated yes, it is on your tax bill.

Mr. Leet stated the last thing I would add that is completely unique to our CDD here, but there are five or six different homeowners associations, depending on which area within the Harmony neighborhood you live in. We see lots of these issues where, is it the HOA or is it the CDD. Again, do not hesitate if you have questions.

Ms. Kramer stated email us.

Ms. Kassel stated cddmaintenance@inframark.com.

Ms. Phillips stated the website has a lot of information.

Ms. Kramer stated we are going to go back now to our agenda.

THIRD ORDER OF BUSINESS Contractor Reports

A. Benchmark Landscaping ("Benchmark")

Mr. Lomasney stated we have a couple of proposals, one regarding resodding a park and a couple others regarding irrigation.

i. Proposal #754 for Irrigation Repairs

Ms. Kramer stated the first proposal #754 is for irrigation repairs, a not-to-exceed of \$20,000. This should bring the system up to approximately 75%.

362 Mr. Lomasney stated that is correct.

363 Ms. Kramer asked is that the \$20,000 from the last meeting? Or is this a brand new one?

364 Ms. Montagna stated this is new.

365 Mr. Lomasney stated this is new. This is \$20,000 in a new bid, and 75% will be after that.

366 Ms. Kassel stated we have already spent \$45,000, and now it will be \$65,000. That does not
367 include the next proposal for replacing everything, the Hunter Pro C, which is another \$25,000.

368 Mr. Lomasney stated the \$20,000 is for repairs.

369 Ms. Kramer stated yes.

370 Mr. Lomasney stated that is for the timers and sensors, two different things.

371 Ms. Kramer stated let us finish with this one first.

372 Ms. Kassel stated yes, I just wanted a picture of the overall.

373 Ms. Kramer stated yes, but the other one is not required. It is not like the repairs are required.

374 Ms. Montagna stated these are repairs, and the other ones are clocks.

375 Ms. Kramer stated or a change over of the system. Right?

376 Mr. Lomasney stated they are brand new clocks and timers and sensors, so we can avoid if it
377 is raining wasting that water.

378 Ms. Kramer stated so you need this for the actual turning on of the system and getting things
379 done.

380 Mr. Lomasney stated we are finding more zones, more wires, main line breaks, sprinklers,
381 things of that nature. For the past month, that is exclusively what I have been working on is
382 irrigation. Sometimes we get to the oak trees, and it takes several hours. We will find it underneath,
383 and we will just go to the next one. In this instance I am talking about, it was the very next tree, so
384 the water stopped there, and I fixed it. The next day, I checked it, 16 feet over.

385 Ms. Kramer stated it stopped up.

386 Mr. Lomasney stated yes, so some of these are wires, relocating everything, finding everything,
387 putting it in the right place, controlling the satellite to where it is supposed to be, getting
388 appropriate coverage and not watering the sidewalks and things like that, nozzles. Some of these
389 things are extremely old. They are plastic and completely falling apart. It is constantly spinning,
390 and things like that.

391 Ms. Kassel stated I just have a question. I did not understand what was going on with these
392 graphics. It is in the agenda and starts on page 7 if Mr. Leet can put it on the screen. I did not really

393 understand. I understand these are the minutes it is running and all these zones are not running, but
394 I did not understand but the Xs were about.

395 Mr. Lomasney stated the Xs show what is not working. That is open wire that is not open. So
396 we will go to zone 6, and it is not functioning.

397 Ms. Kassel stated it does not say commentary or anything not functioning. These are just
398 locations of the sprinkler heads, right? It does not say here rotors broken for zone 6.

399 Mr. Lomasney stated yes, riser broken zone 17, in the parentheses would be the number. For
400 that particular one, it is three risers broken.

401 Ms. Kassel stated so there is an X in the sprinkle row. Is anyone else confused by what these
402 Xs mean?

403 Mr. Chokanis stated yes, I think you need a legend or something that depicts what these Xs
404 mean.

405 Ms. Kassel stated yes.

406 Ms. Kramer stated I assumed that the X meant the type of whatever it was, whether a rotor or
407 a sprinkler.

408 Ms. Kassel asked that was broken?

409 Ms. Kramer stated no, that was there. So what I am hearing now is the X means it is broken.

410 Ms. Kassel stated what we need is a better explanation of what this is.

411 Ms. Montagna asked do you want to look at this? I have it printed out.

412 Ms. Kassel stated thank you. Mr. Leet is getting it up on the screen so you can see what we are
413 talking about.

414 Ms. Phillips stated on almost every one, either sprinkle or rotor has an X.

415 Ms. Kassel stated actually in the first one, a lot of them do not have any Xs. Between 7 and 14
416 do not have any Xs.

417 Mr. Lomasney stated right.

418 Ms. Kassel stated 5 does not have an X. I do not understand what this means because when I
419 look under comments and recommendations, there are four zones that have a problem and
420 something is broken, either a sprinkler head or a rotor or riser, but that is not reflected in the table.

421 Mr. Lomasney stated I will get more detail on what the table is, but each zone is the location.
422 When they check the whole thing, those are the particular zones that are having problems on this
423 timer.

424 Ms. Kassel stated we also do not know what open wire means.

425 Ms. Kramer asked does it mean the signal is not getting to the timer?

426 Mr. Lomasney stated right, that is the \$20,000 for the open wires and stuff like that to make
427 sure it is all closed in it installed securely.

428 Ms. Montagna asked is that an open system or a closed system? In order to close the system,
429 which is making it run?

430 Mr. Lomasney stated yes.

431 Ms. Montagna stated okay, because that is what we talked about the last time.

432 Mr. Lomasney stated right.

433 Ms. Kramer stated I have wires from my box that tell each zone to run.

434 Mr. Lomasney stated exactly.

435 Ms. Kramer stated if one of the wires is broken, that zone will not run.

436 Mr. Lomasney stated exactly.

437 Ms. Kramer asked is that what happens? We have 17 zones.

438 Ms. Kassel stated on just this one clock.

439 Ms. Montagna stated that are not working.

440 Mr. Lomasney stated right.

441 Ms. Kramer stated not all 17. Three of them are working, and the other 14 are not.

442 Ms. Montagna stated there you go.

443 Mr. Chokanis asked each zone has a drip line, a sprinkler, and a rotor?

444 Mr. Lomasney stated yes. In this tree line, we will have a pop up, which is just a head. The
445 field behind it will be rotors. If it is super small, like a hedge or something in front of the pool,
446 they will put in a drip line to save water.

447 Ms. Kassel asked a bubbler?

448 Mr. Lomasney stated a bubbler at a tree on a one-half-inch line.

449 Ms. Kassel stated what we need is a better explanation. This is extensive; this is 30 pages.

450 Ms. Montagna stated maybe an easy-to-read overall summary with maybe a key where they
451 can easily follow.

452 Mr. Lomasney stated okay.

453 Ms. Kassel stated we do not know what is broken and what is working.

454 Mr. Lomasney stated the recommendations are what is broken.

455 Ms. Kassel stated right, but you are also saying under located, zones 8 through 14 have open
456 wires, so they are apparently not working. That is not under comments and recommendations. Do
457 you know what I am saying?

458 Mr. Lomasney stated right.

459 Ms. Kassel asked if they are not working, why are they not under comments and
460 recommendations? It is not logical. Right?

461 Mr. Lomasney stated okay.

462 Ms. Kassel asked if they were not working, why would they not be under comments and
463 recommendations, if comments and recommendations are what is not working?

464 Mr. Chokanis stated also, this irrigation report is dated April 12. Is that when it was actually
465 dated? Because we are in May.

466 Mr. Lomasney stated I have a new one.

467 Ms. Kassel stated this was the first \$25,000.

468 Mr. Lomasney stated yes.

469 Ms. Montagna stated \$25,000, not to exceed \$25,000.

470 Ms. Kassel stated this is the first one in April. Then we had another \$20,000 in May. Now we
471 are talking about another \$20,000 in June, and that will bring us up to 75%, or so, of the whole
472 entire CDD system being examined and repaired.

473 Mr. Lomasney stated correct.

474 Ms. Kramer stated at the last meeting, Ms. Kassel was going to work with them.

475 Ms. Kassel stated yes.

476 Ms. Kramer asked how did that go?

477 Ms. Kassel stated I was waiting to hear from the District Manager. Our minutes did not arrive
478 until Monday, so I reached out to Mr. Mootz on Monday. He sent me some information yesterday.
479 They were working on things, but there was no communication from the last meeting until just
480 recently, and they were apparently doing stuff.

481 Ms. Montagna asked what are we talking about? The bulbs?

482 Ms. Kassel stated no, we are talking about the approval of the \$20,000 we approved in May.

483 Ms. Kramer stated with the proviso that she would work with them.

484 Ms. Montagna stated your information was given to them.

485 Ms. Kassel stated I was not informed, and I reached out just after the minutes arrived, and I
486 received something.

487 Ms. Kramer stated it would be helpful to have the minutes closer to the meeting which
488 occurred.

489 Ms. Kassel stated it would be helpful to have a summary immediately after the meeting, and
490 then to have the minutes well enough before the meeting.

491 Ms. Montagna stated the summary was sent right after the meeting.

492 Ms. Kassel stated I do not have it in front of me.

493 Ms. Phillips stated we got the summary.

494 Ms. Kassel stated we did, but it is supposed to come the next day, but usually it comes a week
495 or so later. Anyway, I do not have a good answer on that because I was not put in touch with them
496 in regard to the work that was being done. I think there has been a lot of work that has been done,
497 but I was not consulted on it.

498 Ms. Kramer at this point, what is the pleasure of the Board on authorizing another not-to-
499 exceed of \$20,000?

500 Ms. Kassel stated we do not really have a choice even though we do not want to spend it.

501 Ms. Phillips stated that is what I was going to say. We have a legal obligation to keep this stuff
502 working. We cannot just say we are not going to do it.

503 Ms. Kramer stated right.

504

505 Ms. Phillips made a MOTION to approve proposal #754 from
506 Benchmark Landscaping for irrigation repairs, in a not-to-exceed
507 amount of \$20,000.00.

508 Mr. Leet seconded the motion.

509

510 Mr. Leet stated while we are discussing, I want to make sure but the lines of communication
511 that we wanted to have.

512 Ms. Montagna stated we can rectify that right now, if Ms. Kassel can give Mr. Lomasney your
513 information.

514 Ms. Kassel stated I gave him my card last time.

515 Ms. Montagna stated there you go. Leave this meeting, so we are all clear that is the
516 communication.

517 Ms. Kramer stated Mr. Lomasney, if you will give her your numbers.

518 Mr. Lomasney stated absolutely, that will be fine.

519 Ms. Kramer stated so we will be sure that happens.

Mr. Chokanis stated I will just say that it would be nice to get an itemized receipt for this \$20,000 next time we meet. Because it seems like we come here and there are some updates and a report, but just kind of like an itemized list of what was done in this time span and how you spend the \$20,000. We keep coming back and it is another \$20,000 and another \$20,000 and another \$20,000.

Ms. Montagna asked itemized, like a list?

Ms. Kramer stated yes.

Mr. Chokanis stated like a receipt.

Ms. Kramer stated that says how many open wires were closed.

Mr. Chokanis stated things like that.

Mr. Leet stated there was an attempt to give some of that information, but just making that more clear and easier for us to follow will really help go a long way to help us justify it.

Mr. Lomasney stated clear for all parties.

Ms. Kramer stated right. That will help us a lot. I would like to see a map that shows which areas, so when I look at the water bill and see a difference in the water bill, I can see that is different because you closed the system and now it is fully functioning. That would help me a lot.

Mr. Chokanis stated that is a great idea.

Ms. Montagna stated I am sorry, repeat that.

Ms. Kramer stated a map of what zones have and have not been repaired so we know where we are going.

Ms. Montagna stated versus what is not. I just want to make sure so I can include it in the summary.

Upon VOICE VOTE, with all in favor, unanimous approval was given proposal #754 from Benchmark Landscaping for irrigation repairs, in a not-to-exceed amount of \$20,000.00.

ii. Proposal #1032 for Irrigation Repairs

Ms. Kramer stated next is proposal #1032. It is for a number of clocks and controllers. Is this the change that Mr. Brett Perez had spoken about to change from Maxicom to the Hunter system?

Mr. Lomasney stated yes. This would solve a lot of the problems. They are glitching. Some of them are not responding at all. Some of them were getting stuck and hung up. They are 20 years old. We propose that we replace 29 of them. One was already replaced when we had that sod done when the asphalt came, I think the day of our last meeting. That clock is installed and running

554 beautifully. However, we are running into other problems. We are going to satellites where we
555 have water there, but the clock is just not allowing it, so we are manually watering that area,
556 especially by the Estates. We propose universally replacing all the clocks, except for a couple of
557 smaller satellites. Those will be Rainbirds, because they are 8 zones. Each satellite will tell you
558 which timer we went with, how many zones, when it is hooked up, and it would run far more
559 efficiently.

560 Ms. Montagna asked can I just ask a question?

561 Mr. Lomasney stated yes.

562 Ms. Montagna stated on your proposal, it says controller replacement in 26 locations, but yet
563 you have 29.

564 Ms. Kassel stated because three of them are Rainbirds.

565 Mr. Lomasney stated not only that, at the entrance, two of them are side by side: 1A and 1B.

566 Ms. Montagna stated number 5, I see that. Okay.

567 Mr. Lomasney stated and one was already replaced, and we did not want to replace it twice.

568 Ms. Montagna stated that was 15. Some of them are already included with other proposals. I
569 got it.

570 Mr. Leet asked if this proposal were to be fully executed and implemented, what would be left
571 of the original Maxicom system?

572 Mr. Lomasney stated That I would have to get back with you, but I think we are on our own
573 system now.

574 Ms. Kassel stated I think we would be done with Maxicom.

575 Ms. Montagna stated if not, it should be fairly close. Right?

576 Mr. Lomasney stated yes.

577 Mr. Leet stated that is what I got from what you said, just over the years, I have had to do some
578 work with the Maxicom system before with the previous landscaper. It has always been this
579 looming issue replacing all the controllers will be a six-digit outlay. This is still pricey, but not as
580 pricey for what it sounds like we would be getting.

581 Ms. Kassel stated that brings up the question, Mr. Leet, aside from changing to this new system
582 and with the approval we just made, we are \$65,000 into irrigation repairs to bring us
583 approximately to 75%. We are going to be spending close to \$100,000 with all the other things we
584 have approved or are about to approve, just on getting the irrigation system working again. Now,
585 this is an additional \$26,000. What else is there that we might have to replace?

586 Mr. Lomasney stated the Rainbird sensors, which is also in front of you, and I think will reduce
587 all these water bills with these leaks being fixed, the water not being wasted, the proper sprinklers,
588 the proper timers. If it rains, it will not water.

589 Ms. Kramer stated the rain sensors, the Board had approved for Servello & Sons ("Servello")
590 to replace and install and get them all up to speed, but Servello never got to it.

591 Ms. Kassel stated and they never billed us for it.

592 Ms. Kramer stated they never billed us; I went back and made sure they never billed us for it.
593 We have allocated this money before, but again, your point is well taken that we have only
594 budgeted for repair and maintenance (R&M) of irrigation only \$30,000. This is more than just the
595 regular R&M. It is more like what would be in the reserve study.

596 Ms. Kassel stated it is replacement.

597 Ms. Kramer stated it is actually complete replacement.

598 Mr. Lomasney stated right.

599 Ms. Kramer stated but still.

600 Ms. Kassel asked would not the replacement of wiring also come under replacement?

601 Mr. Lomasney stated it is also underground, so it would be up to that point.

602 Ms. Kramer stated actually all the money we have spent on repairing a \$65,000 plus this should
603 be out of reserves. But again, I caution you because our reserves are very limited.

604 Ms. Kassel stated however, it is coming out of operation and maintenance or it is coming out
605 of reserves, it is essentially coming out of the same place.

606 Ms. Kramer stated right, but we only had \$30,000 budgeted. If we need to go over, we have
607 some, but we do not have much.

608 Ms. Montagna stated there are other line items that are under budget that would cover some of
609 this overage. At the end of the day, it is one bucket, right? Then we kind of come down from there.

610 Ms. Kassel stated just to the point that you made, Mr. Lomasney, hopefully our water bills will
611 go down, but I am not sure they will. I think they will go up because we have had so many areas
612 that have not been getting water, and now once the system is working, all these areas, many areas
613 that were not getting water will be getting lots more water.

614 Mr. Lomasney stated also a lot of big line repairs are being made, where we are losing hundreds
615 of gallons underneath two or three oak trees. If we fix five of those per road, do you know how
616 much we will save? A considerable amount.

617 Ms. Kramer stated our monthly water bill right now varies depending on the season, the rainy
618 season, anywhere from get \$10,000 to \$19,000, sometimes \$22,000 a month. With the rain sensors,
619 that will bring a lot of that down, and hopefully with clocks that really function, we will not be
620 seeing this repeat three and four days in a row of run times. We will see twice a week, or something.

621 Mr. Lomasney stated this time of year, they will not go off because it is already saturated.

622 Ms. Kramer stated right.

623 Mr. Lomasney stated it is shutting that system down without someone manually having to go
624 do it.

625 Ms. Kramer stated right.

626

627 Ms. Kassel made a MOTION to approve proposal #1032 from
628 Benchmark Landscaping for irrigation repairs to change 26 clocks
629 to Hunter Pro C, in the amount of \$25,850.00.

630 Ms. Phillips seconded the motion.

631

632 Mr. Leet asked this has already been discussed, but how are these things controlled?

633 Mr. Lomasney stated manually. You program A and B and put in a time limit for each zone
634 and anything.

635 Ms. Kramer asked is it like the one in my garage?

636 Mr. Lomasney stated it is a lot bigger.

637 Ms. Kramer stated it is a lot bigger and a lot more zones.

638 Mr. Lomasney stated right.

639 Mr. Leet stated with Maxicom, yes, it was very expensive to put in, in the first place, but you
640 still had some kind of centralized controller for the whole thing, whether from the office or
641 remotely, still be able to monitor things and turn things off. With these being replaced, you are
642 saying it is still a manual process?

643 Mr. Lomasney stated the seasonal adjust, when you go to it, it is all set to go for whatever
644 season we are in. We have to manually change it for the time for the water to go off based on the
645 season, but by and large, what it is set, it is set.

646 Ms. Kassel asked so Maxicom, there is a platform or a centralized place where you can monitor
647 and change things, but with these Hunter Pro Cs, there is not?

648 Mr. Lomasney stated I believe there is.

649 Ms. Kassel stated it does not say anything in the proposal about remote. It just says smart port
650 wiring, but I do not really know what that means. Maybe we need Mr. Mootz to weigh in on this
651 as to exactly what we are buying.

652 Mr. Lomasney stated I can look up the actual.

653 Ms. Kassel stated also, just to my point again, there are clocks, there are rotors, there are
654 sprinkler heads, there is this, that, and the other thing. Right? What else, controllers, what else
655 might we need to replace in the system beyond repairing what is broken and replacing these clocks?

656 Mr. Lomasney stated I think we are good. I think we will be at 75% with a whole new system,
657 and at the end of that, there will be whatever findings we have, and everything will be all wired
658 up.

659 Ms. Kassel asked so there is nothing else?

660 Mr. Lomasney stated no major component.

661 Ms. Kassel asked there is no other major component that we will be replacing or repairing?

662 Ms. Montagna asked you are saying after this controller replacement for \$25,000, that would
663 put you at 75% complete with a whole new system?

664 Mr. Lomasney stated no, the \$20,000 puts us at 75%.

665 Ms. Montagna stated okay.

666 Mr. Lomasney stated this new system is different from that. Obviously, this will enhance it
667 and make it more efficient and save on water.

668 Ms. Montagna stated okay.

669 Mr. Lomasney stated then the rain sensors are what will save us tremendously.

670 Ms. Montagna stated so the 75% complete is after this \$20,000.

671 Mr. Lomasney stated that was already approved.

672 Ms. Montagna stated yes. Then this one of \$25,850 is for a new system. Right?

673 Mr. Lomasney stated to put complete new timers on every satellite.

674 Ms. Kassel stated it says clock with Hunter smart port wiring, whatever that means. I am
675 assuming that means that they can have some kind of wireless something to communicate to a
676 central system.

677 Mr. Lomasney stated yes. They will all be the same, with the exception of a handful Rainbirds,
678 and that is because those are eight zones. But they are also smart, as well.

679 Ms. Kassel stated there are several blank pages. I do not know if they are proposals. There are
680 a number of blank pages in the agenda.

681 Ms. Kramer stated I think that is a snafu.

682 Ms. Montagna stated yes, I think that is the PDF. You are not missing any.

683 Ms. Kramer stated I have one quick question.

684 Mr. Lomasney stated okay.

685 Ms. Kramer asked what would happen if we waited and put this off until next fiscal year?

686 Mr. Lomasney stated we will continue to have the issues, like came up wasting of water and
687 glitches.

688 Ms. Kramer asked the rain sensors system would not take care of it?

689 Mr. Lomasney stated it could rain and still be going off at the same time.

690 Ms. Kramer stated okay.

691 Mr. Chokanis asked when will these get installed?

692 Mr. Lomasney stated it would move pretty quickly.

693 Mr. Chokanis asked do you have parts already available?

694 Ms. Kassel asked 30, 60, or 90 days?

695 Mr. Lomasney stated within 30 to 60 days, right away. It would be ordered probably starting
696 Monday, depending on the meeting. I can give you that information when we touch base about a
697 couple other things. If you guys want to know a start time before the next meeting, you can have
698 that.

699 Ms. Kramer stated okay, great.

700

701 Upon VOICE VOTE, with all in favor, unanimous approval was
702 given to proposal #1032 from Benchmark Landscaping for irrigation
703 repairs to change 26 clocks to Hunter Pro C, in the amount of
704 \$25,850.00.

705

706 Ms. Kramer stated thank you all for coming.

707 Ms. Kassel stated and you guys can reach out to any of us or all of us as Board members.

708 **iii. Proposal #982 for Summer Flowers**

709 Ms. Kramer stated the next proposal is #982 for, I guess, a flower rotation for summer flowers.

710 The marigolds we have now got put in kind of late. Will they last through the summer?

711 Ms. Kassel stated the thing about marigolds is, they kind of need dead heading and no one is
712 going to be doing that.

713 Ms. Phillips asked do you know, every time I drive by them, I think I am going to get up some
714 morning before it is so hot that I cannot stand it, and I am going to go up there and deadhead them.

