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Present and constituting a quorum were:

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

Residents and Members of the Public

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

Mr. Leet called the roll and indicated a quorum was present for the meeting. Ms. Kramer is the only Supervisor not in attendance. Her presence on Zoom will be announced if she joins at a later time.

SECOND ORDER OF BUSINESS Audience Comments

Mr. Leet stated first, item after roll call is audience comments. Anyone that's here in the audience or on Zoom, you can have up to three minutes to address the Board. Let us know of your concerns. We might be able to address some of those items later in the meeting as they come up in the agenda, but either way, this is your chance to address the Board as a whole. So, do we have any audience comments tonight?

44 Ms. Boskey, 6805 Sundrop Street.
45 F as in Frank. I-N-I-S-I-A.
46 last name, Boskey, B as in boy, O-S-K-E Y.
47 Ms. Kassel: Address?
48 Ms. Boskey, 6805 Sundrop Street. Owner. Isn't that important?
49 Ms. Montagna, it could be.
50 Ms. Boskey, but this is basically for owners.
51 Ms. Montagna, this is for anyone who lives in the District.
52
53 Ms. Montagna, renters.
54 Ms. Boskey, right, those that pay for the CDD, they're the owners, correct?
55 Ms. Kassel, well, the renters may pay through their rent, but this is also open to the public,
56 so anyone.
57 Ms. Boskey, yes, that's fine, open to the public, but basically has to do with the owners that
58 are actually paying the CDD.
59 This is the first meeting I've attended even though I've been living here for about seven years.
60 Mr. Leet, well, thank you for coming.
61 Ms. Boskey, yeah, I usually read the minutes that are posted later. My question is just
62 exactly what is this CDD that we are paying? Who started it?
63 Ms. Kassel, can I address that?
64 Mr. Leet, you have up to three minutes. Is there anything else you wanted to-- it doesn't
65 really work as a back and forth. Those can be stretched, and we got a bunch of people, a bunch
66 of items.
67 Ms. Boskey, okay, basically, that's what I really want to know. Who started the CDD, and
68 why are we paying for it?
69 Ms. Kassel: sure, and it was I think in the minutes from last the meeting we discussed that,
70 right?
71
72 Ms. Montagna, yeah.

73 Ms. Kassel, so just in case anybody else has the same concern after we get all the questions
74 and comments, I'll address that.

75 Mr. Leet, okay, all right. So, yeah, we've known that. Supervisor Kassel will give a synopsis
76 of that. Were there any other comments you'd like to have or any other comments from any
77 other.

78 Ms. Boskey, no. I'm sure there will probably be more, but that was the basic question we
79 wanted to know about. Ms. Kassel, just so you know, this is audience comments, so we don't
80 take comments during the rest of the meeting.

81 Ms. Boskey, right.
82

83 Ms. Kassel, this is the time.
84

85 Ms. Boskey, I understand.
86

87 Ms. Kassel, okay.
88

89 Ms. Boskey, yeah, so I'll have to keep attending meetings if I want to make more comments.

90 Ms. Phillips, well, you can always call any of us at any time.

91 Mr. Leet, right. What's special about this, once a month, we have these public meetings, so
92 anyone can address the entire Board, Staff, and everything else at once. Your lines of
93 communication are always open to us. Email will be the best.