715 Ms. Kassel stated what happens is, after a while.

716 Ms. Kramer stated they stopped flowering.

717 Ms. Kassel stated yes.

718 Ms. Kramer stated why do we not see if we can get through the summer? It is \$3,500 but it is
719 still money that go toward.

720 Ms. Kassel stated yes, we are going to table this.

721 Mr. Lomasney stated I will pull the dead ones as I see them.

722 Ms. Kassel stated when a flower is done blooming, and it sort of dies back, then it starts going
723 to seed.

724 Ms. Kramer stated the plants can stay in.

725 Ms. Kassel stated the plants put in a lot of energy into producing seed instead of more flowers.
726 Dead heading is taking just the old flower head off with the seeds. That way, the plant is putting
727 more energy into making flowers instead of producing seeds.

728 Ms. Phillips stated you just pinch the head.

729 Ms. Kramer stated what is growing seeds.

730 Ms. Phillips stated yes, we are not talking about the plants being dead. We are talking about
731 the flowers.

732 Mr. Lomasney stated I understand. There were a few that had died.

733 Ms. Phillips stated okay.

734 Mr. Lomasney stated I went in there and was weeding them.

735 Ms. Kassel stated if they die, we would love replacements, please, because you are responsible
736 for them.

737 Ms. Kramer stated I will see if the grandkids want to go dead heading.

738 Ms. Phillips stated I was going to say, there are enough people in the community who could
739 do that.

740 **iv. Proposal #1072 for Wireless Rain Sensors**

741 Ms. Kramer stated now is proposal #1072 for wireless rain sensors. Again, this was work that
742 we had already approved for Servello.

743

744 Ms. Kassel made a MOTION to approve proposal #1072 from
745 Benchmark Landscaping for wireless sensors, in the amount of
746 \$7,950.00.

747 Mr. Leet seconded the motion.

748

749 Mr. Leet asked did you have a question?

750 Ms. Kramer stated I thought I did.

751 Mr. Leet stated I do. Are these just the rain sensors or are they also the solar sensors?

752 Mr. Lomasney stated these are the rain sensors that will go with every single new satellite that
753 we install so for that particular timer when it rains.

754 Mr. Leet stated right, I am starting to look up some information on these, and I guess some
755 have a solar sensor, as well, that measures how much evaporation would have taken place.

756 Ms. Kramer stated yes, the evaporation coefficient.

757 Mr. Leet stated these are just rain sensors.

758 Ms. Montagna stated wireless rain sensors.

759 Mr. Leet stated that is still far better than what we have now.

760 Mr. Lomasney stated yes, if it is raining and it detects moisture, it will not allow that satellite
761 to go off until that moisture is gone.

762 Mr. Leet stated right.

763 Ms. Kramer stated now, a lot of our rain sensors that are currently in use are under full shade
764 trees. They are not where they can catch the rain.

765 Mr. Lomasney stated they will be put in the best possible location for the best results. If there
766 is a branch in the way, I will remove it.

767 Ms. Kramer stated to make sure it will operate.

768 Mr. Lomasney stated that it is functioning.

769

770 Upon VOICE VOTE, with all in favor, unanimous approval was
771 given to proposal #1072 from Benchmark Landscaping for wireless
772 sensors, in the amount of \$7,950.00.

773

774 Ms. Kramer stated if you can do those right away.

775 Mr. Lomasney stated I think they will be done at the same time.

776 Mr. Leet stated yes, they need the new system.

777 Mr. Lomasney stated each timer that we go to when we install a new one, we will not leave
778 that particular timer until the rain sensor is installed, as well. So when we leave, it is functioning.

779 Ms. Kramer stated okay, because we are missing a lot of opportunities. I am seeing a lot of
780 sprinklers running in the middle of the rain.

781 Mr. Lomasney stated I know.

782 Ms. Kramer stated I am looking over our water bills, and they are painful.

783 Mr. Lomasney stated I know, and I am trying. When we talked about the main line at the last
784 meeting, the next morning I went and checked, and I went to the one across from it and found two
785 and dug them up.

786 Ms. Phillips stated I paid \$1,200 to have the one at my house fixed. I looked out the other day
787 when it was raining, and my sprinklers were running. I even got a new box, so I do not know what
788 he did wrong, but I do not think he did it right.

789 Ms. Kramer stated call him back on it.

790 Ms. Phillips stated he does not answer anymore.

791 Mr. Lomasney stated we will make sure it is functioning.

792 **v. Proposal #1073 for Sod Removal and Replacement**

793 Ms. Kramer stated next is proposal #1073 for new sod for Needlegrass Lane pocket park. We
794 have a lot of pocket parks. Where did this come from, and why?

795 Mr. Lomasney stated I received an email on my end about how awful it was looking.

796 Ms. Kramer asked from?

797 Mr. Lomasney stated previous, from lack of fertilization.

798 Ms. Kassel stated no. Who was the email from?

799 Mr. Lomasney stated I received it from Mr. Mootz. He had received it.

800 Ms. Montagna stated I think he is trying to be proactive, which we appreciate you being
801 proactive. It is up to you all if you want to move forward, but that is what has been requested of
802 them, is to be proactive.

803 Ms. Kramer stated fine, I just want to be sure that it is not coming from somewhere else.

804 Mr. Lomasney stated right.

805 Ms. Kramer stated it is coming from the professionals.

806 Ms. Montagna stated yes, we did not generate it.

807 Mr. Lomasney stated I would say when I went there to measure it, I would say about 80% of
808 the zoysia is gone out of the middle, and the St. Augustine about 70%, as well. So we propose to
809 replace all of it. The irrigation there is working. The shrubs are fine. When we do the mulch in the
810 fall, that park will be completely done and beautiful.

811 Ms. Kassel stated I would like to wait until September or October instead of replacing it in
812 July.

813 Mr. Leet stated when it will get scorched.

814 Ms. Kassel stated yes.

815 Mr. Lomasney asked do you want to revisit it in the fall, then?

816 Ms. Kramer stated yes.
817 Ms. Kassel stated yes.
818 Mr. Lomasney stated yes.
819 Ms. Kramer stated and we do have other parks, like Buck Lane.
820 Ms. Kassel stated we may want to put this in the next fiscal year, which starts October 1, just
821 because we are spending so much on landscaping.
822 Ms. Kramer stated and irrigation.
823 Ms. Kassel stated way above, not just irrigation, but on landscaping, too.
824 Ms. Kramer stated that is true.
825 Ms. Kassel stated because their contract price is higher than what we had budgeted for.
826 Ms. Montagna asked when would you like this back on here?
827 Ms. Kassel stated I would say September.
828 Ms. Montagna asked revisit it on the September agenda?
829 Ms. Kassel stated yes.
830 Ms. Montagna stated okay.
831 Ms. Kassel stated because by the time they get to it in October, the temperatures should be a
832 little more moderate.
833 Ms. Montagna stated okay.
834 Ms. Kassel stated and the likelihood of the plant material surviving well and thriving it's going
835 to be higher than installing it in July.
836 Mr. Chokanis stated I agree.
837 **vi. Proposal #1077 to Replace Timer Controller on Satellite 23**
838 Ms. Kramer stated proposal #1077 was handed out to everyone and was emailed to everyone.
839 This is to replace the timer controller for satellite 23. What is that? Why is that different?
840 Ms. Kassel stated this was already approved.
841 Mr. Lomasney stated I think this was already approved, and that was from last month related
842 to the asphalt. I think this is the timer you and I were just speaking of.
843 Ms. Kramer stated okay.
844 Mr. Lomasney stated we already replaced it.
845 Ms. Montagna asked this is ratification maybe?
846 Mr. Lomasney stated yes.
847 Ms. Montagna stated because it was sent over as new.
848 Mr. Lomasney stated I will get with Mr. Mootz on that particular one.

849 Ms. Montagna asked can you, please?

850 Ms. Kassel stated the date is 06-15-2023.

851 Ms. Montagna stated that is what I am saying. My understanding is this was a new thing, but
852 if it has already been done, that is even better.

853 Ms. Kramer stated but if we need to pay for it. The question is, is it in the other \$25,000?

854 Mr. Lomasney stated let me get with Mr. Mootz to follow up on that one, being that we just
855 approved that. It does not make sense.

856 Ms. Kramer stated yes, it seems it would be in that one.

857 Ms. Montagna stated that is fine. If you can just shoot me an email, kind of laying it out, that
858 way I can distribute it to the Board.

859 Ms. Kassel stated this says clock 23 to be changed, but I thought there was something that I
860 saw somewhere about the one.

861 Mr. Lomasney stated clock 23.

862 Ms. Kassel stated that is the controller for satellite 23.

863 Ms. Kramer stated yes.

864 Ms. Kassel stated that is what this says. Then clock 23 and in the one we approved for \$25,850,
865 there is a clock 23.

866 Mr. Lomasney stated that is why I want to look it up.

867 Ms. Kramer stated I think it is duplicated. This, they went ahead before we approved the big
868 \$25,000. Basically, if the \$25,000 did not pass, then we would need to address this to pay them
869 back.

870 Ms. Kassel stated also, this \$20,000 here says, replace three bad controllers located at pocket
871 parks, including Rainbird TM-2 asphalt lay down area completed due to sod. That is under this
872 \$20,000 proposal to get us to 75%.

873 Mr. Lomasney stated I think the reason why it was 29 instead of 30 is that particular clock.
874 They were showing there the particular work that has been done at this point, and they just put it
875 there within everything else because it was an emergency issue on that particular location.

876 Ms. Kassel stated considering that we have a proposal for \$20,000, and this item is under
877 irrigation repairs, it looks very much like this \$20,000 includes the replacement of the three bed
878 controllers.

879 Ms. Kramer asked are those the Rainbird ones?

880 Ms. Kassel stated well, it says including Rainbird TM2. It does not say.

881 Ms. Kramer stated okay.

882 Mr. Lomasney stated what we can do is, I can have Mr. Mootz follow up, and then it has the
883 individual prices. Let us say in discovery there were those three, we can remove.

884 Ms. Kramer stated since that was a not to exceed.

885 Mr. Lomasney stated right, that is something Mr. Mootz would answer, but I do not see why
886 we could not.

887 Ms. Kassel stated for now, we are going to table this.

888 Ms. Kramer stated yes, he is investigating that.

889 Ms. Montagna stated if you can check on it and let me know.

890 Mr. Lomasney stated yes.

891 **vii. Miscellaneous**

892 Ms. Kramer stated there were a couple things that were brought to my attention that we need
893 to consider. We took out a number of trees, and this was before you all came on, we said we are
894 taking them out and we are not going to replace them here we are going to see how the other trees
895 side by side, because our trees are kind of crowded. There was one at 6850 Sundrop that we took
896 out. However, this is right next to an elm that, you know, they put in the wrong elms. When they
897 came in, they did not put the ones that were supposed to be in neighborhoods. It was kind of a
898 scrawny little elm, and so it looks extremely bare there.

899 Ms. Kassel asked where is this?

900 Ms. Kramer stated 6850 Sundrop. There is one that just down the road that we took out also,
901 but there are good trees on either side, so that does not need to be replaced. But this one at 6850 is
902 a huge void in our tree canopy. I would like to recommend that we have you all come back with a
903 proposal on replacing that or putting a live oak in there.

904 Mr. Lomasney stated I will get an estimate for that and to stake it and provide it with a water
905 bag because it is so hot.

906 Ms. Montagna asked a proposal for a live oak or what?

907 Ms. Kassel asked shumard?

908 Mr. Lomasney stated shumard.

909 Ms. Kramer stated take a look at what is on that street, and recommend an appropriate tree to
910 go in there. Also, the third oak that Servello had put in on Cupseed. Everybody thought everybody
911 else was watering them. The two that have been replaced died deader than a doornail. This one is
912 right across the street from your house, Ms. Phillips. It struggled. It tried its hardest and looked
913 like it was going to make it. And just in the last month, it went belly up.

914 Ms. Kassel stated so you want them to provide a proposal for that.

915 Ms. Kramer stated if you can provide a proposal for that one. That one is on Cupseed in the
916 area next to 3314 Pond Pine, and it is really obvious it is deader than a doornail. 3314 Pond Pine.

917 Ms. Phillips stated the house is on the corner of Pond Pine and Cupseed.

918 Ms. Kramer stated right. The tree is on Cupseed.

919 Mr. Lomasney stated removal and replacement.

920 Ms. Kramer stated yes, it will not be hard to remove.

921 Ms. Phillips stated it to be really easy.

922 Ms. Kramer asked it was planted, what, maybe six months ago?

923 Ms. Montagna stated probably, and then Inframark replaced the first two that just died right
924 away. That one, like she said, was struggling. It came back a little bit.

925 Ms. Kramer asked again, that would still be you guys?

926 Ms. Montagna stated I am not sure. I will have to talk to you Mr. Chris Tarase.

927 Ms. Kramer stated okay.

928 Ms. Montagna stated I do not see why not, even though it was coming back, and it just died.

929 Ms. Kramer stated to stress a tree like that, that badly.

930 Mr. Lomasney stated have a look at these on Monday in those two locations.

931 Ms. Kramer stated okay, thank you.

932 **viii. Financial Statements and Invoice Questions**

933 Ms. Kramer stated before we release Mr. Lomasney, there are a couple things under our
934 consent agenda in the financials that I wanted to check with you.

935 Ms. Kassel asked the invoice?

936 Ms. Kramer stated yes.

937 Ms. Montagna asked are you looking for invoices?

938 Ms. Kramer stated yes, they are invoices. You have your regular monthly, you have your
939 \$1,350 for taking down the tree and replacing it with a shumard oak on Buttonbush.

940 Mr. Lomasney stated yes.

941 Ms. Kramer stated you have got four, \$85 irrigation charges, but it does not say anything about
942 what they are.

943 Mr. Lomasney stated I can look into it. What I think it is, is above and beyond the typical rotor
944 head. It could be like a mainline.

945 Ms. Montagna stated anything above 2 inches.

946 Mr. Lomasney stated right, anything that took a separate trip.

947 Ms. Kramer stated okay. It looks like it is just one hour of labor for each of the four.
948 Mr. Lomasney stated I will have them be more detailed.
949 Ms. Kramer stated yes, if they will tell us what they were working on and what it entailed.
950 Mr. Lomasney stated more detailed on extra charges.
951 Ms. Kramer stated the other one is for \$1,090. Those are for two live oak trees. I think those
952 are the ones on Cupseed, so that invoice should have gone to Inframark.
953 Ms. Montagna asked which one?
954 Ms. Kramer stated 511 for \$1,090.
955 Mr. Lomasney stated they were installed; I remember after we installed those.
956 Ms. Montagna stated yes, but you were going to bill Inframark directly, not the CDD.
957 Mr. Lomasney stated okay, I will let Mr. Mootz know.
958 Ms. Montagna stated you did it fine. We just need to, now, create an invoice from Harmony
959 CDD to Inframark so we can pay Harmony back.
960 Ms. Kramer stated okay. That will be the easiest way?
961 Ms. Montagna stated yes, it is fine. But I need to make sure I am looking at the right invoice.
962 Is it 511?
963 Ms. Kramer stated yes.
964 Ms. Montagna stated invoice 511 for \$1,090, invoice to pay CDD, and that is for the two trees.
965 Ms. Kramer stated okay.
966 **ix. Leaf Pickup**
967 Ms. Kassel asked leaf pickup?
968 Mr. Lomasney stated so right now, we are picking them up in certain really bad areas, if you
969 will give me a list of spots that you find that cannot wait.
970 Ms. Kassel stated it is in the verge, meaning the grass between the sidewalk and the curb.
971 Mr. Lomasney stated okay.
972 Ms. Kassel stated from the sun dial out on Schoolhouse, all the way down to the traffic circle,
973 and then on Cat Brier from the beginning of the golf course all the way up to Five Oaks. I think
974 the leaves on the street were picked up. Some of them were blown onto the verge. Whatever fell
975 on the street after that got picked up, but what got blown onto the verge or fell on the verge, that
976 never got picked up. It is a bunch.
977 **x. Amaryllis Bulbs and Spider Lily**
978 Ms. Kassel stated beyond that, I am waiting. I have a location picked out, and Mr. Mootz did
979 get a hold of me with three locations. I did reach out to the Harmony Nature and Animal Committee

members. They are happy to plant them. I reached out to the person who has the amaryllis bulbs, and I have not heard back from her. I am waiting to hear back from Tim, who is one of the people who is going to help, and Mr. Dan Heck is the other, but he and his wife are away and should be back any day now. Once they are back and I can get the bulbs from them and from Ms. Pam LeMenager, who is donating the amaryllis, we can get them installed. I just need to give Mr. Mootz a few days for them to prep the site, and then we can get them planted.

Ms. Kramer asked where are they going?

Ms. Kassel stated I think one of the locations was by the golf course. It was in the park along the golf course on CDD property where there is a fair amount of sun, and not a lot of people walk there. It is closer to the Town Center.

Ms. Montagna stated here are the irrigation \$85 invoices, and I just put that we need more detail on there. Because it really does not tell them what the \$85 charge is.

Ms. Kassel stated or where.

Mr. Lomasney stated more details will be better.

Ms. Montagna stated I just wrote it on there for your reference.

Mr. Lomasney stated we will be in contact as far as scheduling with the timers and moving forward.

Ms. Kassel asked do you need my card?

Mr. Lomasney stated no, I have it. You have my number. Call me whenever.

Ms. Kassel asked do you want this back, or do you want him to have it?

Mr. Lomasney stated I have my own.

Ms. Montagna stated you can have it. I have several copies.

FOURTH ORDER OF BUSINESS Consent Agenda

A. Minutes for the April 27, 2023, and May 25, 2023, Regular Meetings

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.

B. Financial Statements (May 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. #277 Invoices and Check Register (May 2023)

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

1013 Ms. Kramer stated the consent agenda includes minutes from two of our regular meetings,
1014 April 27 and May 25. I did not see workshop minutes.

1015 Ms. Montagna stated no.

1016 Ms. Kassel stated yet.

1017 Ms. Kramer stated just April and May.

1018 Ms. Montagna stated April and May. I also sent out the revisions. Ms. Kassel sent in revisions.
1019 Ms. Kramer did. Ms. Phillips sent in some, as well. All of those amendments have been made, and
1020 of course, the agenda went out. My plan is, as long as the Board is okay with it, if you accept those
1021 minutes as amended, she sent out the amendments, then what I am going to do is just put them all
1022 together and we will repost the full agenda with those minutes in there. That way you have a full
1023 agenda on there with the full, actual minutes.

1024 Ms. Kassel asked can you please take out the blank pages?

1025 Ms. Montagna stated yes.

1026 Ms. Kramer stated include the invoice summary in it, too.

1027 Ms. Kassel stated yes, the invoice summary was not in there. Also, there was no engineers
1028 report. There was no legal counsel report.

1029 Ms. Montagna stated legal counsel, we do not get a report. Mr. Hamstra provides a report when
1030 there is one needed, but everything Mr. Hamstra sent us was all alleyway stuff. And all of that was
1031 in the agenda. It is all in the agenda.

1032 Ms. Kassel stated I was talking about anything from the County regarding the community
1033 maintenance facility.

1034 Mr. Hamstra stated we got some feedback the last couple of days that I was going to report on.

1035 Ms. Montagna stated to answer your question, Ms. Kassel, yes, if we get a legal counsel report
1036 or something, usually he gives his verbally, and then Mr. Hamstra, anything we get goes into the
1037 agenda.

1038 Ms. Kassel stated okay.

1039 Ms. Kramer stated it is the minutes from those two meetings, the May 2023 financial
1040 statements, and the May 2023 invoices.

1041 Ms. Montagna stated on the check register, this was before the meeting, I told who was sitting
1042 right here there was a typo find #277 on the last page under Kutak Rock. It shows \$33,000; that is
1043 not accurate.

1044 Ms. Kramer stated I almost had a stroke.

1045 Ms. Montagna stated yes, I did, too. When I got the phone call, I was like, I would never
1046 approve that, nor did they send that in. It was a typo. An extra 3 was added there. So there was no
1047 invoice sent in with that amount, and there was no invoice paid with that amount. I just wanted to
1048 clarify that.

1049 Ms. Phillips stated I am just glad you clarified that there are blank pages. Because I downloaded
1050 the agenda four times because I kept thinking I was missing something.

1051 Ms. Montagna stated I am not sure how that happens when it goes through the whole PDF
1052 process. I cannot answer that. I am not techy.

1053 Ms. Kramer stated I have a couple of things I want to remove from the approval of the invoices.

1054 Ms. Kassel stated I think you should go over them now before we make a motion.

1055 Ms. Kramer stated okay, great. One is, well we are going to keep the two oak trees in and pay
1056 Benchmark for them, and then you will reimburse us.

1057 Ms. Montagna stated yes, and I have a note on the actual invoice for us, they will create a
1058 Harmony invoice to Inframark, and Inframark will pay that invoice to the District.

1059 Ms. Kramer stated the Inframark, on your bill, the storage fee is showing up.

1060 Ms. Montagna stated the storage fee, the \$700 and something, you guys signed a contract, and
1061 I was not aware of that contract. It was a contract that was signed a very long time ago for a storage
1062 fee. So I will send that out to all of you. I have been saying no, no, no, and then taking them off of
1063 your invoice. The higher ups kind of said, why are you doing this. Well, because they opted not to
1064 pay the storage fee. Well, apparently there was a contract done back when I think Mr. Bob Koncar
1065 or Ms. Kristen Suit was here, and it was signed and approved by you all.

1066 Ms. Kramer stated I would love to see that.

1067 Ms. Montagna stated yes. Mr. Tarase is actually the one who sent it to me. I will forward that
1068 out to everyone. I will also include your legal counsel on it, as well.

1069 Ms. Kramer asked well, at this time, can we have those scanned in and drop the storage fee?

1070 Ms. Montagna stated if that is what you all want to do, then yes, absolutely. I will say let us
1071 get it all scanned in and not have these banker boxes of historical records that started from day
1072 one. That is essentially what it is, the storage of all these banker boxes, and it ends up being, I
1073 think \$15 per banker box. You are 20 something years old, so that is what it is from. I was not
1074 aware of that contract, so I apologize. Instead, internally, I just kept denying those charges. That
1075 is what it is from. So, I will send out the agreement to everyone, and I will let them know going

1076 forward that the Board wants to just digitize. You do not want to pay for storage of those banker
1077 boxes any longer.

1078 Ms. Kassel stated right. Do we need a vote on that, or no?

1079 Ms. Montagna stated let us do that, just so we have it, no more storage fees for banker boxes.

1080

1081 Ms. Kassel made a MOTION to approve having Inframark scan in
1082 all paper records so they are digital and to no longer pay for storage
1083 fees.