94 Ms. Boskey, well, I have seen the lines of communication on Facebook.

95 Ms. Montagna, I would not go by that.

96 Ms. Boskey, they're really not all that good. Well, it's fine.
97

98 Mr. Leet, yeah. Facebook.

99 Ms. Phillips, Facebook is a private group run by one individual, and it's not official for the
100 CDD.

101 Ms. Boskey, yeah. Well, I see what banter goes back and forth, which is not good.
102

103 Mr. Leet Right. Okay. Well, that.

104 Ms. Montagna, interesting, at best.

105 Ms. Boskey, okay, you can use that.

106 Ms. Phillips, I'm not a member of that group, so I don't even see what is said.

107 Ms. Boskey, Well, it's the Harmony Residents Forum.
108

109 Mr. Leet, right.

110 Ms. Phillips: I know, but you have to apply for membership.

111 Mr. Chokanis, do you get a quick synopsis of what the CDD is right now? I think we have a
112 pretty short agenda.

113 Ms. Kassel, so the CDD, the concept of the CDD, Community Development District, was
114 formed when developers approached the legislature, the state legislature, to be able to pass off
115 the cost of building roads and sewers and bringing electric in and all of that kind of thing. They
116 wanted to pass the costs of, really, alleyways and things that they were big expenses for them. to
117 the owners, but not in the price of the house, through a bond that when you bought the house,
118 you were obligated to pay. And those bonds carried interest. It was a way for the developer to
119 fob the cost of development onto the homeowners through debt service. Some people could think
120 of it as underhanded because most people don't really understand what it is. So, what the CDD
121 Board does is make sure that our physical infrastructure, we have lots of facilities in the
122 Community. We have two pools. We have boats. We have lakes and ponds we have to maintain.
123 We have lots of landscaping. We have streetlights, and a lot of that irrigation has to be irrigated.
124 We have lots of costs associated with all of these facilities. We also have to manage the policies
125 for access to those facilities. This body maintains the physical and fiscal, the financial
126 infrastructure that we were handed over to us from the developer. Does that make sense? Ms.
127 Boskey, it does make sense. Yes.
128

129 Mr. Lukens, So, can I ask a follow-up question on that?

130 Mr. Leet, yeah, so back there, you had your hand come forward.

131 Ms. Kassel: If you could state your name and your address, please.

132 Mr. Lukens, Peter Lukens, 3317 Schoolhouse Road. If you pay off your bond, are there still
133 additional dues and fees that you are and what are those?

134 Ms. Kassel, those are operations and maintenance.
135

136 Mr. Leet, correct. Yes.
137

138

139 Ms. Kassel: So, there is the debt service portion. the debt service portion has a fixed interest
140 on it, and eventually, it'll go away. We have one bond, that's going to go away in 2032, and the
141 other one's 2036.

142 Mr. Lukens, they're individual bonds, right, so you can pay off your own individual bonds?

143 Ms. Montagna, yes.

144 Ms. Kassel, and then you're saving the interest you would be paying off through all those
145 years but the operations and maintenance is for the regular upkeep.

146 Mr. Lukens, and what are those- what are those fixed costs in, monthly?

147 Ms. Kassel, oh my goodness. They include everything from all the landscaping, the
148 irrigation, the streetlights.

149 Mr. Lukens, no, what's the actual cost in dollars?

150 Ms. Montagna, they can change.

151 Mr. Lukens, does it change annually, or does it change every month?

152 Ms. Montagna, no, no, it would be annual once we set the budget, but that budget can change
153 every year during the budget cycle.

154 Mr. Lukens, sure, yeah, absolutely.

155 Ms. Montagna, no, once it's fixed, they're going to adopt their budget next month. Once that
156 budget is set, that's what it is.

157 Mr. Lukens, and what are they this year, monthly?

158 Ms. Montagna, I don't know. I'd have to look at your.

159

160 Mr. Leet, yeah, there's actually an entire chart. It varies mostly by property size, and it's
161 actually broken down to what the ongoing, operations and maintenance is compared to the bond
162 service.

163 Mr. Lukens, and where can we find that?

164 Ms. Phillips, it's in the agenda.

165 Mr. Chokanis, all right, you can have this copy. That was the last eight years that we.

166

167 Ms. Montagna, but that's not it.
168

169 Ms. Montagna, It's hard to differentiate on the sheet that's in the budget. So, what you can do
170 is you can email me or call our office. The Assessment Department will get your address. They'll
171 look it up, and they'll tell you exactly what you are paying for your debt and then they'll tell you
172 what the operation and maintenance is.

173 Mr. Lukens, awesome.

174 Ms. Kassel, yeah. Do you even know? Do you have any idea of what your neighborhood is?
175 Like, you know, there is like A1, B.

176 Mr. Lukens, Schoolhouse Road.

177 Ms. Kassel, I think you're in C1. Do you know your lot width? 80 feet?

178 Mr. Lukens, I'm not sure off the top of my head, no.

179 Ms. Kassel, so your operations and maintenance was \$1,847, and it's going to be, well, if we
180 pass the budget, \$2,133.

181 Mr. Lukens, for the year?
182

183 Mr. Chokanis, yes.

184 Ms. Montagna, that's annual. It's all annual, and it's collected on your tax bill.

185 Mr. Lukens, okay. The only other follow-up question I had is what is the standard form of
186 communication? We mentioned that the Facebook group is not official, but I'm not getting at
187 least, and maybe it's 'cause I'm not signed up for something, but, like, in the instance of the road
188 paving, for example, like, we didn't get any notifications about what dates were, things were
189 happening, and when we need to be prepared and.

190 Ms. Montagna, CDDs are public so we don't have any residential information on any resident.
191 That's more of an HOA because they're private because you are then subject to public records
192 laws. Anything that we put out would be on the CDD website. As far as the alleyway paving, the
193 residents that were on those specific alleyways got notifications.