1084 Ms. Kramer seconded the motion.

1085

1086 Mr. Leet asked is this storage over and beyond seven years of mandated records?

1087 Ms. Montagna stated some of it is, so what they would do is, the things that do not have to be
1088 kept, we could discard. I am talking from day one of inception up to a certain point. Nothing has
1089 been added to those banker boxes because they have all been digital moving forward. There are
1090 some things in there that, yes, could be done away with.

1091 Mr. Leet stated or been discarded. Again, a couple days ago, we just put on the website from
1092 the permit 20+ years ago showing in perpetuity the conservation area invasive control.

1093 Ms. Montagna stated yes.

1094 Mr. Leet stated on the chance that there is something from that ancient history, if it is digitized.

1095 Ms. Montagna stated agreed.

1096 Ms. Kramer stated yes.

1097 Ms. Kassel asked is there a cost for storing digitized?

1098 Mr. Leet stated that is what I was getting at, pursuant to the data retention requirements of
1099 public records.

1100 Ms. Montagna stated I will be able to find that information out for you, also what are these
1101 banker boxes, what are they full of, is it stuff that has to be kept, and to make it digitized, is there
1102 a fee or anything like that.

1103 Ms. Kassel stated or store it.

1104 Ms. Montagna stated to store it, no. We do not charge to store records; we are your records
1105 keeper. But I think these banker boxes of historical things, if you wanted to keep those and digitize
1106 them and make everything no matter what is in there, there probably would be a fee to have that
1107 done. But moving forward, Ms. Kassel no, for maintenance or something like that, no. But I can
1108 get all that information, and I will send you the contract so you can see that, as well.

1109

1110 Upon VOICE VOTE, with all in favor, unanimous approval was
1111 given to having Inframark scan in all paper records so they are
1112 digital and to no longer pay for storage fees.

1113
1114 Ms. Kassel asked did we have a motion about the consent agenda?

1115 Ms. Kramer stated not yet. I had a piece to take care of before.

1116
1117 Mr. Leet made a MOTION to approve the consent agenda, as
1118 amended for the storage fee, attorney fee data entry error, and the
1119 minutes, as discussed.
1120 Ms. Phillips seconded the motion.

1121
1122 Ms. Kramer stated that also includes the correction of our attorney invoice.

1123 Ms. Montagna stated yes.

1124 Mr. Leet asked are we discussing the transcription stuff at some later point? Or is this a good
1125 time to go over that since it relates to the minutes?

1126 Ms. Montagna stated it will be under my report.

1127 Mr. Leet stated okay.

1128 Ms. Montagna asked are you talking about transcription as far as the minutes?

1129 Mr. Leet stated yes.

1130 Ms. Montagna stated it will be under my report. I will lump it all in.

1131 Mr. Leet stated that sounds good.

1132 Ms. Kramer stated and I am not bringing up the alleyways now because my understanding is
1133 that second payment has already been made.

1134 Ms. Montagna stated correct.

1135 Ms. Kramer stated however, I would like to put on the record that there are still problems.

1136
1137 Upon VOICE VOTE, with all in favor, unanimous approval was
1138 given to the consent agenda, as amended for the storage fee, attorney
1139 fee data entry error, and the minutes, as discussed.

1140
1141 **FIFTH ORDER OF BUSINESS** **New Business**

1142 **A. Discussion of a New Engine in the Polaris**

1143 Ms. Kassel asked is that a bill? Or is that an estimate?

1144 Ms. Montagna stated no, that is the proposal. If you remember, going back, they took it back
1145 and said a new engine needs to be had, so we went through that whole thing.

1146 Ms. Kramer asked that was Kissimmee Motor Sports, right?

1147 Ms. Montagna stated yes, and then it went back and they said, no, it does not need a motor, it
1148 needs this. So they did that, and we got it back, and now it started beeping and kind of spitting out
1149 stuff.

1150 Mr. Castillo stated oil pressure.

1151 Ms. Montagna stated yes, oil pressure. So that went back, and they were like, no, this needs a
1152 new motor. That is where we are with that Polaris.

1153 Ms. Kramer stated we put in with Route 1 Motorsports what, about \$900 with the other work
1154 done on it.

1155 Ms. Kassel stated \$980.

1156 Ms. Montagna stated something like that, just under \$1,000.

1157 Ms. Kramer stated okay. Installation of a new engine would be \$5,900.

1158 Ms. Kassel stated \$6,300.

1159 Ms. Kramer stated no, without the tax. They had included the tax.

1160 Ms. Montagna stated yes.

1161 Ms. Kramer stated the actual amount would be \$5,932.95.

1162 Ms. Kassel stated there is miscellaneous. What is the miscellaneous?

1163 Mr. Leet stated just under \$6,000.

1164 Ms. Kassel stated not to exceed \$6,000.

1165 Ms. Kramer stated the question is, this Polaris has had serious problems all throughout its life;
1166 the transmission had to be redone.

1167 Ms. Montagna stated we lost Zoom, back for audio only.

1168 Ms. Kramer asked do they still have audio?

1169 Mr. Leet stated I am on by phone, and I still see video of it. But I obviously do not have the
1170 audio on here.

1171 Ms. Kramer asked while we are in this limbo, can someone look up what the last Club Car
1172 purchase cost us for a new electric? I cannot remember who we bought it from, but I thought it
1173 was about \$11,000.

1174 Ms. Montagna stated that sounds about right. We have audio and video now.

1175 Ms. Kramer stated all right, we are back online. Thanks everybody for your patience. We are
1176 under New Business. We are discussing the possibility of a new engine for our Polaris. The Polaris
1177 has been having trouble its entire life with us. We had to have the transmission replaced. Luckily
1178 after much back and forth, we did get them to cover that under warranty. However, the engine

1179 problems started just after the two-year warranty expired, so now it needs a whole new engine. We
1180 have put about \$1,000 in. At this point, it will take about another \$6,000 to put a new engine in.
1181 My temptation is to just go ahead and get a new electric, but one of the questions I have is, is there
1182 any reason from the field staff, Mr. Castillo, is there any reason we would need at least one electric?

1183 Ms. Kassel stated you mean gas.

1184 Ms. Kramer stated I mean gas operated. Right?

1185 Ms. Kassel stated I thought it was to pull the power washer, the water tank.

1186 Ms. Montagna stated looking back on the proposals, I cannot remember the gas, but I think the
1187 electric was like \$15,000 to get an electric one. The gas was a little bit less than that.

1188 Mr. Castillo stated the CDD truck cannot go on certain areas when we want to pressure wash.
1189 I am talking sidewalk and along sod. To avoid that, that would come to the Polaris. When Brad is
1190 doing his spraying, he usually pulls it with the Polaris. He cannot use his golf cart because it would
1191 just drain the battery.

1192 Ms. Kramer stated so it is just too much strain on the electric battery.

1193 Mr. Castillo stated correct.

1194 Ms. Kramer stated It would be in our best interest to have another one.

1195

1196 Ms. Kassel made a MOTION to approve proposal #43019 from
1197 Route 1 Motorsports to replace the engine in the Polaris, in an
1198 amount not to exceed \$6,000.00.

1199 Mr. Leet seconded the motion.

1200

1201 Ms. Phillips asked are we sure we want to do this? What do you think? How much would it be
1202 worth to trade in if we get a new one, maybe a different brand? Because Polaris has not been
1203 cooperative through all of this.

1204 Ms. Kramer stated yes, we cannot even get another company that is supposed to be doing their
1205 own site repairs and maintenance, from what I understand, Mr. Perez has just been round and
1206 round with Briggs.

1207 Ms. Philips stated since my first meeting, there have been problems with the Polaris. I am
1208 wondering if field services would rather have a different machine entirely.

1209 Mr. Castillo stated because of the diesel, I guess, we could just go with regular gas.

1210 Ms. Kramer asked is the Polaris diesel?

1211 Mr. Castillo stated yes.

1212 Ms. Kassel stated I would like to hear from Mr. Chokanis.

1213 Mr. Chokanis stated if we go with another different brand, we are going to spend more money.
1214 With everything going on, I figure we should just get the engine replaced. I mean, it is only a 2019.
1215 I know we have had issues with it. It is still a relatively new vehicle or ATV, or whatever.

1216 Ms. Phillips stated it has been out of commission more than it has been in commission.

1217 Mr. Chokanis stated right. I understand, but the transmission is already fixed, and the engine
1218 will be replaced.

1219 Ms. Kramer stated it is like a new vehicle.

1220 Mr. Chokanis stated yes.

1221 Mr. Castillo stated it is a rehab.

1222 Mr. Chokanis stated I would say we just replace it.

1223 Ms. Phillips asked how much would a new one cost?

1224 Mr. Chokanis stated she said the electric one is like \$15,000 so gas would be like \$12,000 or
1225 something, maybe \$13,000.

1226 Ms. Montagna stated probably. It is not as expensive as that.

1227 Ms. Kassel asked what would we get for it? If we sell it, we are not going to get much.

1228 Ms. Montagna stated the cart was \$12,000 to \$13,000 at Advantage Golf Carts, which is who
1229 we bought it from. That was the newest.

1230 Ms. Kramer stated that was the Club Car.

1231 Ms. Montagna stated yes, the Club Car.

1232 Ms. Kassel asked is that electric?

1233 Ms. Kramer stated I thought the gas ones were more expensive.

1234 Ms. Kassel stated the electric is more expensive.

1235 Ms. Montagna stated yes.

1236 Ms. Kramer stated I thought the gas, but I am not sure. I went back and forth with Mr. Perez.

1237 Ms. Montagna stated I am fixing to find out.

1238 Ms. Kramer stated I thought the gas was more expensive because it could pull more.

1239 Mr. Chokanis stated more horsepower.

1240 Ms. Kramer stated right.

1241 Mr. Leet stated the last time we were looking, it was maybe a couple years ago, and the supply
1242 chain issues were a lot different.

1243 Ms. Kassel stated I do not know if you noticed, but it says the oil was on the low side of the
1244 dipstick and it was contaminated with fuel.

1245 Ms. Kramer stated yes, that is a blown head gasket, then the fuel gets into the oil.

1246 Ms. Kassel stated then you have to replace the engine.

1247 Ms. Phillips stated I guess I wish I knew how much trading it in.

1248 Ms. Kramer stated they will not take it as a trade in, in the condition it is. We would have to
1249 go and sell it.

1250 Ms. Kassel stated as surplus.

1251 Ms. Kramer stated yes.

1252 Ms. Phillips stated but if a new machine is \$12,000 and we are putting in \$6,000, if we could
1253 sell it for, say, \$2,000, we are only looking at a \$4,000 difference and have a whole new machine
1254 and be done with the Polaris. I just wish I had the numbers, is all I was saying.

1255 Ms. Kramer stated yes.

1256 Ms. Phillips stated but we do not.

1257 Mr. Leet stated this seems like the least costly path to get that up and running fully.

1258 Ms. Phillips stated for the moment.

1259 Ms. Kramer stated and if it will be up and running, we can quick turn around and sell it, but it
1260 has to be up and running in order to do that.

1261

1262 Upon VOICE VOTE, with all in favor, unanimous approval was
1263 given to proposal #43019 from Route 1 Motorsports to replace the
1264 engine in the Polaris, in an amount not to exceed \$6,000.00.

1265

1266 Ms. Kramer stated we do need the vehicle.

1267 Ms. Phillips stated I know.

1268 **B. Consideration of Proposals for Hydrilla Treatments**

1269 Ms. Montagna stated this one was sent in because Mr. Brad Vinson, who has been treating, but
1270 the hydrilla is just taking over, and he cannot get control of it.

1271 Mr. Castillo stated yes, during the low season of rain.

1272 Ms. Kramer stated the hydrilla is blocking him from reaching the other algae.

1273 Mr. Castillo stated yes.

1274 Ms. Kramer stated but this is only one quote. Who did we use last time?

1275 Ms. Montagna stated no, there are two. If you look, The Lake Doctors was \$1,250.

1276 Ms. Kramer asked was that in the agenda? I did not see it.

1277 Ms. Montagna stated it may have come in afterward. No, it is there. We were trying to get
1278 multiple proposals, and SŌLitude Lake Management (“SŌLitude”) came in at that price, and The
1279 Lake Doctors came in at \$1,250. Both of them are very qualified to do the same amount of work.

1280 Ms. Kramer stated 106 is SŌLitude. Where is The Lake Doctors?

1281 Ms. Kassel stated no, it is above it.

1282 Ms. Kramer asked who did we have do the other lake over here?

1283 Ms. Kassel stated no, that is SŌLitude, too. I do not see The Lake Doctors, just the carp for
1284 \$2,550.

1285 Ms. Kramer stated but that is still SŌLitude.

1286 Ms. Kassel stated yes, that is SŌLitude.

1287 Ms. Montagna stated you can do that, too, for hydrilla. The Lake Doctors did not make it in
1288 there. We got it after the fact, but we wanted more than one proposal. Same scope, just no fish.
1289 They did not offer fish.

1290 Ms. Kramer stated right, SŌLitude is recommending an \$8,372.35 chemical treatment to be
1291 followed up, if we so desire, by carp. Right?

1292 Ms. Montagna stated yes.

1293 Ms. Kramer stated that is what I read when I went through. What was The Lake Doctors?

1294 Mr. Castillo stated \$1,250.

1295 Ms. Kassel asked and what was that for?

1296 Mr. Castillo stated the same scope.

1297 Ms. Kramer asked \$1,250?

1298 Ms. Montagna stated yes.

1299 Ms. Kassel asked as opposed to \$8,372.35?

1300 Ms. Montagna stated yes.

1301 Ms. Kramer stated I noticed SŌLitude did not explain what chemical they were using, nor
1302 concentration. Does The Lake Doctors talk about what it is using?

1303 Ms. Montagna stated anytime I have ever gotten a proposal, they never put what they are using.

1304 Ms. Kramer stated the last one we had, it was detailed and descriptive. I do not remember, but
1305 it was the other one on the other side of the community, and they were very clear about what they
1306 were using.

1307 Ms. Montagna stated we can ask them. We can definitely ask them what they are going to use.
1308 I do not think that is an issue. The Lake Doctors says major application for hydrilla, \$1,250, written

1309 service report included, total services, uses products which, within its sole discretion, will provide
1310 effective and safe results, commence treatment within 15 business days, weather permitting, from
1311 the date of the receipt, the offer is good obviously until July 23, they will hold this price until then.
1312 It is two ponds associated with 7360 Five Oaks Drive, includes a major application for hydrilla,
1313 follow up inspection and treatment if required will be provided approximately 15 to 30 days later,
1314 acceptable level of control shall be at 90%. Aquatic weeds can regrow after treatment. No length
1315 of control is guaranteed. And that is it. But they do not list what chemicals. We can ask, and that
1316 does not include fish, either.

1317 Ms. Kramer stated neither did this \$8,000.

1318 Ms. Kassel stated SŌLitude's.

1319 Ms. Kramer stated the fish would be another \$2,550.

1320 Mr. Chokanis asked Is this the first time hydrilla has been an issue?

1321 Ms. Kramer stated no.

1322 Ms. Montagna stated no.

1323 Ms. Kramer stated we have had several ponds with hydrilla.

1324 Ms. Montagna stated now it is just getting pretty bad, and Mr. Vinson will not be able to do it
1325 on his own.

1326 Ms. Kramer stated yes, for hydrilla, we usually bring someone in to treat it.

1327 Ms. Montagna asked I think you used Biotech last year, right?

1328 Ms. Kramer stated no, we do not use Biotech. It was somebody out of Georgia, I think. I cannot
1329 remember. It is so highly invasive, and if it were to make its way into our lake, we would be in
1330 real trouble. That is why we are pretty proactive with it.

1331 Ms. Kassel asked do we feel we have enough information? We did not see The Lake Doctors
1332 proposal, but it was told to us. Do we feel we have enough information to move forward with a
1333 vote?

1334 Ms. Kramer stated I think I am comfortable, in that they are going to re-treat if the first
1335 treatment is not adequate.

1336 Mr. Chokanis stated I think it is worth the risk with the price they are offering.

1337 Ms. Kassel stated comparatively speaking.

1338 Ms. Kramer stated then maybe we consider some grass carp after the treatment is completed.

1339 Mr. Chokanis stated I will say, though, SŌLitude's proposal looks pretty professional.

1340 Ms. Montagna stated they are pretty thorough.

1341 Ms. Kramer stated they did not give any of the chemicals to be used or what kind of coverage.
1342 It looks professional, but there is no meat in it.

1343 Ms. Montagna stated I have never seen a pond proposal that gives us what the chemicals are
1344 used. They will say coverage typically, but never have I ever seen one that shows chemicals. I
1345 have not.

1346 Ms. Kramer stated I thought they did last time.

1347 Ms. Montagna stated they did not say what chemicals they were using.

1348 Mr. Chokanis stated It is probably a proprietary mixture.

1349 Ms. Montagna stated I have no idea.

1350 Ms. Kramer stated I will find it and show it to you.

1351 Ms. Montagna stated if we asked, I am sure they would provide it.

1352

1353 Ms. Kassel made a MOTION to approve the proposal from The
1354 Lake Doctors for hydrilla treatment, in the amount of \$1,250.00.
1355 Mr. Chokanis seconded the motion.

1356

1357 Ms. Phillips asked are they on the approved list of vendors for us to use?

1358 Ms. Montagna stated you do not have an approved vendor list. They have to be licensed and
1359 bonded.

1360 Ms. Kramer stated and they have to meet the State requirements.

1361 Ms. Montagna stated yes.

1362 Ms. Phillips asked they have done that?

1363 Ms. Montagna stated yes. They are a vetted company.

1364 Ms. Phillips stated that is what I meant.

1365 Ms. Montagna stated okay.

1366 Ms. Phillips stated the price difference is so different.

1367

1368 Upon VOICE VOTE, with all in favor, unanimous approval was
1369 given to the proposal from The Lake Doctors for hydrilla treatment,
1370 in the amount of \$1,250.00.

1371

1372 **C. Consideration of Resolution 2023-07, Designating an Additional Assistant Secretary**

1373 Ms. Kramer read Resolution 2023-07 into the record by title.

1374 Ms. Kramer stated Mr. Hayes is right here behind us, appointing him as additional Assistant
1375 Secretary for the Harmony Board.

1376 Ms. Montagna stated I just want to make a clarification. I got probably 10 emails from some
1377 residents asking, so you are adding another Supervisor to the Board, who authorized this, and so
1378 on. For everyone's benefit and whoever is listening, that is not what this is. It is just adding an
1379 additional "me" to the Board to sign minutes and things of that nature. If I am not here, he is here
1380 and can do those things and communicate.

1381 Ms. Kassel stated he is an Inframark employee.

1382 Ms. Montagna stated that is all it is, no Board of Supervisor, he has no voting rights, same as
1383 me, none of that.

1384 Mr. Leet stated sounds good.

1385

1386 Ms. Kassel made a MOTION to approve Resolution 2023-07,
1387 designating Mr. Lynn Hayes as an additional Assistant Secretary.
1388 Ms. Phillips seconded the motion.

1389

1390 Upon VOICE VOTE, with all in favor, unanimous approval was
1391 given to Resolution 2023-07, designating Mr. Lynn Hayes as an
1392 additional Assistant Secretary.

1393

1394 **D. Consideration of Resolution 2023-08, Statewide Mutual Aid Agreement**

1395 Ms. Kramer read Resolution 2023-08 into the record by title.

1396 Ms. Kramer asked what is this?

1397 Ms. Montagna stated every year, it comes before districts right before typically hurricane
1398 season. I do not know if Mr. Eckert would rather cover this.

1399 Ms. Kramer stated I have never seen it.

1400 Mr. Eckert stated yes, I can cover it. It is called an agreement, but it is really more like a
1401 compact between local governments in Florida that, in the event the hurricane or emergency, if
1402 you are a party to this agreement, you can call on other local governments to provide you either
1403 personnel, equipment, things of that nature. It was really designed so that local governments can
1404 have an agreement in place before there is an emergency, so people are not trying to negotiate
1405 agreements with Osceola County how much are you going to charge us to borrow a chainsaw,
1406 things of that nature. It is actually something that most CDDs that I work with do go ahead and
1407 sign on to because there is no cost to signing on to be a member of this agreement. But because
1408 you are a CDD with very limited equipment and staff, typically you would be the one that would
1409 be the primary beneficiary of this agreement, rather than a county or city who is probably going to
1410 be providing equipment and personnel to help the District. Although we do have private
1411 contractors that are available to help clear roads after we have hurricane damage and things of that

1412 nature, sometimes those private contractors cannot get to the site, they cannot have the staff
1413 sometimes because their staff is either dealing with their own emergencies or are dealing with
1414 damage in other communities. So this is just an extra layer of protection that the District could
1415 agree to as a resource in the event that you ever needed the resources of a city or a county. You
1416 would still have to pay for those, but you would only incur that cost if the Board made the decision
1417 that we need to ask the city, the county, or the State for extra help. I think it is a very low-risk thing
1418 for the CDD. I seriously doubt that the County is going to be reaching out to the CDD to find out
1419 what equipment or personnel the CDD has. In fact, in 20 years, I have never seen that happen, but
1420 I have seen it where the CDDs need to reach out to the counties and say, we need some help here
1421 because our landscaper cannot even get over here to start clearing trees off our roads. With that
1422 said, if anyone has any questions, I will be happy to answer them.

1423 Ms. Kassel stated I will also say that the benefit of an agreement like this is that prices are
1424 already negotiated, and we will not get gouged by vendors who are charging an arm and a leg after
1425 an emergency.

1426
1427 Ms. Kassel made a MOTION to approve Resolution 2023-08,
1428 Statewide mutual aid agreement.
1429 Mr. Leet seconded the motion.
1430

1431 Ms. Kramer stated I think it is a great plan. This has been in place for a long time? It is not
1432 something new that just passed the Legislature, is it?

1433 Ms. Montagna stated no, it is presented. I do not know how far back. Mr. Eckert may be able
1434 to answer that, but I know every year, right before hurricane season, this is presented.

1435 Mr. Eckert stated yes, and this came up because we looked back, and I think Ms. Karen Haber
1436 from my office reached out to the District Manager to find out if the District had ever entered one,
1437 and we could not find one that was recently done.

1438 Ms. Montagna stated you have never done it; they have declined them.

1439 Mr. Eckert stated it has been updated, and we are recommending approval.

1440 Ms. Montagna stated that is what we have in our records. We do not have any mutual aid
1441 agreement on file that you guys have accepted.

1442 Ms. Kramer stated I had never heard about it before, and that is why I thought it was maybe
1443 something. It does mention the Governor, but how much control does he have?

1444 Mr. Eckert stated he has a lot of control.

1445 Ms. Kramer stated but he usually does not get involved.

1446 Mr. Eckert stated he cannot force the District to take the aid and pay for it. I mean, the District
1447 has to ask for it.

1448 Mr. Leet stated all the terms seem pretty well laid out here, the conditions and everything. It
1449 seems pretty low risk. What is the worst possible downside?

1450 Ms. Kramer stated they could take our tractor.

1451 Mr. Leet stated they could ask for the tractor.

1452 Mr. Chokanis stated they can use the broken Polaris.

1453

1454

Upon VOICE VOTE, with all in favor, unanimous approval was 1455 given to Resolution 2023-08, Statewide mutual aid agreement.

1456

1457 **E. Consideration of the Garden Club's Request for Mulch and Brick**

1458 Ms. Kassel stated I think we have an erroneous Garden Club request.

1459 Ms. Kramer stated yes, this is not our Garden Club thing, so we are nixing this from the agenda.

1460 Ms. Montagna asked what do you mean?

1461 Ms. Kramer stated you might want to find what District.

1462 Ms. Kassel stated there is an email, I do not know what page of the agenda it is on, from a
1463 Nettie to Mr. Perez.

1464 Ms. Kramer stated this page 160, but it is not Harmony.

1465 Ms. Montagna stated no, it is not. I know exactly who Nettie is.

1466 Ms. Kramer stated okay, we are going to send you back to the other District with that one.

1467 **F. Consideration of Increasing the Limit on the CDD Bank Card**

1468 Ms. Montagna stated currently, I do not even know, it is a very low limit.

1469 Mr. Castillo stated it is \$1,500.

1470 Ms. Montagna stated it is \$1,500, and that is gone with a snap of a finger. What is happening
1471 is, Mr. Hayes, myself, Mr. Perez were using this a lot, Mr. Freddy Blanco, were using different
1472 Inframark cards to cover the supplies because they do order a lot of stuff: gas and all these different
1473 things. I always waive your 15% charge because if Inframark has to pay for something for you all,
1474 and it is a pass through, they charge you a 15% admin charge, and I have always waived those. It
1475 is happening more and more now, and after a week or so, his card is done.

1476 Ms. Kramer stated It is because of the overlap of when we get the bill and when the payment
1477 goes in and when they log a payment.

1478 Ms. Kassel asked what is the current limit?

1479 Ms. Montagna stated \$1,500.

1480 Ms. Kassel asked \$5,000, Is that what you are suggesting?

1481 Ms. Montagna stated I would suggest at least that. The rules and policies still remain the same.
1482 He has to turn in receipts. He has to do all of those things.

1483 Ms. Kramer stated he has to get approval for the big stuff.

1484 Ms. Montagna stated correct. The same things still all stay in place. He just has more to work
1485 with, where right now, he may have gone to Home Depot twice and bought something, and then
1486 went and filled up all the gas tanks and all that, and now his \$1,500 is gone.

1487 Ms. Kassel stated I move that we request an increase on the credit limit for the CDD bank card
1488 from \$1,500 to \$5,000. We can always raise it more later if necessary.

1489 Ms. Montagna stated yes.

1490

1491 Ms. Kassel made a MOTION to approve requesting an increase on
1492 the credit limit for the CDD bank card from \$1,500 to \$5,000.
1493 Mr. Leet seconded the motion.

1494

1495 Ms. Kramer asked Mr. Eckert, any input?

1496 Mr. Eckert stated no.

1497

1498 Upon VOICE VOTE, with all in favor, unanimous approval was
1499 given to requesting an increase on the credit limit for the CDD bank
1500 card from \$1,500 to \$5,000.

1501

1502 **G. Consideration of CDD Fence Removal Proposals**

1503 Ms. Montagna stated I think there was a little confusion on this. You all authorized the fence
1504 to be taken down if there was no requirement. There is no requirement. We can take it down. The
1505 problem is, we did not move past that, right? If you wanted staff to take it down, or quotes. Staff
1506 can take it down. Mr. Castillo said we absolutely can, and it will take us about three weeks, four
1507 weeks.

1508 Mr. Castillo stated yes, if we just straight do that.

1509 Ms. Montagna stated if they just straight do it for eight hours a day, every day, but other things
1510 are going to fall behind: grinding.

1511 Mr. Castillo stated that is also replacing.

1512 Ms. Kramer stated it is three weeks of time above and beyond your regular schedule.

1513 Ms. Montagna stated no.

1514 Ms. Kramer stated like cleaning the bathrooms. The bathrooms will still get cleaned.

1515 Mr. Castillo stated yes, the only thing that is not going to be done regularly is the grinding and
1516 pressure washing.

1517 Ms. Montagna stated that is right.

1518 Ms. Kramer stated that will fall off for three weeks while this is being done.

1519 Ms. Montagna stated it will be three, close to four the way they timed it out. Again, not your
1520 everyday things, just the pressure washing and grinding would cease for that amount of time. I will
1521 tell you this, I reached back out to Ms. Lisa Smith at the County. I am assuming the other guy is
1522 now gone because I reached out to him numerous times but did not get a response back.

1523 Mr. Castillo asked we got an extension?

1524 Ms. Montagna stated no extension, so there are two parts to this. They are coming back out.
1525 We have until September.

1526 Ms. Kramer stated 18 at 8:00 a.m.

1527 Ms. Montagna stated to get the fence done. It has got to be done, so I would say prior to that
1528 18th get it done. The second part of this whole County thing is, Ms. Smith is also, I presume, taking
1529 up for this other gentleman, also asked, where are you with the storage containers out there because
1530 you are still in violation. My thing to her was, yes, we still do have two storage containers out
1531 there. We meet on Thursday, the Board, and I will have an answer for you on Friday. My proposal
1532 to you is, and I do not know, this is going to come from you, too, Celebration CDD is willing to
1533 buy both of those containers.

1534 Ms. Kassel stated but we need a place to store the stuff that is in them.

1535 Ms. Montagna stated that is my next question. Celebration CDD will take them, and they will
1536 come pick them up tomorrow. They have already set up transport to grab both of those and take
1537 them to Celebration. My only question was, how much stuff is in them, what all is in them, and do
1538 you even have a place to put that stuff?

1539 Ms. Kramer stated we have no place.

1540 Mr. Castillo stated the biggest thing is the golf carts; the golf carts need to be charged.

1541 Ms. Kramer stated I am sorry; September 19.

1542 Ms. Montagna stated golf maintenance is a no go. They will not even allow them to park a
1543 truck there while they are getting supplies.

1544 Ms. Kassel asked and it is not possible to park them in a resident's garage?

1545 Ms. Montagna stated that is up to the Board.

1546 Ms. Kramer stated if a resident volunteered their garage.

1547 Ms. Marilyn Ash-Mower asked what do you have to put in it?
1548 Ms. Kassel stated two golf carts.
1549 Ms. Montagna stated but there is other stuff in there, too.
1550 Ms. Kramer stated you know, some tools, blowers.
1551 Ms. Kassel stated trailers.
1552 Mr. Castillo stated we still trailers and stuff, the one Mr. Vinson uses, and the pressure washing
1553 trailer.
1554 Ms. Kassel stated we may need more than one resident's garage.
1555 Ms. Ash-Mower stated I can probably do the golf carts. I have a two-car garage, and I do not
1556 have two cars; I have only one.
1557 Ms. Kassel stated I have a three-car garage, and I have only one.
1558 Ms. Montagna stated keep in mind that there could be a possible inconvenience. They are going
1559 to get them early in the morning and bringing them back at whatever time.
1560 Ms. Ash-Mower stated okay, I will give them my clicker.
1561 Ms. Kramer stated we have half of a two-car garage here and half of a two-car garage there.
1562 Ms. Kassel stated it is really kind of two spaces of a three-car garage.
1563 Ms. Ash-Mower stated I want to know when the mess behind all those will be cleaned up.
1564 Mr. Castillo stated that is another thing, too, all those broken down side-by-sides there.
1565 Ms. Phillips stated we will put them in a container when Celebration picks them up.
1566 Ms. Montagna stated what I need from you all is, if you can get a plan together, I need a
1567 definitive date to tell her, or you are going to start getting fined, and it is \$250 a day.
1568 Ms. Kramer asked what did she say about, is there a consent order again to drag it out? I do
1569 not want to.
1570 Ms. Montagna stated I think it has gone to the extent now there is no extension. She is being
1571 nice in the fact of, okay, can you give me a date that you will get in compliance with this stuff? I
1572 can offer up, we can take the storage containers off your hands. That is not a problem, but they are
1573 both full of things, and there is nowhere to put them currently, so that is something you all will
1574 have to come up with. At least if I could come up with a definitive date, can you give us 30 days?
1575 We will have it cleared, 30 days and it will be done. If she says yes, or she says that is not going
1576 to work, if we do not have it out in 15 days, we will start fining you, I do not know, but I am willing
1577 to try anything.

1578 Ms. Kassel stated I think that Ms. Ash-Mower and I are good to get it done by next week, if
1579 Mr. Castillo is.

1580 Ms. Ash-Mower stated yes. I made room on Saturday, so it is all neat and tidy right now.

1581 Ms. Montagna asked what about all this other stuff? We are just talking about the golf carts.

1582 Ms. Kramer stated the Polaris is going to come back.

1583 Ms. Phillips stated yes. But that does not need to be stored indoors, does it?

1584 Ms. Kramer stated the Polaris does.

1585 Ms. Kassel stated because we do not want anyone to steal it.

1586 Ms. Montagna stated nothing can be stored back there any longer.

1587 Ms. Phillips stated but if it cannot be outside, maybe someone will steal it.

1588 Mr. Chokanis asked Mr. Castillo, can you get pictures of what all is in there?

1589 Ms. Kramer stated also, when you speak to her tomorrow, tell her that there is a tractor that the
1590 garden uses and some equipment that the garden uses. Is it okay to keep one of the storage
1591 containers for the tractor and the garden? It is associated with the community garden.

1592 Ms. Montagna asked leave one storage container?

1593 Ms. Kramer stated yes.

1594 Ms. Montagna stated for garden use.

1595 Ms. Kramer stated right.

1596 Ms. Montagna stated okay, I can do that.

1597 Ms. Nancy Snyder asked do you have enough space now?

1598 Ms. Kramer stated no.

1599 Ms. Snyder stated I can put my car outside. Then he would have a two-car garage besides the
1600 space next to my garage. I am storing somebody else's car, so you cannot use the third spot. I have
1601 the two-car spot.

1602 Ms. Kassel stated we have five garage spaces now.

1603 Ms. Kramer stated wonderful, Ms. Snyder, you just put us over the top.

1604 Mr. Eckert asked are you going to have some sort of a license agreement or something for the
1605 District to be able to use the facilities that deal with insurance and indemnification and things like
1606 that?

1607 Ms. Montagna stated you probably should.

1608 Ms. Kassel asked do you have any existing agreements that we could use?

1609 Mr. Eckert stated I have existing license agreements. I would have to modify it because I really
1610 do not have any other districts that made the decision to use resident garages for storage, but I have
1611 other license agreements I could easily modify.

1612 Ms. Kassel asked do we want him to do that?

1613 Ms. Montagna stated if you are going to allow things to be stored in residents' homes, you
1614 really need to do that.

1615 Ms. Kassel stated the residents need to be protected as well as the CDD.

1616 Ms. Montagna stated correct, and that is essential.

1617 Ms. Kassel asked Mr. Eckert, do these licenses indemnify and protect both parties? Or just
1618 one?

1619 Mr. Eckert stated They typically do, although the CDD can only agree to indemnify up to
1620 certain statutory limits, but those limits are \$200,000 and \$300,000, respectively. Again, the
1621 concern would be, from a resident standpoint, and I am not the resident's attorney, but if there was
1622 some sort of a fire with a vehicle we were storing in there and it burned down the entire house,
1623 that would be a concern of theirs.

1624 Ms. Montagna stated yes.

1625 Ms. Kramer stated luckily, except for yours, these are detached garages.

1626 Ms. Phillips stated yes. yours is detached, right?

1627 Ms. Ash-Mower asked detached? No, it is attached to my house.

1628 Ms. Kramer asked you do not have a breezeway you go through?

1629 Marilyn stated a breezeway, yes, but it attaches to the house. That is probably a firewall, right?

1630 Ms. Kramer stated that is considered detached.

1631 Ms. Montagna asked can you send pictures of everything that is in both containers, so that
1632 everyone can kind of get an idea of what is actually in these containers?

1633 Mr. Castillo stated okay.

1634 Ms. Phillips stated the other thing I was going to mention is, there are several homes sitting
1635 empty in Harmony.

1636 Ms. Montagna stated we do not own them.

1637 Ms. Phillips stated I know, but maybe the owner would like to rent out their garage for a little
1638 while.

1639 Ms. Kassel stated that is a possibility, too. But we do not know who that is.

1640 Mr. Chokanis stated that would probably be easier for the maintenance crew.

1641 Ms. Phillips stated right.

1642 Mr. Chokanis stated they would not have to interrupt people.

1643 Ms. Phillips stated they are going to go to Ms. Ash-Mower's house because she is going to
1644 give them lemonade.

1645 Ms. Kramer stated we will look at this. Also, we need to touch base with Mr. Hamstra. Say
1646 anything about how fast we could get something done?

1647 Mr. Hamstra stated they did not have an opening until late or mid-August to even see us.

1648 Ms. Kramer stated I was afraid of that. I looked at the schedule and said, these folks applied in
1649 March and April to be on this agenda.

1650 Ms. Ash-Mower stated I still have a question on the shipping container. We talked about
1651 moving the stuff in the garden shed into the shipping container. Do those shipping containers open
1652 on both ends? Or only on one end?

1653 Mr. Castillo stated just one end.

1654 Ms. Ash-Mower stated I cannot quite visualize the width of the front-end loader. My other
1655 question is, do we have to be licensed and insured to run that front-end loader?

1656 Ms. Kramer stated our field services would still be using it in the garden.

1657 Ms. Ash-Mower stated but my question is, is it wide enough if I put the racks and all the
1658 equipment that we have in the shed in that, we put the equipment in last, can we still get by that
1659 and take all our equipment out? Or if you put it in the back, then we cannot get it.

1660 Ms. Kassel stated you want the tractor in the front so that we can pull the tractor out and have
1661 access to everything else.

1662 Ms. Ash-Mower stated yes. But can you get by if you only have a front-end entrance? You
1663 need to get by the tractor to get to the tools.

1664 Ms. Kassel stated you pull the tractor out.

1665 Ms. Kramer stated you will still have the garden shed.

1666 Ms. Ash-Mower stated okay.

1667 Ms. Kramer stated we are not taking the garden shed away. The garden shed stays.

1668 Ms. Ash-Mower stated I was angling for a bigger shed.

1669 Ms. Kramer stated we may be able to work that out offline. You will still have your garden
1670 shed. The most frequently used things you will still keep in there. The things that are more
1671 infrequently used would be in your garden container with the tractor and all the attachments.

1672 Mr. Chokanis asked is there an area we can move these shipping containers to?

1673 Ms. Kramer stated they are not allowed in Harmony?

1674 Mr. Chokanis asked they are not?

1675 Ms. Phillips stated that has been our whole issue. We even talked last month about finding a
1676 farmer nearby.

1677 Mr. Leet asked with all this happening, do we need to set a date we can target when we think
1678 we have an agreement ready to sign? Then we can go to the County.

1679 Ms. Kassel asked Mr. Eckert, how quickly do you think you can get those license agreements
1680 to us?

1681 Mr. Eckert stated I can get you a form of the agreement without addresses and people's names
1682 probably by Tuesday.

1683 Ms. Kassel asked what if we were to target within two weeks that the containers will be gone?

1684 Ms. Montagna stated I just do not want to box us in.

1685 Ms. Kramer stated ask her for two months or the end of September. Ask for as much as you
1686 can get, and then if she pushes you back, then we will narrow it down. Let us not give away the
1687 farm yet.

1688 Ms. Montagna stated I will bring up that we discussed it tonight. My one question, first and
1689 foremost is, the Garden Club uses one of those storage containers because it is a tractor, garden
1690 things, timbers, all these things. Can all that stay back there for the Garden Club? That would be
1691 my first question. The second one is, and we will talk about the second one, can we maybe have
1692 the same deadline that we have for the fencing? It is really not that far off if you think about it. If
1693 she says no, then I will start negotiating from there.

1694 Ms. Kramer stated explain to her that we have to find a place to store all our stuff. In order to
1695 construct a location to store all our stuff we have to go through the whole County process.

1696 Ms. Montagna stated we cannot get on until August.

1697 Ms. Kramer stated and we cannot even get on for a preliminary.

1698 Ms. Montagna stated right. I will explain all of it and see what we can come back with. She
1699 has been very nice, but she did say if this does not get rectified, you will start getting fined.

1700 Ms. Kramer stated right.

1701 Ms. Montagna stated I will see what I can do, and I will keep everybody notified.

1702 Ms. Kramer asked Mr. Hamstra, were you able to get the application for that pre-application
1703 meeting in?

1704 Mr. Hamstra stated I requested a pre-screening meeting, which they denied me within a day.
1705 We wanted to see if they can do an informal. I was able to ask before tonight, and it was quickly
1706 denied.

1707 Ms. Kramer asked did you put something in for the pre-application meeting?

1708 Mr. Hamstra stated yes, that will be next.

1709 Ms. Kramer stated okay. Nothing has gone in yet.

1710 Ms. Phillips stated no.

1711 Ms. Kramer stated I am just saying if she says we already have a pre-application in, but we
1712 cannot get on until such and such a time.

1713 Mr. Hamstra stated I will set the pre-application meeting after tonight.

1714 Ms. Kramer stated okay.

1715 Ms. Montagna stated before you go father down, back to the fence, I am sorry because I jumped
1716 ahead on you guys. Are you wanting staff to do it with the understanding and the expectation yes,
1717 those certain things are going to be delayed until they can get it done, or do you want to go with
1718 one of the proposals that were submitted to have them remove the fence and get it done in a day
1719 or two, is that what you said?

1720 Ms. Kassel stated I would rather save \$6,000 and have our staff do it. Also, that means that
1721 they can retain any fencing that is in good shape.

1722 Ms. Kramer stated they are still going to have to go through it anyway. They are going to have
1723 to be out there. Also, we have six weeks, I mean 10 weeks between now and when we have to have
1724 it all down and/or repaired.

1725 Ms. Montagna stated yes.

1726 Ms. Kramer stated so we have 10 weeks. You can kind of scatter that three weeks. You can
1727 take down this section so that we are not doing away grinding for the total time.

1728 Ms. Montagna asked do you have a dumpster? How are you all hauling this from U.S. Hwy
1729 192 back to where we are throwing it away?

1730 Ms. Kramer stated we have a trailer.

1731 Ms. Montagna asked do you have trucks?

1732 Mr. Castillo stated yes, my truck and the other truck.

1733 Ms. Kramer stated you have the trailer. You can drag the trailer out there and get a lot in it.

1734 Mr. Castillo stated it usually falls off.

1735 Ms. Montagna asked do we have a place to dump it? Or are you going to have to rent a
1736 dumpster?

1737 Ms. Kramer stated no, it will have to go to the dump.

1738 Mr. Castillo stated we will have to get a dumpster. Usually, we just cut it up in pieces and
1739 throw it in the trash.

1740 Ms. Kramer asked is there not a dump right in Holopaw? Anyway, either way.

1741 Mr. Leet stated I see Ashley Fence. I see Chapco Fence. I see AC Master Fence. Did we not
1742 hear anything from Straightline Fence?

1743 Ms. Montagna stated yes, Straightline Fence was \$10,500.

1744 Mr. Leet asked but do we not already have that deposit with them?

1745 Ms. Montagna stated you are not getting that deposit.

1746 Ms. Kramer stated forget it. They are not going to apply it to this.

1747 Ms. Montagna stated no.

1748 Ms. Phillips asked only if we got a new fence?

1749 Ms. Kramer stated if we got a new fence, they would apply it.

1750 Ms. Phillips asked does taking down the old fence require skilled labor?

1751 Ms. Kramer stated no.

1752 Ms. Montagna stated I would not think so.

1753 Ms. Kramer stated the slats just slide in and out. They are not attached at all, and then the posts,
1754 you just push them in.

1755 Ms. Montagna stated I do not know. Are they in cement?

1756 Mr. Castillo stated so far, we found none in cement.

1757 Ms. Montagna stated okay.

1758 Ms. Kramer stated you just wiggle them.

1759 Mr. Castillo stated the new ones we did put in cement.

1760 Ms. Kramer stated okay.

1761 Ms. Montagna stated if you are deciding to go with staff, and that is the motion you need.

1762 Ms. Kassel asked do we need a motion for that? I do not think we do.

1763 Ms. Montagna stated I would prefer you did.

1764 Ms. Phillips asked can you hire extra people for this period of time?

1765 Ms. Kramer stated we have to have one of our staff out there to evaluate and see what we want
1766 to save.

1767 Ms. Phillips stated right, but they sometimes have extra people, like they have day laborers.

1768 Ms. Kramer stated I think if we spread it out, we can still get some grinding done in between.

1769 Yes, we will not be doing as much, but we will be doing some of it.

1770 Mr. Castillo stated yes, we can do that.

1771

1772 Mr. Leet made a MOTION to approve Inframark staff removing
1773 the fence along U.S. Hwy 192, as discussed.

1774 Ms. Kassel seconded the motion.

1775

1776 Upon VOICE VOTE, with all in favor, unanimous approval was
1777 given to Inframark staff removing the fence along U.S. Hwy 192, as
1778 discussed.

1779

1780 Mr. Leet stated to be clear, that is just CDD property but not the entrance areas.

1781 Ms. Montagna stated that are not CDD property.

1782 Mr. Leet stated as we discussed last month.

1783 Ms. Kramer stated right. At the last code enforcement board meeting, I was reading their
1784 minutes, and the Harmony golf course evidently repaired theirs. How long the repairs will last, I
1785 do not know because they did not replace it all.

1786 Ms. Montagna stated that is also to include to keep what is salvageable, and grinding and
1787 pressure washing will very well fall behind.

1788 Mr. Leet stated understood. I was kind of half joking, but where is it going to be stored?

1789 Ms. Montagna stated I do not know where you are saving the good stuff. I do not know what
1790 storage you even have.