194 Mr. Lukens, how?

195
196 Ms. Montagna, but the rest, I think what they do, put them in their mailboxes and.

197
198 Mr. Leet, they were supposed to have. We understand that there were some.

199 Ms. Montagna, there were some people who did not get them.

200
201 that's how it should have gone.

202 Unknown Speaker: It's illegal to put notifications in a mailbox.
203 Ms. Kassel: Well.

204 Ms. Montagna, in their mailbox.

205 Ms. Kassel, unless it's mailed.

206 Ms. Montagna, correct.

207 Ms. Kassel, it was supposed to go on the door.

208 Ms. Phillips, yeah, that's I think what we.

209 Ms. Kassel, unfortunately, the whole process and this is just my personal opinion, it's not the
210 opinion of the Board, that I don't feel it was handled very well.

211 Mr. Lukens, that's not consequential for me. It was just an example. I'm just trying to figure
212 out how can I get better informed about whether it's through email or through mail or whatever.

213
214 Ms. Montagna, the CDD website.

215 Ms. Kassel, Harmonyadd.org.

216 Mr. Lukens, only the website?

217 Ms. Kassel, we do not send out emails.

218 Mr. Lukens, so there's no proactive communication. That's only.

219 Ms. Phillips, we can't.

220 Mr. Leet, well, there are notices like the issue that we're going to be addressing later with the
221 budget adoption, was originally going to be tonight. And just the official notification for that is
222 through the US Postal Service.

223 Ms. Montagna, correct.

224
225 Mr. Leet, so you'd be getting that official notification of, "Here's where the budget is. Public
226 meeting, 6:00 PM. Here's where to show up." Since there were issues with that getting to
227 everybody, we're now needing to delay it to the 24th of August. So as far as official
228 communication, there are those mailers that go out for the budget announcements. There are also

229 notifications in, I believe, the *Osceola News Gazette* as a public newspaper that we put
230 announcements for each monthly meeting.

231 Mr. Lukens, could email be a possibility? I mean, could you do a list serve?

232 Ms. Kassel, so, you can email any of us, and you can email the District Manager, Angel
233 Montagna. We can only respond to you individually. We can copy Ms. Montagna, but we cannot
234 copy all because we are bound by Sunshine Laws, so we can't meet in private, which that's what
235 it would constitute. So, that is no. And we have a brand-new website, which has a lot of
236 wrinkles, to start with, but hopefully, we'll be able to post some notifications and then hopefully,
237 one Board Member or another can post something somewhere. Unfortunately, not everybody's
238 on Facebook, so just something to let people need to go to the harmonycdd.org website because
239 there's some news or whatever, but we have gone over this a hundred times through our attorney,
240 with the District Manager, about being able to communicate.

241
242 Mr. Chokanis, so I would also recommend the meeting minutes are, like, really short and
243 sweet. So, if you're able to log onto the.

244
245 Ms. Montagna, really?

246
247 Ms. Kassel, what?

248
249 Ms. Montagna, which ones are you looking at?

250
251 Mr. Chokanis, I mean they are easy to kind of filter through and look for your one. there is the
252 paving. So, if you saw that, you would reach out to Ms. Montagna and say, "Hey, when is this
253 going on because I am in an alley." Right?
254

255 Mr. Lukens, okay.

256
257 Mr. Chokanis, so I would just recommend that. I try to post stuff on Facebook, but I get a
258 little bashed on there, but I try to inform people of what's going on because I know not everyone
259 comes to this meeting and not everyone gets on Zoom. And so, it's a little wishy-washy, but
260 we're trying to do.

261
262 Mr. Lukens, thank you.

263
264 Mr. Leet, do we have any other comments from the audience here? I see some other people
265 join on Zoom, so we're still in the audience comments portion. Maybe back there with.