1791 Ms. Kramer asked do we want to look for another garage?

1792 Ms. Montagna asked where are you going to put it in the meantime? Because you cannot put
1793 it back there.

1794 Ms. Snyder asked does it have to be stored inside?

1795 Ms. Kramer stated yes.

1796 Ms. Montagna stated it should be. It is PVC. That is why it is like it is.

1797 Mr. Leet stated I understand.

1798 Ms. Snyder stated I have a two-car driveway next to my garage. Depending on when you are
1799 going to do this, you can have the two-car part. My friends have the one-car part because they are
1800 away on vacation probably until the beginning of September. The two-car driveway, there will
1801 only be my car. Can we not lay some fencing there until we get things organized?

1802 Ms. Montagna stated you could cover it with a tarp or something.

1803 Mr. Castillo stated I have the new ones now covered in tarp.

1804 Ms. Snyder stated I have a tarp.

1805 Ms. Kramer asked is that exposed to the eyes of the HROA?

1806 Ms. Kassel stated you can contact them.

1807 Ms. Snyder stated it is in the alley.

1808 Ms. Kassel stated I am sure that the HOA can exempt that for a month or two.

1809 Ms. Phillips stated I mean, we are just talking for a temporary time. Right?

1810 Ms. Montagna stated okay, Ms. Kassel, work your magic.

1811 Ms. Kramer stated we will leave it to you.

1812 **H. Consideration of Trailhead Sign Proposal**

1813 Ms. Kassel stated this is in the agenda package. I cannot find it now. Mr. Dwyer had sent me
1814 a photograph of the signs they have at Harmony West. The actual signs are little street signs like
1815 this and this. So we would have the trail name. I talked to Mr. Leet, and he said it would be easy
1816 to have a QR code. They have their logo. They have two signs. It is confusing. One says no
1817 trespassing.

1818 Ms. Kramer stated the only thing I see in here is, we said no ATVs or four wheelers. I would
1819 put no motorized vehicles, as we discussed at the last meeting. Again, you will get somebody
1820 saying, I am on a UTV, not an ATV.

1821 Ms. Montagna stated or a golf cart.

1822 Ms. Kramer stated yes.

1823 Ms. Kassel stated no motorized vehicles. We were talking about having a QR code that people
1824 can scan that would give them information about the trails.

1825 Ms. Kramer stated we could link it.

1826 Ms. Kassel stated Mr. Leet has been working on a trail map, so we can link it to the trail map.

1827 Ms. Kramer stated the trail map can have length and difficulty.

1828 Ms. Kassel stated yes.

1829 Ms. Montagna stated the trail name, open dawn to dusk only, use at your own risk, no
1830 motorized vehicles, uneven terrain, beware of and respect wildlife, carry out what you bring in,
1831 trail cameras in use, QR code. Not on the sign, but I just made a note, QR code to info on trails
1832 and maps.

1833 Ms. Kassel stated it will be on the sign.

1834 Ms. Montagna asked it will? Okay.

1835 Mr. Leet stated it was not discussed last month, but some people do use, Butterfly specifically,
1836 to bring kids to school. Are we thinking we would not be allowing that anymore?

1837 Ms. Kassel stated with golf carts.

1838 Ms. Montagna stated you have no motorized vehicles.

1839 Ms. Kassel stated remember, first of all, Butterfly Trail, all that land is owned by Harmony
1840 West CDD.

1841 Ms. Montagna stated you would not want to go on it anyway.

1842 Mr. Leet stated we would not put a sign out there.

1843 Ms. Kassel stated I had reached out to Mr. Mark Hills because he is the person I was referred
1844 to by Harmony West CDD to talk about, “you own the property, we have been maintaining the
1845 trails, how do you want to do this because now you own the property.” I have not heard anything
1846 back. I actually reached out to him again. I am waiting to hear, but Harmony West CDD owns that
1847 trail; we do not. Billy’s Trail: we own part of the Billy’s Trail from Five Oaks to where it joins up
1848 with the Forestar property. There is really no reason that once that Forestar property stone gets
1849 compacted, there is really no reason why you would not want to drive on that. We have got Billy’s
1850 Trail. We have got Butterfly Trail. Lily Pond Loop is off of Butterfly Trail, as well as Pine Needle
1851 Path, but they are still owned by Harmony West CDD.

1852 Ms. Kramer asked Mr. Dick Jerman did give all that land to ?

1853 Ms. Kassel stated Mr. Jerman gave all that to Harmony West CDD. I do not think they know
1854 what they are doing, but they are still developer controlled. It is right up to, almost to our sidewalk
1855 that Harmony West CDD now owns.

1856 Mr. Leet asked how many CDD trails do we even have left? Billy’s Trail?

1857 Ms. Kramer stated Billy’s Trail really is not Billy’s Trail. We have the path behind the Enclave.

1858 Ms. Ash-Mower asked what was the one that started at the garden and went out to the lake?

1859 Ms. Kassel stated Jug Creek Trail. Ms. Kramer asked me about that. A lot of that trail has been
1860 impacted by the development on Middlebrook and Feathergrass, and probably also Cat Lake here,
1861 because it went in the woods there behind Feathergrass and Middlebrook and up through the RV
1862 lot. It started at the garden. It actually started at Town Square.

1863 Ms. Kramer stated it is almost 8:30.

1864 Ms. Kassel stated but this is something we have been talking about for several months. Let us
1865 just finish with it. Let us give it another five minutes.

1866 Mr. Chokanis asked can we not just do this with Billy's Trail right now? Instead of all the other
1867 trails, we are not really concerned about?

1868 Ms. Kramer stated right.

1869 Mr. Chokanis stated because we do not want any motorized vehicles going down that one.
1870 Right?

1871 Ms. Kramer stated right, no, we do not.

1872 Ms. Phillips stated I think that is a good decision.

1873 Mr. Dwyer asked if you are just talking about Five Oaks to Billy's Trail behind the Enclave?

1874 Ms. Kramer stated right.

1875 Mr. Dwyer stated yes, that is good.

1876 Ms. Phillips stated I know we are not supposed to do that, but you have so much invested in it.

1877 Ms. Kramer stated but that is the only property we can post it on.

1878 Ms. Kassel stated we can post it on CDD property across from Butterfly Trail, just on the verge.

1879 Ms. Kramer stated we have about that much.

1880 Mr. Leet stated Billy's Trail actually goes from, we have the edge of our property by the lift
1881 station over there. The other end by the cul-de-sac, it is the Enclave HOA, and that abuts right up
1882 to.

1883 Ms. Kassel stated the Four Star Property.

1884 Mr. Leet stated Harmony Land still right now.

1885 Ms. Kramer stated we do not have to say when it ends.

1886 Mr. Leet stated right, we have our little parcel that wraps around. What Mr. Dwyer mentioned
1887 that little access through the Enclave cul-de-sac does not go onto CDD property at all.

1888 Ms. Kramer stated I guess what I am saying is, we could put the sign on our trailhead where
1889 we start it. We do not want golf carts jetting up and down behind all the Enclave homes, anyway.

1890 Mr. Leet stated I agree with that.

1891 Ms. Kramer stated so we could put this sign there without any problem at all. It controls our
1892 portion of the trail, and what happens on their portion of the trail, if they want to let the Enclave
1893 people use the golf carts.

1894 Ms. Kassel stated then we need two signs because of all the people in the Enclave.

1895 Ms. Kramer stated but we do not control that. We do not own that.

1896 Ms. Kassel stated no, no, no. We need a sign at the beginning on the north side of the CDD
1897 property, so the people in the Enclave do not ride from the north side down to the south side.

1898 Ms. Kramer asked down to Five Oaks? Okay.

1899 Ms. Kassel stated we need one at Five Oaks, and we need one at the other end, as well, so
1900 people do not take their carts back.

1901 Ms. Kramer stated and destroy the trail. We would need two signs for Billy's Trail.

1902 Ms. Kassel stated and the QR codes, I guess we can maybe we can have Ms. Cherry Heck
1903 make them on a cricut and we can add them to the signs. We just need enough room on the signs
1904 to add, I do not know, how big do the QR codes have to be?

1905 Mr. Leet stated a couple inches.

1906 Ms. Kassel asked two inches by two inches, or something. Three inches by three inches. So we
1907 would need room on the sign QR code.

1908 Ms. Montagna asked who is doing signs? Do we need to order them?

1909 Ms. Kassel stated yes.

1910 Ms. Montagna stated so here is what you are ordering. It will say Billy's Trail, correct?

1911 Ms. Kassel stated yes.

1912 Ms. Montagna stated okay, Billy's Trail with all those things, and then they will give you a
1913 QR code put on there, as well. Two signs. You want two of those, right? One for each end of
1914 Billy's Trail?

1915 Ms. Kassel stated yes.

1916 Mr. Castillo asked that is 12 by 12?

1917 Ms. Kassel stated I do not know. I think it will need to be a little longer than it is wide, probably.
1918 I do not know who the sign vendors are and what they recommend.

1919 Ms. Kramer stated what size. Like 12 by 16.

1920 Ms. Kassel asked did we ever move to have the field staff remove the fence?

1921 Ms. Kramer stated yes.

1922 Ms. Montagna stated yes, that is done. Now you just need a motion on the two Billy's Trail
1923 signs based on that information, one on each end.

1924

1925 Ms. Kassel made a MOTION to approve two trail signs to be
1926 created and installed on the north and south entrances to the CDD
1927 portion of Billy's Trail, as per the agenda package with the revisions
1928 made during the meeting.

1929 Mr. Leet seconded the motion.

1930

1931 Mr. Chokanis asked do we need two signs?

1932 Ms. Kassel stated I think we do, one at the north end and one at the south end.

1933 Mr. Chokanis stated okay.

1934 Ms. Kramer stated yes.

1935 Mr. Chokanis stated the other picture, I saw two.

1936 Ms. Kassel stated those signs were contradictory.

1937 Mr. Chokanis stated okay.

1938

1939

1940

1941

1942

Upon VOICE VOTE, with all in favor, unanimous approval was given to two trail signs to be created and installed on the north and south entrances to the CDD portion of Billy's Trail, as per the agenda package with the revisions made during the meeting.

1943

1944 **I. Discussion Regarding Correspondence from Harmony Residential Owners**
1945 **Association ("HROA")**

1946 Ms. Montagna stated very quickly, everyone saw the letter that they sent. First of all, I think
1947 this letter is, I do not know what I think about it. Anyway, we already sent a letter to every
1948 homeowner. It was not our place to say the HOA was going to enforce it. That is not something
1949 we do. That should have been, in my opinion, on the HOA to inform them that they are going to
1950 enforce it. We cannot tell the residents, by the way, it is your responsibility and the HOA is going
1951 to enforce it. That is what they are asking us to do. They want a letter sent to every homeowner
1952 again, and basically stating that the CDD Board wishes the HOA to enforce compliance with these
1953 owners. At that time, once we show them proof that we sent the letter to every homeowner, then
1954 they will consider doing it.

1955 Ms. Kramer stated I do not think that is our role. We have already sent one letter. The
1956 homeowners will find out that the HOA is enforcing when they send the courtesy notice.

1957 Ms. Kassel stated they will not enforce. What is being talked about on the HOA board is that
1958 the enforcement of verge maintenance on those properties was not part of the deal when those
1959 homeowners moved in. When the CDD decided to move the responsibility to the homeowner, the
1960 CDD did not consult with the HOA. It is not a matter of not consulting, but the HOA does not
1961 want to be responsible for trying to enforce something as the homeowners may not have been
1962 adequately informed.

1963 Ms. Kramer stated but they were.

1964 Ms. Montagna stated they were informed by a letter.

1965 Ms. Kramer stated and, it is in the HOA bylaws and everything.

1966 Ms. Montagna stated yes.

1967 Ms. Kramer stated our legal staff has already researched it.

1968 Ms. Montagna stated yes, that is what I was going to say. For them to say that it was not the
1969 HOA's responsibility, that is where all of this started first, was the first question that was asked is,
1970 if we turn it over back to them. It is already stated in your HOA documents, that that is the way it
1971 should have happened. I am not sure on that.

1972 Ms. Kassel stated but it did not happen.

1973 Ms. Kramer stated I talked with some of the people on Cat Brier, and they told me but they
1974 had gotten letters about the maintenance of that area between the sidewalk and the curb, that you
1975 need to do something to make this look better.

1976 Mr. Leet asked let us say that two years ago, the CDD landscaper had lapsed on verge
1977 maintenance, would the HOA not have done anything?

1978 Ms. Kassel stated no.

1979 Ms. Kramer stated but they did. When I talked to some of the homeowners, they told me they
1980 did, that they have gotten letters.

1981 Ms. Kassel stated according to Mr. Hills, who has been the HOA management company for at
1982 least five years, he said that no, they have not sent out any letters to homeowners about the verge
1983 on Five Oaks, Schoolhouse, and Cat Brier.

1984 Ms. Phillips asked if I did not keep up my maintenance on my verge, would I get a letter?

1985 Ms. Kramer stated you would.

1986 Ms. Phillips asked why is the HOA discriminating these people versus these people? That is a
1987 real problem.

1988 Ms. Kramer stated they want us to take the heat.

1989 Ms. Phillips stated right.

1990 Ms. Kassel stated no. What the HOA wants is proof that these homeowners have heard from
1991 the CDD, that they are now responsible to maintain that. I do not think that is unreasonable.

1992 Ms. Kramer stated we said that.

1993 Ms. Montagna stated the letters have gone out.

1994 Ms. Kassel stated they just want proof that you sent it.

1995 Ms. Montagna stated no. He wants another letter.

1996 Ms. Kramer stated he may have told you that, but his letter does state that. It basically says,
1997 send this letter out, give us proof you sent it out, and it just has to tell them that you are no longer
1998 going to maintain it and it is their responsibility. Well, we have done that.

1999 Ms. Montagna stated we have.

2000 Ms. Kramer stated send him a copy of the letter that has been sent out.

2001 Ms. Montagna stated I can do that.

2002 Ms. Kramer stated tell him what day it was sent out.

2003 Mr. Leet stated a list of addresses, maybe.

2004 Ms. Montagna stated I can send that, but in his letter, he states he wants another letter sent out.

2005 Ms. Kramer stated no, he did not.

2006 Ms. Montagna stated he actually did.

2007 Ms. Kassel stated his first request is that the CDD writes to each of these homeowners to inform

2008 them the HOA will be doing this, and requests proof of these letters being sent.

2009 Ms. Montagna stated right, for us to say that the HOA is going to enforce. We cannot say that.

2010 Ms. Kramer stated no, we cannot.

2011 Ms. Montagna stated we cannot.

2012 Ms. Kramer stated so tell him we have done what we can legally do.

2013 Ms. Kassel stated he wants proof of the letter being sent.

2014 Ms. Kramer stated give him proof that the letters went out.

2015 Ms. Montagna stated that is fine. I can send him the letters. That is not a problem, but unless

2016 the Board tells me you want us to send another letter stating that you are responsible for this and

2017 the HOA is going to enforce it, I do not have the authority to do that.

2018 Ms. Kramer stated no, we cannot say that.

2019 Ms. Kassel stated actually, I have made that request several months ago to Ms. Montagna to

2020 have another letter sent because people are not maintaining their verges, and I think maybe either

2021 they did not open the letter or they forgot or they did not look at it or whatever.

2022 Ms. Kramer stated but we cannot force them to. That is what will happen with the second letter

2023 that goes out, and it is just a waste.

2024 Ms. Kassel asked we cannot force what?

2025 Ms. Kramer stated for them to actually open their mail.

2026 Ms. Kassel stated no, just another letter to remind them. I do not think it is that expensive to

2027 send out a letter to those homeowners.

2028 Ms. Phillips stated that is not going to fulfill Mr. Hill's requirement.

2029 Ms. Kassel stated just to say, we have been told, as long as the Board agrees, it can be in the

2030 letter that the Board has been told that the HOA will enforce this.

2031 Ms. Kramer stated I think we have done our job. We have done our responsibility. We provide
2032 this to Mr. Hills and the HROA Board, and explain to them. They will know the HROA is
2033 enforcing it when they get the first letter. It is not like they are going to fine them the first time
2034 they send something out.

2035 Ms. Montagna stated a letter has already been sent. What he is asking is, before the HOA will
2036 consider this, he wants the CDD to write each of these individual owners to inform them that the
2037 HOA will be doing this, and requests proof. I cannot tell the residents that, by the way, the HOA
2038 is going to enforce this. I do not have that authority.

2039 Ms. Kramer stated right. What if the HOA decides not to?

2040 Mr. Chokanis stated I am not on the fence about sending a letter or not, but if we do send a
2041 letter, just say that they are responsible for this. Do not say the HOA is going to enforce anything.

2042 Ms. Montagna stated which is what we did.

2043 Mr. Chokanis stated okay, then that is perfect. I would send Mr. Hills the letter and say you
2044 are not gonna say that the HOA is responsible; that is your responsibility to say if you are going to
2045 enforce something.

2046 Ms. Montagna asked is that what the Board would like me to do, is to send him a copy of all
2047 the letters that went out to each homeowner?

2048 Mr. Leet stated proof that we notified the homeowners.

2049 Ms. Kramer stated just a copy of the letter, and maybe a list of who it all went out to.

2050 Ms. Montagna stated sure, I can do that.

2051 Mr. Chokanis stated you can say that yourself or the CDD Board is not going to speak for the
2052 HOA and tell residents that they are going to enforce something.

2053 Ms. Phillips stated right.

2054 Ms. Kassel stated you can say that the HOA documents require that residents are required to
2055 maintain their verges, and this is already under the HOA's purview.

2056 Ms. Kramer stated right.

2057 Ms. Montagna stated so I am going to send the letter and the list of addresses, basically that
2058 we have already sent this out.

2059 Ms. Kassel stated okay.

2060 Ms. Montagna stated I can do that.

2061 Ms. Kassel stated the letter has the date on it.

2062 Ms. Montagna stated yes, it has the date and everything. I can absolutely do that.

2063 Ms. Snyder asked can we go back just a second? Could you possibly make it known that the
2064 CDD is still going to keep the irrigation system going?

2065 Ms. Kramer stated I am sorry, Ms. Snyder, this is supposed to be Board time.

2066 Ms. Snyder stated I am sorry.

2067 Ms. Kramer stated I think they will probably figure that out when it comes on.

2068 Ms. Snyder stated okay, because that is a plus.

2069 Ms. Kramer stated yes, that is what the HROA needs to realize, is that we are still providing
2070 some service there.

2071 Ms. Snyder stated yes, because that would be some expense. Thank you.

2072 **J. Discussion Regarding Shipping Containers**

2073 Ms. Kassel stated we already discussed this.

2074 Ms. Kramer stated just briefly, is there anything you need to add on that?

2075 Ms. Montagna stated no. What would you sell them for if you get to that point of ever wanting
2076 to sell them? How much would you sell them for?

2077 Ms. Kassel asked shipping containers? I do not know what the market value is.

2078 Ms. Kramer asked what did I send you? I did some research on it, what, about \$2,500?

2079 Ms. Montagna stated \$2,500. Celebration said they would buy each one of them from you for
2080 \$2,000 each. That is what they are willing to offer if you get to that point.

2081 Ms. Phillips stated they are willing to pick them up and do all that part.

2082 Ms. Kramer stated yes.

2083 Ms. Montagna stated yes, they already have a company ready to come pick them up and haul
2084 them out.

2085 Ms. Phillips asked how come they can have shipping containers, and we cannot?

2086 Ms. Montagna stated because they have a whole facility.

2087 Ms. Kramer stated yes.

2088 Ms. Montagna stated and a shipping yard.

2089 Ms. Kassel stated it is all fenced in.

2090 Ms. Montagna stated yes, it is all fenced in with security, all that.

2091 Ms. Phillips stated okay. Since we cannot have it here, I did not know why they could have it.

2092 Ms. Kramer stated because their PD allows it, and ours does not.

2093 Ms. Montagna stated yes.

2094 Ms. Phillips asked their what?

2095 Ms. Kramer stated their planned development allows it, and ours does not.

2096 Ms. Phillips asked ours specifically forbids them?

2097 Ms. Kramer stated specifically.

2098 Ms. Phillips asked so when people have their PODS?

2099 Ms. Kassel stated those are temporary.

2100 Ms. Kramer stated they are temporary. Technically, it would take longer to enforce.

2101 Mr. Chokanis asked you are taking pictures, right, so we can see what is in there and can sort
2102 it out?

2103 Ms. Phillips asked are we in the middle of discussion time? Could we not just get a PODS and
2104 put it on that slab at Buck Lake Park for a while? That would be temporary.

2105 Ms. Kramer stated again, it is only temporary because it takes code enforcement a certain
2106 period of time to enforce against, and we are already being enforced against. If we show up with
2107 a new shipping container somewhere else on the property, I think they will land on us with both
2108 feet.

2109 Mr. Hamstra stated it will easily be six months before you get your maintenance facility up,
2110 minimum. It may be longer.

2111 Ms. Kassel asked are we going to sell our shipping containers to Celebration?

2112 Ms. Kramer asked how long will they wait for an answer from us?

2113 Ms. Montagna stated if I am nice to them, as long as you need.

2114 Ms. Kramer stated be nice to them.

2115 Ms. Montagna stated they already rent them, the same as what you guys were doing. All they
2116 are going to do is cancel those and purchase yours. That is it.

2117 Ms. Kramer stated let us give it another month, until we figure out whether or not the garages
2118 are going to work. I would hate to commit to them and then not be able to empty them in time.

2119 **K. Discussion Regarding Informational Signs**

2120 Ms. Kassel stated this has been on the agenda for months and months and months, but it has
2121 not been an urgent thing. However, the signs are looking pretty poor, and I wonder if we can find
2122 out who put those signs up and just go to them and find out what the cost would be. The posts for
2123 the signs are beautiful. The metal background is in good shape. It is just the adhesive that is on
2124 them.

2125 Ms. Kramer stated it is not even metal; it is acrylic.

2126 Ms. Kassel asked is it?

2127 Ms. Kramer stated yes. It is like a really heavy-duty plexiglass. Because we have two of them
2128 without signs on them.

2129 Ms. Kassel asked how about, at least for now, we just remove whatever is on them, if we have
2130 a couple. Then we also try to find out who the company is that installed them. Maybe there is
2131 something on the signs themselves that gives the name of the company that manufactured them.

2132 Ms. Kramer stated I think I still have his contact information who used to work with the
2133 developer when they put the signs in. I will see if I can contact him.

2134 Ms. Kassel stated okay.

2135 Ms. Kramer stated again, the idea would be, I am hesitant to rip the covering off because then
2136 the underlying plexiglass or acrylic could get scarred and nasty. And it will just be clear, which
2137 could cause a problem if somebody was walking.

2138 Ms. Kassel asked really? Because when I see the stuff peeling up, it looks beige underneath.

2139 Ms. Kramer stated there may be two layers. We can check that out and see if it is two layers.
2140 And if it will leave a beige covering to protect it, we can just leave it like that. But I would not
2141 want to peel the whole thing off and leave the exposed acrylic for liability purposes, and it might
2142 get damaged. I would like to be able to take those pieces down and leave the posts up, but we
2143 would need to store them somewhere, and we do not have any storage area. But let us check to see
2144 if we can just carefully remove one layer with the printing on it.

2145 Mr. Castillo stated okay.

2146 Mr. Leet stated the issue is, they look really old and decrepit. Is it just the peeling what is off
2147 there? That is a good start. Do we want to go any further of looking for costs to get new?

2148 Ms. Kramer stated I will try to call Brent, who used to be the main guy there, and see if he has
2149 a contact. Then we can find out.

2150 Ms. Kassel asked Mr. Brock Nicholas?

2151 Ms. Kramer stated yes, Mr. Nicholas, thank you.

2152 Ms. Montagna stated Ms. Kramer is going to call Mr. Nicholas.

2153 Ms. Kramer stated unless you know anyone any better.

2154 Ms. Kassel stated I have not been in touch with him in years and years. We did have some stuff
2155 in previous minutes or in previous meetings where we discussed potential content for those signs.

2156 Ms. Kramer stated nobody ever really came up with anything.

2157 Ms. Kassel stated no, you came up with stuff. I came up with stuff. You and I both came up
2158 with stuff. It is in previous meeting minutes. We can re-pull it out again and discuss it at the next
2159 meeting.

2160 Ms. Kramer stated okay.

2161 Ms. Montagna asked pull out what has been presented, and put it in the next one?

2162 Ms. Kassel stated yes.

2163 Ms. Montagna stated okay.

2164 Ms. Kramer stated now the other thing we could use them for, which one get rid of the
2165 plexiglass, is to use them for like holiday decorative banners and stuff like that, just the poles. That
2166 is another thought.

2167 Ms. Montagna stated okay.

2168 Ms. Kramer stated maybe we can do a combination of the two and keep costs down.

2169 Mr. Leet stated one more question, while we are discussing signs. I am trying to remember
2170 from a couple of years ago. Between the property between the Harmony Square entrance, do we
2171 own that tower, as well, and the signs on that?

2172 Ms. Kassel stated yes, we discussed that recently, and we said we did.

2173 Ms. Montagna stated we discussed that when you were talking about the fences.

2174 Mr. Leet stated okay.

2175 Ms. Montagna stated because the fences that come in, you do not, but the tower, you do because
2176 that is on District property.

2177 Ms. Kramer stated yes, it is on District property, so we have to look at it.

2178 Mr. Leet stated right, so along with the discussion for next month, those developer signs are
2179 probably five years out of date at this point. What can we do that looks good?

2180 Ms. Montagna stated okay.

2181 Ms. Kramer asked can I ask all the Board members to take a look at the signs on that tower?
2182 Right now, it just says doctor or hairdresser. I mean, they are pretty nebulous, but again, none of
2183 those are there. And what you might think you would want to put on it. If everybody can do that,
2184 then we will bring this back next meeting.

2185
2186 **SIXTH ORDER OF BUSINESS** **Staff Reports**

2187 **A. Field Manager**

2188 **i. Field Report and Responses**

2189 The field report is included in the agenda package and available for review on the website or
2190 in the District office during normal business hours.

2191 Ms. Kassel asked what is happening with our field area supervisor?

2192 Ms. Montagna stated Mr. Perez was never attached to this contract. Mr. Perez's position was
2193 a director, and he basically ran, under me, our entire field department over the State of Florida. So

2194 he was here as a support to his managers and that kind of thing, but he was never attached to any
2195 district.

2196 Ms. Kramer asked are you replacing him?

2197 Ms. Montagna stated we are. We have someone internally. Mr. Castillo obviously has people
2198 he can go to now, which is myself and a few other people, as far as a support. Even when that
2199 position is filled, they will not be coming out here like Mr. Perez did. Mr. Perez was doing that
2200 more as a gratis, and the fact that of first field manager you had here.

2201 Ms. Kramer stated we had some trouble with.

2202 Ms. Montagna stated we are trying to get things acclimated.

2203 Ms. Kramer stated he was not out here much.

2204 Ms. Montagna no, but he will not even be attending your meeting.

2205 Ms. Kramer stated right.

2206 Ms. Montagna stated the new gentleman will not be.

2207 Ms. Kramer stated but we have a very competent manager.

2208 Ms. Montagna stated correct. As needed, if there is something that is going on or a hot topic
2209 or something that needed that level to come, absolutely. But the replacement would not be coming
2210 to the meetings and stuff like Mr. Perez did, unless Mr. Castillo needed him to do that or something
2211 like that. Yes, the intent is, we already have someone internally, but we want to make sure it is the
2212 right fit.

2213 Ms. Kramer stated great.

2214 Ms. Montagna stated yes.

2215 Ms. Kramer asked is there anything special you need to present to us at this point in time?

2216 Mr. Castillo stated the 24-foot pontoon boat motor is here and installed.

2217 Ms. Kramer stated great.

2218 Ms. Kassel asked the pontoon?

2219 Mr. Castillo stated yes, the pontoon.

2220 Ms. Kassel stated okay, that was one of my questions.

2221 Ms. Kramer asked so it will be up and running?

2222 Mr. Castillo stated yes, it is up and running since yesterday.

2223 Ms. Kramer stated wonderful.

2224 Mr. Castillo stated but the dates are blocked until the first of July.

2225 Ms. Kassel asked what about the boulders for the ribbon curbs that we were discussing two
2226 months ago?

2227 Mr. Castillo stated the boulders are out. I will find out. You sent me the name?

2228 Ms. Kassel stated yes, I sent it to Mr. Perez, and Mr. Perez sent it to you. So there is Evers
2229 Wood Products here. There is Pebble Junction, or something like that somewhere else. There are
2230 two or three places where you can get that stuff.

2231 Mr. Castillo stated okay. I will get on it.

2232 Ms. Kassel stated it is important to get it sooner than later, before our ribbon curbs get
2233 destroyed. It has been two months since we discussed that, and I sent the information.

2234 Ms. Kramer stated okay. The one thing I wanted to say is, there was some discussion of getting
2235 some of the branches down around the playground at lakefront, but I did not see a picture of the
2236 branch that is actually scraping the top of the shade screen. We talked about it several times, so if
2237 you could just get with Benchmark.

2238 Ms. Montagna stated I saw three emails about trimming.

2239 Mr. Castillo stated that was at the gazebo.

2240 Ms. Montagna stated the new shade structure, though, that you all put up.

2241 Mr. Castillo stated yes.

2242 Ms. Montagna stated okay.

2243 Ms. Kramer stated this is the kiddie part.

2244 Ms. Montagna asked the green ones?

2245 Ms. Phillips stated the jungle gym.

2246 Ms. Kassel stated they are both green, now.

2247 Ms. Montagna stated that is right. The older green one.

2248 Ms. Kassel stated yes, the one above the play structures.

2249 Ms. Montagna stated okay. I am tracking now.

2250 Ms. Kramer stated yes. Also, at the swim club, I noticed on the bulletin board there is still a
2251 notice about our pool heater not working. Is our pool heater up and running?

2252 Mr. Castillo stated the company never came out to fix it.

2253 Ms. Montagna asked the pool heater?

2254 Mr. Castillo stated yes.

2255 Ms. Montagna asked so it is not working?

2256 Mr. Castillo stated one of them is.

2257 Ms. Montagna asked are you talking about the one to replace them both?
2258 Mr. Castillo stated no, the one you guys approved to fix it. They never came out.
2259 Ms. Kramer stated so we approved the work, and they never came out.
2260 Ms. Montagna asked have they been contacted?
2261 Mr. Castillo stated yes, you contacted them, but they never responded.
2262 Ms. Montagna stated okay.
2263 Ms. Kramer stated if we can follow up on that because we have done all we need to do with it.
2264 I did not get by to look, the Primrose Willow sidewalks were done. I know there were ADA pads,
2265 but they were too big, and you were ordering some new ones.
2266 Ms. Montagna stated Mr. Blanco was. Has he gotten with you?
2267 Mr. Castillo stated no.
2268 Ms. Montagna stated I will get with him first thing in the morning. He was coming out to do
2269 that just as a courtesy, two of them. I will make sure he gets them out. Yes, he was ordering them
2270 because the ones we had in stock were a little too big.
2271 Ms. Kramer asked anything else?
2272 Mr. Castillo stated the two new benches arrived.
2273 Ms. Kramer stated two new benches have gotten here, and one goes down behind Greens over
2274 there between the conservation area and what I call Long Pond. There is another name for it. The
2275 other one is here near South Lakes.
2276 Mr. Castillo stated if you have some time, I can mark them off so I can know exactly where
2277 they go.
2278 Ms. Kramer stated okay. Any other questions for Mr. Castillo?
2279 Ms. Montagna stated thank you, Mr. Castillo.
2280 **B. District Engineer**
2281 **i. Alley Paving**
2282 Ms. Kassel stated I wonder if we need to put staff reports right after the consent agenda and
2283 before new business.
2284 Ms. Montagna stated that is fine. I have already really covered everything of mine, except for
2285 the reserve study and the new website, and the minutes. Those are the only three things, and I can
2286 do those very short and sweet with you.
2287 Ms. Kassel stated yes, but I am talking about in future meetings, maybe have staff reports at
2288 the top.
2289 Ms. Montagna stated yes, I can do that.

2290 Mr. Leet stated ordinarily, we do not have that much new business.

2291 Ms. Kramer stated yes, we just had a lot of new business.

2292 Ms. Kassel stated yes, and we can do new business after staff reports.

2293 Ms. Montagna stated I can change your agenda around. That is fine.

2294 Mr. Hamstra stated we can start with the alleyway to get that behind us.

2295 **ii. Location of the Community Maintenance Facility**

2296 Mr. Hamstra stated then the briefing on maintenance is quick, because we emailed Ms. Jane
2297 Adams and Amy Templeton. I guess Amy was out. Ms. Adams responded quickly. Greg asked for
2298 just a cursory review, so I can give some direction to the Board. She quickly responded back, refer
2299 to chapters 3 and 4. You need to schedule a detailed meeting, so she was of little to no help,
2300 unfortunately.

2301 Ms. Kramer asked the pre-application meeting, is it still free?

2302 Mr. Hamstra stated yes, but it will have every person involved in the process will be there. It
2303 will be a Teams meeting, not face to face.

2304 Ms. Kramer stated okay. If on the one at the lakefront, you would just be sure to mark out the
2305 parking, that it is existing.

2306 Mr. Hamstra stated yes, we are going to show them the two options for the new facility and
2307 one for the lakefront.

2308 Ms. Kramer stated great. Ask them one other thing. Ask them, if we do not associate an office
2309 with it, could it possibly go down in the garden area if it is not a trailer? Because trailers are
2310 prohibited in our community. If it is a nice looking metal structure. It is a long shot.

2311 Ms. Kassel asked where?

2312 Ms. Montagna stated where it is now.

2313 Ms. Kassel stated but then we have to pave the road.

2314 Ms. Kramer stated I do not know. That is what I am saying is, let us ask. We have to pave the
2315 road to have RVs down there and to have an office that human beings occupying it, but what if
2316 this is just going to be a community maintenance equipment building.

2317 Ms. Phillips stated storage building.

2318 Ms. Kramer stated do not say the word, storage. Just say community maintenance.

2319 Ms. Montagna stated facility.

2320 Ms. Kramer stated no, not even facility, community maintenance equipment building.

2321 Mr. Hamstra stated okay, to me that is storage.

2322 Ms. Kramer stated I know, but it is really tricky how they interpret things. Just ask. My guess
2323 is they will say “no,” but it is worth the ask.

2324 Mr. Hamstra stated community maintenance equipment building.

2325 Ms. Phillips asked so this meeting, we cannot do anything or make a decision until he has this
2326 meeting?

2327 Ms. Montagna stated correct.

2328 Ms. Kassel stated the information we need to get from the County as to what they are going to
2329 require either at Buck Lake or on Five Oaks, trailer wise, or possibly what they are going to make
2330 us do so that we know what the full responsibility is that we will have to comply with for any site
2331 that we want to put the community maintenance facility on. We have got to wait. He has to request
2332 a formal meeting, and they are a couple months out with that.

2333 Ms. Kramer stated right.

2334 Ms. Kassel stated then he will have the meeting, and he will come back to the Board with what
2335 they tell him. It may be even longer. They may say, well, we have to speak amongst ourselves and
2336 get back to you.

2337 Mr. Hamstra stated generate atypical questions.

2338 Ms. Montagna stated okay.

2339 Mr. Hamstra stated I am not volunteering Garden Road. They are going to have to bring that
2340 up.

2341 Ms. Kramer stated right. Just say these are three different locations we are looking at.

2342 Mr. Hamstra stated there is the lakefront, the two locations at the new place, and now back at
2343 the old site. There are four alternatives.

2344 Ms. Montagna stated lakefront, old site. What was the other?

2345 Mr. Hamstra stated the new location across from the dog park.

2346 Ms. Kassel stated Five Oaks.

2347 Mr. Leet stated across from the dog park.

2348 Ms. Kramer stated as I passed the Five Oaks site, the driveway would actually have to be right
2349 there near the golf maintenance.

2350 Ms. Kassel stated yes, but we could get an easement, according to Mr. Eckert.

2351 Ms. Kramer stated you need to listen to what he says. It is very expensive.

2352 Ms. Kassel stated he said that he does not know the expense, but it may involve an expense.

2353 Ms. Kramer stated okay. I will reiterate what he actually said in the minutes. He said it is
2354 expensive. He said it is eminent domain, and all these other things. With the reception that they
2355 got for asking to just maybe put a container to store some stuff there, my guess is that we are not
2356 going to get add open-arms reception. I am just saying that what we have got is, I thought it was
2357 the light pole closest to the driveway, in. Then the storm drain inlet, curb inlet, and then the open
2358 space.

2359 Ms. Kassel stated we do not know yet.

2360 Ms. Kramer stated I am just telling him so he knows because he has to consider where the
2361 driveway can go in.

2362 Ms. Montagna stated so you are going to the County with the lakefront, old site, and Five Oaks.
2363 Correct, Mr. Hamstra?

2364 Mr. Hamstra stated lakefront, old site, and two alternatives to Five Oaks.

2365 Ms. Montagna stated okay, perfect.

2366 Ms. Kassel asked two?

2367 Ms. Montagna stated well, the different entrances.

2368 Mr. Hamstra stated off of Five Oaks and off the golf maintenance. The only reason I kept the
2369 other one in there is because, they may not like the one entrance so close to the golf maintenance.
2370 They like to have a distance between them.

2371 Ms. Kramer stated explain to them that we may or may not be able to get that entrance off the
2372 golf maintenance, because that is an unknown right now, too.

2373 **iii. Review of Florida Gas Transmission ("FGT") Company Correspondence**

2374 Mr. Hamstra stated if you want to do the FGT thing really quickly, it sounds like they have
2375 some good language in there that if you are unhappy once they restore it, they will gladly come
2376 out and make sure that you guys are happy before they move on to the next site. I will defer to Mr.
2377 Eckert if there is anything legally you are uncomfortable with, but they seem to go out of their way
2378 to make sure that we are pleased once the work is done.

2379 Mr. Leet asked were we able to find out if that is going to impede on the garden fence at all?

2380 Ms. Kassel stated yes, it looks like it infringes on the garden.

2381 Mr. Hamstra stated it nips it, but whether we meet them outside to see if they can somehow
2382 avoid the corner.

2383 Ms. Montagna stated I called and left a message to ask. Never got a response.

2384 Mr. Hamstra stated okay.

2385 Ms. Montagna stated because Mr. Leet had sent me an email to inquire about it, and I did.

2386 Ms. Kramer stated again, if they nip that corner of the fence, they will restore it.
2387 Mr. Hamstra stated correct.
2388 Mr. Leet asked is it someone's garden lot there?
2389 Ms. Kramer stated not at that very edge of the fence.
2390 Mr. Leet stated I am looking at the easement the way they had it drawn, and again this is
2391 seeing how it looks like on the property appraiser's website with the blue line of the easement, it
2392 cuts the corner. So Ms. Ash-Mower, who has that farthest south and west corner?
2393 Ms. Kassel stated closest to the gate to where we used to go down and feed our horses.
2394 Ms. Ash-Mower asked who owns the lot?
2395 Ms. Kassel asked who owns the garden plot that is closest to that gate?
2396 Mr. Leet stated all the way back in the corner.
2397 Ms. Ash-Mower stated there is one that Ms. Nimi Shiro has, and the other one is the Children's
2398 Garden.
2399 Ms. Kassel stated no, that is the other end. I am talking about, that goes down to Harmony
2400 Central.
2401 Ms. Ash-Mower stated yes.
2402 Ms. Kramer stated yes.
2403 Ms. Ash-Mower stated where the gazebo is.
2404 Ms. Kassel stated but closer to the fence line.
2405 Ms. Ash-Mower stated that triangle.
2406 Ms. Kassel stated no, the first plot.
2407 Ms. Ash-Mower stated the first plot behind the fence.
2408 Ms. Kassel stated remember, we used to drive down there for the horses. Right?
2409 Ms. Ash-Mower stated yes.
2410 Ms. Kassel stated I am going straight down here. The corner of the garden next to that road
2411 where I used to go through that gate, who owns the plot right there?
2412 Ms. Ash-Mower stated there are two plots there. One is to plant flowers, and the other one is
2413 the vegetable garden for the Children's Garden, which we have given to the Children's Garden.
2414 Ms. Kassel stated yes.
2415 Ms. Kramer stated now, the work is not going to be done until after September 1. Which
2416 means the lease on that garden will have, what, one month left?
2417 Ms. Ash-Mower asked so we are going to lose our fence? We have to move the fence?

2418 Ms. Kramer stated no. They may have to move the fence temporarily, and then they will
2419 restore it.

2420 Ms. Ash-Mower stated okay.

2421 Ms. Kramer stated they are just digging there, and they probably will avoid it because they do
2422 not want to have to pay to redo it.

2423 Ms. Montagna stated I was going to say, let them do their thing without raising a bunch of
2424 chaos.

2425 Ms. Kramer stated exactly.

2426 Mr. Leet stated okay.

2427 Ms. Ash-Mower stated the other thing in that triangle, these are all fruit trees.

2428 Mr. Leet stated yes, the work is being done is only this site. That light blue line is their
2429 easement.

2430 Ms. Montagna stated I think we are going to create more chaos than not.

2431 Mr. Leet stated we want things to go as smoothly as they can.

2432 Ms. Kramer stated they will do the maintenance regardless.

2433 Ms. Ash-Mower stated it is a small garden, only 4 by 8.

2434 Mr. Leet stated okay, we are just making you aware. We are trying to make sure that we do
2435 not raise chaos.

2436 Ms. Montagna stated I think everything is going to be fine. They are going to restore anything
2437 that they messed up, and I do not know that there is a reason to sound the alarms yet.

2438 Ms. Ash-Mower stated okay. The other thing, though, they are going to run into huge fruit
2439 trees.

2440 Ms. Montagna stated yes, and they will manage whatever they have to do.

2441 Ms. Ash-Mower stated okay.

2442 Ms. Kramer stated the only thing I thought is, possibly asking them to put a gate between us
2443 and Harmony Central CDD for the time being. We will have to open it up later because that is
2444 supposed to be an interconnect. But right now, we have people from outside the neighborhood
2445 driving through the neighborhood, going down there and going back behind the garden and doing
2446 illegal dumping. I did not know if we can broach that with them. I do not think it should be a
2447 condition for them to do their work.

2448 Ms. Montagna asked Mr. Eckert, is there anything we need to do on our part, legality wise,
2449 with any sort of response to this?

2450 Mr. Eckert stated I think that what you have done is good to reach out to them, because the
2451 letter invites if you have any concerns, to reach out to them. I would do that. I would not
2452 recommend waiving the five days, because I think you want that notice so that somebody knows
2453 to go and check. So I would recommend not waiving that. I would just keep talking to them about
2454 your concerns, and hopefully they will be pretty good to work with.

2455 Ms. Montagna stated okay.

2456 Mr. Eckert stated I do not think legally we can object or require that they improve our
2457 property, but we can require that they restore it.

2458 Ms. Montagna stated okay. Thank you.

2459 Ms. Kramer asked do we need a motion?

2460 Ms. Montagna stated no, I do not think so. I mean, it is what it is. Right? Like Mr. Eckert said,
2461 if anyone wants to send me a list of questions and concerns, I am happy to pass that on. We will
2462 not, obviously, waive the five days, as Mr. Eckert stated.

2463 Ms. Kramer stated okay.

2464 Ms. Montagna stated I will ask about the gate, the fence, if the fence has to be removed, which
2465 I think they stated. They said they would restore everything back to the way it was. If you have
2466 anything additional, email it to me, and I will be happy to include that in my ask.

2467 Ms. Kramer stated great.

2468 **iv. Alley Paving**

2469 Ms. Kramer stated I am not going to belabor this. Everybody knows of my concern. I just
2470 want it to be on the record. Again, the cracking is getting horrendous. I will just provide this to
2471 you guys. I would like to have it included in the meeting minutes.

2472 Ms. Montagna asked you want this a part of the minutes?

2473 Ms. Kramer stated I would like it to be part of the minutes. I do not want to sit here and read
2474 it into the minutes, but if you will go ahead and make it part of the minutes.

2475 Ms. Montagna stated okay.

2476 Ms. Kramer stated just so it is on the record.

2477 Ms. Montagna stated okay, I will add it to the June minutes.

2478 Ms. Kramer stated as if I had read it in. (This list follows)

- 2479
- 2480 ○ Failure to mill to depth of 1 inch in center of alleys
 - 2481 ○ Failure to pave to depth of 1 inch in center of alleys
 - 2482 ○ Failure to use BMPs to protect stormwater drains
 - 2483 ○ Failure to properly control access to pavement prior to proper hardening
 - 2484 ○ Failure to pave up to driveway surfaces

- 2485 ○ Major cracking appearing already
- 2486 ○ Grass is growing up through asphalt due to not properly clearing and treating
- 2487 before paving
- 2488 ○ Failure to provide appropriate base for ribbon curbs as spec'd in plans resulting
- 2489 in cracking
- 2490 ○ Failure to correct a major ponding issue and created additional ponding
- 2491 ○ Attempts to correct ponding have resulted in patches and chasing ponding to new
- 2492 locations(pgs238-242)
- 2493 ○ Three + locations where water flows into the alley and then out, not to a drain, but
- 2494 into a neighbor's yard
- 2495 ○ Failure to raise storm drain inlet between Bluestem and Cupseed—dangerously
- 2496 low
- 2497 ○ Failure to remove spillover asphalt from manhole and concrete surfaces
- 2498 (driveways, trench drains, handicap ramps)
- 2499 ○ Pavement markings are faint and uneven. Will not last.
- 2500 ○ Missing 2 of the directional arrows (32 in spec, but only 30)
- 2501

2502 Ms. Montagna stated yes.

2503 Ms. Kramer asked anything else on the alleyways? Questions?

2504 Ms. Kassel stated yes, at the last meeting we had talked about what about one of the concerns
2505 was the inspector and you were supposed to get reports. We have information in the agenda, but it
2506 is all from the same date, April 18. It is one single date. In the agenda package, if you look at all
2507 of those reports, they are all on one day, which is April 18. All of them are from one single day.

2508 Ms. Kramer stated my concern is, there are no pictures or comments or observations.

2509 Mr. Hamstra stated they are all dated different dates.

2510 Mr. Leet stated this could be an issue with the agenda preparation. When they went in, these
2511 were fields in the PDF file that could have dropped down menus of all the different letter types. I
2512 think what might have happened is that in the process of getting everything into the agenda, that
2513 some of those things that maybe were just drop down menus that would have had separate dates.

2514 Ms. Kramer asked Mr. Hamstra, could we ask you?

2515 Mr. Hamstra stated I will give it to you, but every one has a date at the bottom.

2516 Ms. Kassel stated 04-18-23.

2517 Mr. Hamstra stated I printed mine out, but okay.

2518 Ms. Kramer stated in our agenda package.

2519 Ms. Kassel stated they all are April 18.

2520 Mr. Leet stated remember, this could be my fault. I got a 60 MB agenda package, and I had
2521 to go through a transfer site.

2522 Ms. Kramer stated but this is in the one that was emailed to us individually, not on the website.

2523 Ms. Montagna stated correct. The way Mr. Hamstra set them over, they are not all dated 04-
2524 18. They are not.

2525 Ms. Kramer asked then can you please scan those in and send them back out to us? Because
2526 the ones we got in our agenda package are all dated 04-18.

2527 Ms. Montagna stated yes.

2528 Mr. Hamstra stated I literally dragged everyone individually over and filled up the folder with
2529 all 15 daily reports.

2530 Ms. Montagna stated correct, and that is what was downloaded.

2531 Mr. Hamstra stated okay.

2532 Ms. Montagna stated so they are not all the same date. Even though it is different information
2533 on here, they are all dated 04-18 down here. That is what she is talking about.

2534 Ms. Kassel stated it is all the same information on every one. The only thing that is different
2535 are the photographs.

2536 Mr. Hamstra stated something got screwed up with the transfer. I will get it to you. If it has
2537 to be 15 different emails to keep it clean, that is fine.

2538 Ms. Montagna stated it is going to have to be.

2539 Mr. Hamstra stated all right.

2540 Ms. Kramer stated also, I did not see any observations or photos of the actual milling and
2541 paving process. Maybe he was not out there during that week?

2542 Mr. Hamstra stated I talked to Mr. Jeff Lynch, and he was actually following the
2543 milling/resurfacing truck behind it. He assures me, the inspector, that they did the proper. It is
2544 Middlesex, who did the work for CCI. Middlesex is who the County uses. He followed the
2545 equipment and said it varied because the base was not in the best shape, but he assured me that it,
2546 on average, was the average one-foot depth of asphalt.

2547 Ms. Kramer stated one-inch depth.

2548 Mr. Hamstra stated average. It might be thinner or thicker, but it is the average of what they
2549 are laying down.

2550 Ms. Kramer stated okay. If he has anything, I just did not see anything in his report.

2551 Mr. Hamstra stated the ones you are going to get, he said on such and such a date, they milled
2552 and resurfaced alleys and such and such, and on other days he has another alley.

2553 Ms. Kramer stated we must be missing all of that.

2554 Mr. Hamstra stated yes.

2555 Ms. Kramer stated I did not see any of that.

2556 Mr. Hamstra stated when he first started, he was observing all the cutting of the pavement for
2557 the trench drains. Each day he went out there, he took pictures of the trench drains. After that was
2558 done, they grouted between the ribbon curb and the old asphalt, and he was out there when they
2559 were milling and resurfacing. I will give these to you to send each individually.

2560 Ms. Kramer stated we seem to be missing an awful lot.

2561 Ms. Montagna stated I printed the agenda, and I see exactly what Mr. Hamstra sees. It is all
2562 different information. The only thing in there is, your date box says 04-18, but all pictures are
2563 different. All of the information is different. Everything is different.

2564 Ms. Kramer stated in ours, only the pictures are different.

2565 Ms. Kassel stated yes, that is the only thing that is different, the pictures and the signatures
2566 that accompany the pictures. That is the only thing that is different. The labor numbers, the hours,
2567 the activities observed, it is all the same.

2568 Mr. Hamstra stated those do vary.

2569 Ms. Kassel stated every single one is the same.

2570 Ms. Kramer stated that is why, when I looked at them, I went huh? It made no sense.

2571 Ms. Montagna stated I will email them individually instead of it being a zip file or anything
2572 like that. That way, it comes across clearly. Did the videos come across clearly?

2573 Mr. Hamstra stated those are huge.

2574 Ms. Kassel stated I did not get any videos.

2575 Ms. Kramer stated I did not see any videos. I got some still patches.

2576 Ms. Montagna stated no, these are large videos.

2577 Mr. Hamstra stated those are like 500 MB.

2578 Ms. Montagna stated pre-construction videos.

2579 Mr. Hamstra asked if I give you a flash drive?

2580 Ms. Kramer stated I got those. I do not know if anyone else did.

2581 Ms. Montagna stated I sent them out to the whole Board.

2582 Ms. Kassel asked you sent them?

2583 Mr. Hamstra stated yes.

2584 Ms. Montagna stated yes.

2585 Ms. Kassel stated I do not remember seeing them.

2586 Ms. Montagna stated they are very large files.

2587 Mr. Hamstra stated and there are two of them.
2588 Ms. Montagna stated yes.
2589 Ms. Kramer stated I got them both.
2590 Ms. Montagna asked you did? Okay.
2591 Ms. Kassel stated I do not remember seeing those.
2592 Ms. Montagna stated I will resend those, too. I am going to resend everything, how about
2593 that?
2594 Mr. Hamstra stated they were delivered on June 22, and we had a download link that the
2595 contractor provided that made it easier than my typical link, because these were too large. These
2596 were 2.4G and 2.8G.
2597 Ms. Kramer stated it was really easy to download.
2598 Ms. Montagna stated and I did not get a kickback from anybody, so I am not sure. A bounce
2599 back, I mean.
2600 Ms. Phillips asked what was the subject line on the email?
2601 Mr. Hamstra stated it says "Harmony C-1 C-2 pre-construction videos," June 22 at 1:28 p.m.,
2602 which I gave to Ms. Montagna, and she pushed them through to you guys.
2603 Ms. Montagna stated yes, and you should have 15. Right, Mr. Hamstra? Fifteen reports.
2604 Mr. Hamstra stated yes, there were several on that same day.
2605 Ms. Montagna stated yes.
2606 Ms. Kramer stated then we had some photos of the punchlist work.
2607 Ms. Montagna stated correct.
2608 Mr. Hamstra stated there were two emails from the contractor: one of the punchlist, and one
2609 of the final. Those, I know, were in your agenda package. Then there was the stuff I provided to
2610 Ms. Montagna, as requested by Ms. Kramer, regarding last year's bidding and advertisement and
2611 who downloaded plans.
2612 Ms. Kramer stated yes, I wanted to make sure we had all that in the record.
2613 Mr. Hamstra stated and what led up to the re-advertisement, and all kinds of stuff. There must
2614 have been, total, five or six emails of all large files.
2615 Ms. Montagna stated yes.
2616 Mr. Hamstra stated if it is easier to put them on a flash drive, I can put them all on.
2617 Ms. Phillips stated I do not have video emails, either.

2618 Ms. Montagna stated okay, I will resend it. What I will do is one email. For videos, I will do
2619 WeTransfer, so look for that. Depending on how large these others ones come out individually, I
2620 may WeTransfer all of those. It will just give you a download. You download it, and it comes right
2621 up.

2622 Ms. Phillips stated I tried WeTransfer on the laptop today, and all it does is take me to their
2623 website.

2624 Ms. Montagna stated okay.

2625 Ms. Phillips stated I had a problem on my computer, and I went to whoever sent that to us, I
2626 forget her name. Then I noticed, it said this email came from outside of Inframark. When I clicked
2627 that I trusted it, then it gave me the link. Before that, it would not. But when I tried it today on my
2628 laptop, all it did was go to their website.

2629 Ms. Montagna stated all right, I will send everything out individually again to everyone.

2630 Mr. Hamstra stated so you do not need a flash drive from me because you have everything.

2631 Ms. Montagna stated no, I have everything. We have it downloaded in our system. I should
2632 just be able to pull it over from there.

2633 Ms. Kramer stated so the punchlist. Are they finished with the punchlist? They did only one
2634 of all the driveways that were significantly uneven.

2635 Mr. Hamstra stated they claim that all of them had the lip already.

2636 Ms. Kramer stated well they did. Again, when we were going back, I presumed they would
2637 match it up. Right?

2638 Mr. Hamstra stated they are going to do it per existing conditions. If there were 35 driveways
2639 with a lip, the one I pointed out, they did. But I said look at the other ones. They went back to the
2640 pre construction videos and said, many of them were like that. They did not want to change that in
2641 case somebody was going to complain about altering the drainage. So they matched existing
2642 conditions.

2643 Ms. Kramer stated if anything, it would have improved the drainage. I presumed for the money
2644 we were paying that we were going to get a full alley restoration.

2645 Mr. Hamstra stated on the inlets, I went back to the old videos and photographs. The road is
2646 originally steep on both ends, so there is a driveway here and a driveway there, and it was steep
2647 right across the inlets. They flattened that out, but they made it more pronounced at the inlets, so I
2648 had them shave the corners, but they had to tie in both driveways and tie into the inlets. Instead of

2649 being this way the entire way, they tried to flatten it out and make it more pronounced there. Six
2650 of one; half a dozen of the other. It was a bad, tight squeeze.

2651 Ms. Kramer asked but we did not ask them to use collars or anything to rectify those
2652 problems?

2653 Mr. Hamstra stated whatever Greg and I identified in the beginning, you will notice in some
2654 places, we had to do complete pavement restoration. The reason we put the slotted drains in there
2655 is because there were drainage issues. So all the things we saw when we went out there after a
2656 rainstorm was added on top of the milling and resurfacing. When I walked it, I did not notice that,
2657 because I walked it and did not drive it to see if it was more pronounced, we would have raised
2658 the top of the inlet three inches to flatten that out. That particular one, we did not catch.

2659 Ms. Kramer stated okay. A little girl was riding her bike down and she went end over end.

2660 Mr. Hamstra stated yes, I stopped there Sunday, and there was a guy putting in an irrigation
2661 system. He came by and asked if everything was okay. I just told him I was doing a punchlist.
2662 Then I met the guy, where it splits and you can go one way around the park, then a trench drain.
2663 They asked me if it was going to stay that way. I said it was put there because it was always wet
2664 where that park was where it met the pavement. CCI asked if they should take it out, and I said no,
2665 leave it in. It is not down the middle like everyone else. We are trying to get all this water seeping
2666 out of the pocket park. It seems to be working well. The grass took really well.

2667 Ms. Kramer stated yes, there is a problem, kind of up and around where the sprinkler water
2668 comes out onto the alley or when it rains, rainwater hitting the alley up in that location and actually
2669 flows, not to any of the drains, but to a neighbor's yard.

2670 Mr. Hamstra stated I went out there Sunday morning, maybe close to 11:00, after we had all
2671 the hard rain Thursday, Friday, and Saturday, and I did not see a drop of water. And I was looking
2672 carefully.

2673 Ms. Kramer stated no, it is rolling. It is going into the neighbor's yard. It is draining off the
2674 alleyway.

2675 Mr. Hamstra asked is that the place where the manhole is?

2676 Ms. Kramer stated no.

2677 Mr. Hamstra stated okay.

2678 Ms. Kramer stated we need to make a time where you and I can I walk the alleyways.

2679 Mr. Hamstra stated I went out purposely on a Sunday after the rain to see what jumped out,
2680 and everything was bone dry. Okay.

2681 Ms. Kramer stated yes, because that birdbath where the alleyway comes in to Cupseed to go
2682 across, that is huge and still there. There are a lot of places that still stay wet for extended periods
2683 of time.

2684 Mr. Hamstra stated okay, I am not disagreeing. I walked it two hours after it rained, and almost
2685 everything dried up that was not on my punchlist. When it dries up in a couple hours, you call
2686 those birdbaths. If they are there for a long period, it is a problem.

2687 Ms. Kramer stated it rained like at 11 or 12:00 one night. It was dry all through the night. It
2688 was 10:00 a.m. before we went, and Olivia wanted to jump in the puddles. That stayed there the
2689 whole day.

2690 Mr. Hamstra stated okay.

2691 Ms. Kramer stated it is the one that you spec'd out and told them about. The problem is, there
2692 was no survey equipment anywhere to be seen. They did not shoot any elevations.

2693 Mr. Hamstra stated when they mill and resurface, versus a roadway reconstruction, it is
2694 uncontrolled construction, as they call it. They are literally peeling off the asphalt, and putting on
2695 new asphalt. When it is roadway construction, you do a complete survey, and you build it like it is
2696 a brand new road.

2697 Ms. Kramer stated right, but in the areas that you told them about the ponding, I would think
2698 that they would have brought that up. You pointed out specific areas for them to address, right?

2699 Mr. Hamstra stated the ones on the punchlist, they did. We will walk it after a rain.

2700 Ms. Kramer stated I would ask you all to come down the alleyway behind my house and walk
2701 it. The cracking is phenomenal, and the pitting, there are big pits in it. I presume it is from people
2702 dry turning, you know how they back out and dry turn, there are these whirled things on the surface,
2703 and we are getting more and more.

2704 Mr. Hamstra stated I saw a big Ford 250 or 150 who did a hard turn out of the garage. You
2705 can hear the wheels turn. Asphalt gets hot in the summer, especially with this heat dome we have
2706 got. I will tell you, the cracking is all superficial. It is the ugliness of soil cement, which is the base
2707 you guys put out here. Soil cement cracks, and it expresses itself through the asphalt. It is all
2708 aesthetics. It does not compromise the strength. If it was lime rock, you would get the
2709 disintegration of the lime rock at the water, and then you will see that staining that comes to the
2710 pavement. That is actually failing. The soil cement's strength is good for groundwater. Its ugliness
2711 is where you get the cracks, the alligator cracks.

2712 Ms. Kramer asked so the staining we are seeing, and I will show you when you come out, in
2713 the alleyways, is that a problem?

2714 Mr. Hamstra stated if there is lime rock, there are a few areas where if it has lime rock, lime
2715 rock has a tendency when it starts to dissolve, it kind of comes to the surface and has like a pottery
2716 on the surface. Soil cement does not. Soil cement just cracks.

2717 Ms. Kramer asked so will it be over all the puddling areas?

2718 Mr. Hamstra stated no, it can be anywhere.

2719 Ms. Kramer stated it may be the reclaimed water, irrigation water as it hits the hot pavement
2720 and evaporates.

2721 Mr. Hamstra stated it could be.

2722 Ms. Kramer stated maybe that is leaving a residue.

2723 Mr. Hamstra stated you said you guys all have soil cement out there.

2724 Ms. Kramer stated okay.

2725 **C. District Counsel**

2726 This item was discussed later in the meeting.

2727 **D. District Manager**

2728 **i. Update Regarding the Reserve Study Agreement**

2729 Ms. Montagna stated the reserve study, Mr. Eckert sent over an agreement. They will not sign
2730 it. We went back to them and asked what the issues were, and they just will not sign it. So they are
2731 not willing to do that work.

2732 Ms. Kassel asked the reserve study?

2733 Ms. Montagna stated yes.

2734 Ms. Kassel asked have they presented us with a price?

2735 Ms. Montagna stated yes, and we put it into a CDD contract. There is a certain type of language
2736 in there, and Mr. Eckert explained to them why it is in there and what it means, and he will not
2737 sign it.

2738 Mr. Chokanis asked what is this for?

2739 Ms. Montagna stated it is to do an update. You already had your reserve study done, and this
2740 was to update it with numbers that have come in, better numbers that we have and that the engineer
2741 has gotten and all this stuff. As you go through work, we have established better numbers on certain
2742 things, and that is what this was for.

2743 Ms. Kramer asked what was the problem there? Do you remember?

2744 Mr. Eckert stated yes, one of the issues was that they were trying to get me to give them a legal
2745 opinion as to whether or not they have to comply with E-Verify, which is a State law now. I said,
2746 I am not going to give you an opinion, but we want you to make the representation that, to the
2747 extent that you are required to comply with E-Verify, that you are doing so. That is something that
2748 we have in every District contract. There is other language in terms of cooperating with the State
2749 Auditor and some things of that nature. Really, the E-Verify thing seemed to be the hot button for
2750 them, for some reason. The Board can proceed without the protections I built in, or you can go talk
2751 to somebody else if they can do an update to that past survey.

2752 Ms. Kramer stated unbelievable.

2753 Ms. Montagna stated yes, it was very odd. I have never had that happen.

2754 Ms. Kramer stated it would almost have to be the principals because they are just redoing the
2755 numbers. They are not coming out here.

2756 Ms. Kassel stated so if it is just this E-Verify paragraph. Can we just excise that paragraph?
2757 Will they sign it then?

2758 Mr. Eckert stated we can, but the District can get in trouble for contracting with people who
2759 are not in compliance with E-Verify. That would be the risk. It would probably be a pretty low
2760 risk. I think there was another issue. What we had asked the manager to do, which they did, was
2761 tell us which specific provisions are still problematic after we sent the last version. Ms. Montagna,
2762 if I am wrong, correct me. Sounds like they just said, we are not going to sign anything.

2763 Ms. Montagna stated that is correct, and we are moving on, is what his sentence was. We are
2764 not signing this, and we are moving on. Essentially, do not reach back out to me.

2765 Ms. Kassel asked did not our agreement with them initially have a clause saying they will
2766 update it for this much money?

2767 Ms. Kramer stated yes, it did.

2768 Ms. Montagna stated yes, but that was not part of your initial contract that would be something
2769 totally separate. They offered that in there saying if you wanted it updated, there were a couple
2770 options. If you want and update with a site visit, it is X amount. If you want an update with no site
2771 visit, it is X amount. But they are not bound to do that. It would be a new agreement, or under that
2772 current agreement, a work authorization, or whatever, but he just is not willing to do that.

2773 Ms. Kassel stated I thought you had reached out to them prior to this.

2774 Ms. Montagna stated yes, and got a proposal.

2775 Ms. Kassel stated and got a proposal.

2776 Ms. Montagna stated and brought it to you. You all approved it.

2777 Ms. Kassel asked and then it was just the agreement?

2778 Ms. Montagna stated yes. He is not willing to sign the agreement. Like Mr. Eckert said, if we
2779 take out the E-Verify, that puts you at risk. And his statement to that was, is there anything else
2780 that you are having an issue with, and he said, I am not signing this and we are moving on.

2781 Ms. Kramer asked so he wants us to sign his proposal language agreement?

2782 Ms. Montagna stated it could be, but I do not know at this point if he is moving on, or if I can
2783 reapproach him with something. I do not know. I have never seen anything like this. He does a lot
2784 of reserve studies across the State of Florida in numerous districts. I have never seen anything like
2785 this. And I would venture to say that most, if not all, agreements are exactly what Mr. Eckert
2786 produced. I am not sure what the issue is or was. I do not know. I have never seen it.

2787 Mr. Chokanis asked can you ask him?

2788 Ms. Montagna stated we did and that is what we got.

2789 Mr. Chokanis stated okay, moving on.

2790 Ms. Montagna stated we are moving on.

2791 Ms. Kramer stated he does not want to do business with us.

2792 Ms. Montagna stated yes. It was very strange. I can reach out to other reserve companies and
2793 say look, we had a reserve study done, and would you be willing to update it. I can do that and see
2794 if there are other companies that will do it.

2795 Ms. Kramer stated yes, just update the costs.

2796 Ms. Montagna stated yes, and that is all this was supposed to be, just an update.

2797 Ms. Kramer stated it really upsets me that they did this reserve study, they put in three- or four-
2798 year-ago prices on it, not up-to-date prices. When we asked them to please make them updated,
2799 they put the onus back on us to get quotes and stuff.

2800 Ms. Montagna stated yes.

2801 Ms. Kramer stated even when we provided that, they would not update it, and they would not
2802 give us a finished product. We really never got a finished product from them. Live and learn.

2803 **ii. Budget Hearing**

2804 Ms. Montagna stated obviously, your public hearing is in July. I know one Board member may
2805 not be here in July. Is everyone else going to be here? I have to have three people in this room in
2806 order to have that, and it is very important because that is your public hearing, and we have to get
2807 the budget adopted.

2808 Mr. Chokanis asked what day is that?

2809 Ms. Montagna stated July 27.

2810 Ms. Kramer stated I will not be able to be here. It is the first meeting I will have ever missed,
2811 but I just cannot be in this room. I may be able to be on Zoom, but I cannot be in this room.

2812 Ms. Montagna stated I just want some confirmation that we have a quorum, at least three
2813 people. Again, you can join by zoom, but I need three here present in the room.

2814 Ms. Kassel stated I am not going anywhere, so I should be able to be here.

2815 Ms. Montagna stated okay.

2816 Mr. Leet stated I will be here.

2817 Ms. Montagna stated the second part is, if Ms. Kramer does join via Zoom, Mr. Leet, you are
2818 the Vice Chair. Will you be running that meeting? Do you want management to run it? How would
2819 you like? I know on Zoom, if we cut in and out, it might be a little difficult.

2820 Ms. Kramer stated no, I do not want to try and run it. I cannot guarantee that I will be on.

2821 Ms. Montagna stated and I know you have a lot going on trying to do zoom and stuff, so I just
2822 want to make sure we are prepared going into this, who will run it, who you want to run it.

2823 Mr. Leet stated I think I will be able to.

2824 Ms. Montagna stated okay, perfect.

2825 Ms. Phillips stated and I should be here.

2826 Ms. Montagna stated okay.

2827 Ms. Phillips stated I just pulled up my calendar.

2828 Ms. Montagna stated all right, so it sounds like we have a quorum, and Mr. Leet is okay. If
2829 something changes in between there or whatever, you can always turn it over in the middle. It does
2830 not really matter.

2831 Mr. Leet stated okay.

2832 **iii. Campus Suite**

2833 Ms. Montagna stated Campus Suite, they have already got your website up. It is not live. Mr.
2834 Hayes will be sending out a link for everyone to go and view it and look at it. We are still adding
2835 some stuff and kind of looking at this and providing information to them, but the whole swap over
2836 of the initial stuff is done. Please remember, when you look at this website, it is going to look
2837 different. It will look much cleaner. It will be very easy to read. My recommendation is, when you
2838 start sending stuff in going, I would love to see this and that, remember what you were getting
2839 away from. Right? We do not want it to be convoluted again. So just keep that in mind. Again, it
2840 is your website, whatever you want on it.

2841 Ms. Phillips asked is there a place for announcements?

2842 Ms. Montagna stated they can do announcements. There is a page on the front. Anytime we
2843 want to do an announcement, we just send them what we want. They post it. Remember any links
2844 going somewhere else, those need to be ADA compliant, as well. We do not want to put many
2845 links up other than to government links and stuff like that. You can obviously put news and stuff
2846 like that on there. They do not do any sort of apps, like boat reservations, nothing like that. That is
2847 not what they do. That would be something we would have to give them to put on the site. Anything
2848 that we send them, you get an automated email. When we send it to them, it is usually posted
2849 within 15 or 20 minutes, at best. And it is posted, and it is up there. You get quarterly reports from
2850 them. They send out a quarterly report. I will not put that in your agenda, but I will email that out
2851 separately to the board because it is a fairly large report that they do. If we need to update it as we
2852 go, things change or numbers change or stuff like that, you can absolutely do that, and it is done
2853 very quickly. We will be sending that out. Take a look at it. Let us know your input. If you see
2854 something that we should have on it that is not on it, this that or the other, let us know, and we will
2855 start building that back up with them. Then once it is kind of settled, then it will go live. And the
2856 other one will push to that one. If someone goes to the old site, it just pushes.

2857 Mr. Leet stated it will be the same name.

2858 Ms. Montagna stated it is the same URL, right.

2859 Mr. Leet stated I did not get the stuff about the conservation area invasive weeds, so I am not
2860 sure if that was already pulled over, but we will see.

2861 Ms. Montagna stated yes, and if it has not and we say we do not want to pull that over but we
2862 want to pull these things over, that is fine, too. we will work through it, and when it is ready to go
2863 live, you all will let us know, and we will go live.

2864 Ms. Phillips stated I am excited about that.

2865 **E. District Counsel (continued)**

2866 Ms. Kramer stated my apologies to Mr. Eckert. I skipped right over him. Do you have anything
2867 to report to us?

2868 Mr. Eckert stated I do, just one item. I have been following up on that purported transfer from
2869 the HOA Tract K900. The HOA recorded a deed that we discovered for a pond that was never
2870 supposed to be owned by the CDD. I reached out to the attorney who recorded that deed on May
2871 24. He acknowledged the mistake and was going to fix it. I did not hear anything, and on June 14,
2872 I reached out to them again. They said it was a mistake and we are working on a plan to fix it. If I
2873 do not have a resolution of that to present to the Board at your next meeting, I will be preparing a
2874 resolution formally rejecting that deed and demanding.

2875 Ms. Kramer stated we lost Mr. Eckert on Zoom.

2876 **F. District Manager (continued)**

2877 Ms. Kassel asked was the \$13,000 ever corrected?

2878 Ms. Montagna stated yes.

2879 Ms. Kramer stated I have not seen it.

2880 Ms. Kassel stated I have not seen it, either.

2881 Ms. Montagna asked the credit?

2882 Ms. Kramer stated I have not seen the \$22,000 come over. Now we missed last month. We
2883 need to find a better way to do that. Putting this whole ledger in here is.

2884 Ms. Montagna stated I do not know why or where that started.

2885 Ms. Kramer stated why can she just not give us, we see the invoices and outlay, just give us a
2886 list.

2887 Ms. Montagna stated just a check register. That is all you need.

2888 Ms. Kramer stated well, either a check register or just give us the income we brought in was
2889 this refund and this deposit, just a list of them.

2890 Ms. Montagna stated we have lost Zoom.

2891 Mr. Leet stated yes.

2892 Ms. Montagna stated I do not know why you get this. I do not know; I guess it was setup a
2893 long time ago.

2894 Ms. Kramer stated no, it was a response for us when we asked, can we see what funds are
2895 coming in, not necessarily the tax assessments.

2896 Ms. Montana stated yes.

2897 Ms. Kramer stated but can we see the other things, like if we get a refund from Mr. Eckert.

2898 Ms. Montagna stated your other revenue coming in.

2899 Ms. Kramer stated yes, any revenue coming in, just a list. We do not need to see all this.

2900 Ms. Montagna stated I agree. She kept telling us where the Toho Water Authority credit was.

2901 Ms. Kramer stated I never found it. She sent me a copy of the check with a handwritten deposit
2902 receipt, which proves nothing or tells me nothing about where it went.

2903 Ms. Montagna stated it was coded to 2022, but still, it should have carried to 2023.

2904 Ms. Kramer stated right.

2905 Ms. Montagna stated so that is the question.

2906 Ms. Kramer asked and then where did Mr. Eckert's refund go and where do all these other
2907 refunds go? I am starting to get very concerned.

2908 Ms. Montagna stated it is just about the revenue, and you cannot discern where it is, because
2909 it is not broken out. It is captured under revenue, but it does not tell you what that revenue is.

2910 Ms. Kramer stated yes, where is this all coming from.

2911 Ms. Montagna stated right.

2912 Ms. Kramer stated give me a list, not a whole ledger or anything else, just give me a list.

2913 Ms. Kassel stated yes, the journal.

2914 Ms. Kramer stated it is not user friendly.

2915 Ms. Montagna stated no.

2916 **G. District Counsel (continued)**

2917 Ms. Kramer stated sorry, Mr. Eckert.

2918 Mr. Eckert stated no worries. I am not sure where you lost me, but basically, I followed up
2919 with the attorney on June 14 about what their solution was to rectify this problem that they admit
2920 is a problem, and I heard, we are working on it, but what I was saying is I am going to prepare a
2921 resolution if there is no resolution by your next meeting, for the Board to formally reject that deed
2922 and at least protect our rights as much as we can there. But hopefully they will come up with a
2923 solution. I think it was something that they should not have done, and it has more complications
2924 because, we have easement rights that arguably, somebody could argue, merged, and we do not
2925 have them anymore because they sent this deed. So we have got to make sure we have this
2926 corrected the right way. That is all I really have been monitoring. I am happy to answer any
2927 questions the Board has.

2928 Ms. Kramer asked does anyone have any questions or concerns?

2929 Ms. Kassel stated there was at the last meeting, we were told that Ms. Kate John was going to
2930 be our new contact. She was going to be working on things, and the contact info would be
2931 forwarded to the Board. I never got that.

2932 Mr. Eckert stated she is not your new attorney. She is somebody who is going to be working
2933 with me.

2934 Ms. Montagna stated right.

2935 Mr. Eckert stated ultimately at a lower billing rate. As soon as we hang up, I will send that
2936 contact info to Ms. Montagna, and Ms. Montagna, if you could just distribute it to the Board, that
2937 would be great.

2938 Ms. Montagna stated sure.

2939 Ms. Kramer asked any other questions of our District legal counsel? Mr. Eckert, thank you so
2940 much. We appreciate that.

2941

2942 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

2943 Ms. Kramer stated I have one. We were supposed to include ratification of the turnover of
2944 Tract K street lights on this agenda, and we missed it, if we can make sure it gets on the July
2945 agenda.

2946 Ms. Montagna stated Tract K, and you will also have L by the time the next meeting comes, to
2947 ratify.

2948 Ms. Kramer asked that fast?

2949 Ms. Montagna stated they are, but Mr. Hayes pushed back and said no, I need this, this, and
2950 this before we are doing this.

2951 Ms. Kramer stated that will not be a ratification; that will be an acceptance.

2952 Ms. Montagna stated it will be an acceptance. Again, you need to tell me if you want it to come
2953 before the Board, but typically is now it has been done, once they provide the check showing that
2954 they paid the \$148,000 and change, which is what Tract L was for, \$148,000 and change, they paid
2955 for those, and now they want us to set up the billing, so we would be responsible for the billing
2956 moving forward. That is what was done for Tract K, as well.

2957 Ms. Kramer stated okay. We entered into an agreement on Track K.

2958 Ms. Montagna asked with OUC?

2959 Ms. Kramer stated no, no, no, with the developer. He wanted our signoff on the plat before he
2960 could do certain development, and I do not know what. So we entered into an agreement that rode
2961 with the plat that spelled out all these specifics, like we were not doing Tract K900 and things like
2962 that. I have seen nothing. Is the plat approved for this for them to be doing all this work?

2963 Ms. Montagna stated all it is, is street lights. That is all we are talking about. This is just street
2964 lights.

2965 Ms. Kramer stated no, but I mean, he is doing more than street lights.

2966 Ms. Montagna stated no, but all we are talking about is street lights.

2967 Ms. Kramer stated right, I know. I know.

2968 Ms. Montagna stated okay.

2969 Ms. Kramer asked but has somebody signed off on their plat for the CDD?

2970 Ms. Montagna stated no, I have not seen anything about anything. The only thing they have
2971 ever reached out since I have been here is Tracts K and L, which is strictly street lights.

2972 Ms. Kramer stated okay.

2973 Ms. Montagna stated that is all it is, and that is all we have done.

2974 Ms. Kramer stated to accept the rest of Tract K, we are waiting for them to give as-builts to
2975 Mr. Hamstra.

2976 Ms. Montagna stated to irrigation and all that, yes. That is all totally separate. This is strictly
2977 street lights. That is it.

2978 Ms. Kramer stated I know what this is, but I am saying, they are doing a lot of work out there.

2979 Ms. Montagna stated no, nothing has been presented.

2980 Ms. Kramer stated okay.

2981 Ms. Montagna stated unless Mr. Hamstra has gotten something, but I have not. Yes, there is a
2982 whole process.

2983 Ms. Kramer stated Mr. Hamstra is involved in Tract K negotiations.

2984 Ms. Montagna stated this K and L is just street lights. They have presented the check that they
2985 have paid for the street lights, and now all they are asking is, get the account setup with OUC, and
2986 you guys need to start paying the monthly bill. That is what this is.

2987 Mr. Leet stated yes, the property appraiser has us already owning a pond behind L.

2988 Ms. Montagna stated yes, and I do not know.

2989 Mr. Hamstra stated the plat has been signed and recorded officially.

2990 Ms. Montagna asked when was it recorded?

2991 Ms. Kramer asked so they are not turning anything over to us at all?

2992 Mr. Leet stated we own the two ponds in there, according to the property appraiser's website.

2993 Ms. Montagna stated February of 2023. Who signed it?

2994 Ms. Kramer asked for the CDD?

2995 Ms. Montagna stated I did not sign it. I was never shown it.

2996 Mr. Hamstra stated Mr. Gerhard Van Der Snel.

2997 Ms. Montagna stated wow.

2998 Ms. Kramer stated no.

2999 Mr. Hamstra stated I was kidding. It has the County Clerk, Commissioners, the County
3000 Engineer, surveyor Johnstons.

3001 Ms. Kramer stated Mr. Eckert, you need to get with the County and ask them why they are
3002 saying we own the ponds over there when we did not agree to the plat.

3003 Ms. Montagna asked when was that handwritten? February. It looks like it says 2003.

3004 Mr. Hamstra stated no, 2023.

3005 Mr. Leet stated L600 and L700.

3006 Mr. Eckert stated yes, I got it, and a lot of times, the County will look at a plat and not realize
3007 that the dedication to a CDD needs to be done by deed and not on plat.

3008 Ms. Montagna stated right.

3009 Mr. Eckert stated I see where this happens a lot. It does not mean the title transferred to the
3010 CDD. It just means the County property appraiser is incorrect.

3011 Ms. Montagna stated yes because that was never presented to us.

3012 Mr. Hamstra stated and we never got the as-built plans.

3013 Ms. Kramer stated and we need easements.

3014 Mr. Eckert asked what were those tracts, again?

3015 Mr. Leet stated L600 and L700.

3016 Ms. Montagna stated dedication of North Lakes.

3017 Mr. Eckert stated okay, I will take a look.

3018 Mr. Leet stated I think those are the only two. The other tracts are HOA.

3019 Ms. Montagna stated just send it to Mr. Eckert.

3020 Mr. Hamstra stated Mr. Eckert, I will send it over to you.

3021 Ms. Montagna stated he is going to send it to you, Mr. Eckert.

3022 Mr. Eckert stated okay, yes, I am familiar with these issues.

3023 Ms. Kramer stated have him send it to me, too, so I can see what on the plat is supposed to be
3024 there.

3025 Ms. Montagna stated I have never seen that. Again, this is just street lights, I promise.

3026 Ms. Kramer stated I am hesitant to accept and pay for the street lights until the development is
3027 kind of finished. What if they flip them on and leave them on all the time? Do you see what I am
3028 saying?

3029 Ms. Montagna stated yes, that, I cannot answer. I will tell you if we do not get this changed
3030 over, it could get ugly.

3031 Ms. Kramer asked why?

3032 Ms. Montagna stated because we went through it with Tract K.

3033 Ms. Kramer stated okay. I was going to say, we waited until Tract K was pretty much
3034 developed out.

3035 Ms. Montagna stated and that is what we did. I kept pushing and pushing back and pushing
3036 back. They were like, no, they are done, we have paid for them, here is proof we paid for them

3037 100-and-whatever thousand dollars, and you guys need to be paying the monthly bill. These are
3038 the District's street lights. That is what they are saying for Tract L. I slow-rolled Tract K.

3039 Ms. Kramer stated but they are not District street lights until we accept them.

3040 Ms. Montagna stated I do not know how you have accepted them in the past. I do not know.

3041 Ms. Kramer stated and Mr. Jerman just gave away all the land that we had our trails on, so I
3042 am not inclined.

3043 Ms. Montagna stated maybe I will just ask them, is there any paperwork you can send us
3044 showing that you have turned these over, and the District has accepted them. I am going to tell you
3045 right now that the answer is "no" because I have not received any of that, unless they are going by
3046 something like that, the plat or something like that, and saying, no, in the plat it specifically states.

3047 Ms. Kramer stated unless we accept, unless we sign off on the plat.

3048 Ms. Montagna stated we did not sign off on that one.

3049 Ms. Kramer stated then we are not obliged to take anything.

3050 Ms. Montagna stated just letting you know.

3051 Ms. Kramer stated work with Mr. Eckert on that.

3052 Ms. Montagna stated sure.

3053 Ms. Kramer stated I do not want to get us in trouble, in case there is a concern.

3054 Ms. Kassel stated we never went over transcription services.

3055 Ms. Montagna stated yes, the ones that you got, Ms. Brenda Burgess used a text format. She
3056 totally redid them all, which is why she had to redo both of those. That text version was not a very
3057 good thing. So we upgraded your Zoom to a, what was it, Mr. Hayes?

3058 Mr. Hayes stated it is called close captioned translation.

3059 Ms. Montagna stated no, we upgraded it to pro.

3060 Mr. Hayes stated yes.

3061 Mr. Leet stated we had pro already.

3062 Ms. Montagna stated we updated it to business.

3063 Mr. Leet stated no, it is \$200 a month if you have ten seats. I do not think we are going to be
3064 spending \$2,000 a year for a business Zoom.

3065 Ms. Montagna stated whatever he did, he put on where Mr. Leet can go on at the beginning.

3066 Mr. Leet stated we tried.

3067 Ms. Montagna asked and it did not work?

3068 Mr. Leet stated well, we tried but we could not find the setting. I could not find the setting on
3069 my phone. I will dig into it some more, but I would not expect anything different for this month's
3070 meeting from last time.

3071 Ms. Kramer stated then I have a question. We do have Teams with our Microsoft stuff.

3072 Ms. Montagna stated we have been putting in Teams, and no.

3073 Ms. Kramer asked have you tried Teams?

3074 Ms. Montagna stated the problem is, with Teams, you have to record it from Teams. That is
3075 why Zoom was the best option because it is already there, and it is on the cloud. Then they just
3076 take it and go through it.

3077 Mr. Leet stated people can dial into Teams meetings, like they can for Zoom.

3078 Ms. Kramer stated that is what I was going to say.

3079 Mr. Leet stated I asked Ms. Burgess, so I do not know if that is something we need to change
3080 or upgrade or whatever with our Microsoft account. Or if there is any way we can, on a trial basis
3081 versus saying I am going to change all the information on the agenda and all the announcements
3082 for our meetings.

3083 Ms. Kramer asked why do we not do this? Why do we not have you and Mr. Leet have a
3084 conference call on Teams, and set it to transcribe. I have it on good authority that you do not have
3085 to upgrade or do anything else to Teams. With our basic subscription, we should have all that. If
3086 you guys will do that and see how it does before we change Zoom to Teams.

3087 Mr. Leet stated if you want to schedule you and one or two other people from Inframark.

3088 Ms. Kramer stated have several people.

3089 Mr. Leet stated it seems worth a try.

3090 Ms. Montagna stated yes. that is fine.

3091 Mr. Leet stated from what I am seeing, it is misleading because it will say audio trans-
3092 something.

3093 Ms. Montagna stated I know another district that uses it, and they followed the directions Ms.
3094 Burgess gave them, and it worked fine. You still have to go through and add the names and stuff
3095 and make sure people are not talking over each other and get it done, but it did work. But for her
3096 to do that, she just tried this text one, and it took her literally pretty much, she put her out-of-office
3097 on for about a week and a half just to get those two sets of minutes done. It is extremely time
3098 consuming. Short of you guys getting a court reporter, it really is. That is essentially what you

3099 want, to have someone go through and clean it up and take out the uhs and the ums that the court
3100 reporters put in. But that would probably be the best bet.

3101 Mr. Chokanis asked did you want to continue to work with Ms. Burgess and see if you can get
3102 that to work and cancel the plan?

3103 Mr. Leet stated before we do that, if Ms. Burgess has something that has worked for somebody
3104 else, let me follow up and make sure and hold my hand doing it to figure out what was done wrong
3105 to see if we can still do it through Zoom.

3106 Ms. Montagna stated I am not techie at all, so I am just going by what someone else is telling
3107 me.

3108 Mr. Leet stated Teams sounds like a good backup plan, but again, talk with Ms. Burgess.

3109 Ms. Montagna stated we can try that, too. I am willing to try anything. They are a bear to get
3110 done. I mean, it is very time consuming. Then you also have Ms. Kramer. You do not understand,
3111 she spends another, depending on the length of the meeting, six to ten hours going through them,
3112 as well, red-lining them.

3113 Ms. Kramer stated listening to the recording.

3114 Ms. Montagna stated she does it matching the recording. There is a lot of hours that go into
3115 these minutes, a lot.

3116 Mr. Leet asked would you believe I have a street light-related Supervisor request? It is a quick
3117 question. If a street light gets knocked over, is that where we call OUC or the CDD calls OUC?

3118 Ms. Montagna stated you call OUC, and you report the pole number that is on there and say if
3119 there has been an accident.

3120 Mr. Leet asked if there is glass and everything?

3121 Ms. Montagna stated same difference. Our guys would go and clean up the glass and get it out
3122 of the road, obviously.

3123 Mr. Leet stated there is one on Dark Sky. If it is still there in the morning, a street light is out
3124 of order.

3125 Ms. Kramer stated you can do it right online on your cell phone.

3126 Ms. Montagna stated right online. You put in the number, you tell them a generalized location
3127 of it, and they will come out and put up a new street light and all that. The same if it is out. If a
3128 street light is out, you do the same thing. Same reporting.

3129 Ms. Kramer stated one went down during the hurricane in South Lakes, and they were right
3130 out.

3131 Ms. Phillips stated I do have a question, and I am not sure if I am allowed to say this or ask
3132 this. With our community maintenance facility, and the office is working out okay at Ashley Park
3133 for now, are we prohibited from setting up a metal building and storing the stuff in there until we
3134 figure out what we are going to do?

3135 Ms. Kramer asked putting it up where?

3136 Ms. Phillips stated at Buck Lake Park where the slab is.

3137 Ms. Kramer stated I think we still have to go through the site plan process. Do we not, Mr.
3138 Hamstra?

3139 Mr. Hamstra stated I would think so, yes.

3140 Ms. Kramer stated I guess we could ask if they would just give us a building permit, but I do
3141 not think they would. I think they would want a site plan because that would be a quick way.

3142 Ms. Phillips stated at least we would have a place to keep all the equipment until we get all
3143 this figured out.

3144 Ms. Kramer stated right, and we could always move the building. That is the sweet thing about
3145 a metal building.

3146 Ms. Phillips stated that is what I was thinking, yes.

3147 Ms. Kramer stated it is not that expensive.

3148 Ms. Phillips stated we would not even have to put electricity and all that in it right away. I guess
3149 we would for charging the vehicles. Well, those could still go in someone's garage. Anyway, it
3150 was a thought.

3151 Ms. Kramer stated if we get up against a wall, depending on what Ms. Montagna hears, we can
3152 try that.

3153 Ms. Phillips stated the other option is, maybe we can rent a vacant home, or it could be
3154 furnished because we are not going to use the house. We are just going to use the garage, so that
3155 is a possibility, too. That way no individual homeowner is going to have people coming and going.
3156 I am just trying to think of places to store the stuff.

3157
3158 **EIGHTH ORDER OF BUSINESS**

Adjournment

3159
3160 On MOTION by Mr. Chokanis, seconded by Ms. Kassel, with all in
3161 favor, the meeting was adjourned at 9:51 p.m.

3162
3163
3164
3165 
Secretary/Assistant Secretary


Chair/Vice Chair