- 266 Ms. Sledz, Can I just speak from here and yell?
- 267 Ms. Sledz, all of you have heard it, but I really do want it official on the record, because I sent
268 it to all of you.
- 269 Ms. Montagna, what's your name?
- 270 Ms. Sledz, Mary Jane Sledz, 3181 Songbird Circle. I guess I've been doing budgets a long
271 time, and the budget that was sent out doesn't have any explanation as to all these increases four
272 times as much, three double on some lines. And because there's no communication being able to
273 be discussed, how are you going to communicate that to people who are interested?
- 274 Ms. Kassel: It's been in the minutes, so we had. I'm sorry.
- 275 Mr. Leet, what else? You have three minutes. Go ahead and,
- 276 Ms. Sledz, I was here at the last meeting for maybe half the meeting and like I said, I did not
277 get it, the letter, originally. Multiple people in our community at 55-plus didn't get it.
- 278 Ms. Montagna, we're going to address that. It's on the agenda. We're going to address that.
- 279 Ms. Sledz, okay. And you also need to make sure that the 55-plus community, if you're at
280 putting stuff out on Facebook, like this information today about the August 24th, I didn't know
281 about it.
- 282 Ms. Montagna, it's on the website.
- 283 Ms. Phillips, it's on your Facebook page.
- 284 Ms. Sledz, no, but that's what I'm saying. There's got to be if we're CDD paying.
- 285 Ms. Montagna, all the meetings are posted on the website, the whole annual meetings.
- 286 Ms. Sledz, no, no, no. I know that, but there was a notice today about the change of the
287 budget.
- 288 Ms. Kassel: It just happened this week.
- 289 Ms. Sledz, I know, but we didn't know that.
- 290 Unknown Speaker: It was posted on Facebook.
- 291 Ms. Sledz: That's how I found out, was because my husband called me to tell me it was on
292 Facebook. So, if we're going to communicate that way, the 55-plus people need whether I'll be
293 volunteering to post what you want me to post on it so that people in our community can get that
294 because like I said, they didn't get a lot of the letters. But my concern is the multiple line items
295 where like landscaping, and no offense to the landscaper, but the irrigation, the continuous
296 upping of additional bids and not sending the entire irrigation system out for bid instead of this

297 piecemealing that we're doing, is very frustrating to many of the people in our community in the
298 55-plus because a lot of people here live on fixed incomes. So, I just want to make my point that
299 I did send it to all of the members, the supervisors, about the double, the triple, and the quadruple
300 line items that are on here, and they need explanation.

301 Ms. Kassel, and I did respond twice.

302 Ms. Sledz, you did?

303 Ms. Kassel, I did. And you.

304 Ms. Phillips, I responded.

305 Ms. Kassel, did respond to me once, and I sent you a link to set up a meeting.

306 Ms. Sledz, no. I can show you my email. The only person I got it was from Kerul.

307 Ms. Kassel, that's me.

308 Ms. Sledz, oh, I'm sorry. I didn't know that. Yes.

309 Ms. Montagna, and I responded.

310 Ms. Sledz, and I sent you a response. I responded that we'll set up a time because there are
311 other people in our community who would like to do that.

312 Ms. Kassel, and I sent you a calendar link so that you can interface with all your people, and
313 you can choose a date and a time.

314 Ms. Sledz, Okay. There aren't many in August, but there are a few. Perfect.

315 Ms. Phillips, the other thing I was going to point out because I was looking at your things too
316 so that I could explain them if you answered my email, is I think you were picking up the
317 projected line to the 2024 budget rather than the 2023 budget.

318 Ms. Sledz, yeah, 2023 versus the 2024.

319 Ms. Phillips, the budget?

320 Ms. Sledz, mm-hmm.

321 Ms. Phillips, the one you said.

322 Ms. Sledz, well, the projected. The projected 2023.

323 Ms. Phillips, on some of them, what happened in brief, I'll just tell you this, some of them, we
324 didn't spend the money in 2023 because other things happened, so it's back on the budget for
325 2024.

326 Ms. Sledz, okay, so the only person I got an email from is you and you.

327 Ms. Phillips, And I emailed you.

328 Ms. Sledz, I don't have it.

329 Ms. Phillips, well, I'm sorry because I did email you back.

330 Ms. Sledz, I will send you some dates because I know there's a bunch of us that are here from
331 the group that wanted to participate.

332 Ms. Kassel, and if there's no dates, you know can you just send me some proposed dates?

333 Ms. Sledz, okay.

334 Ms. Kassel, I'm away from the 18th to the 28th of August, but I'm available after that.

335 Ms. Sledz, so the first couple weeks in August?

336 Ms. Kassel, yeah.

337 Ms. Sledz, okay.

338
339 Ms. Kassel, But I did respond with the landscaping because we had to go through bid process.
340 We were required by a state statute, and we hired our old landscaper who had increased his price
341 because he was promising that he'd be better, but he was not better. So, we had to go back to bid
342 again, and then we got Benchmark, and Benchmark's bid was much higher, but they were still
343 pretty much the lowest bid. So that's why our landscaping is higher. And then the irrigation thing
344 is because our irrigation system was mostly turned off and because lots of things were broken.

345 Ms. Sledz, right.

346

347 Ms. Kassel, and so over the last 10 years, instead of repairing, areas were just turned off. Now
348 they are responsible for maintaining our landscaping, and unless they are responsible for fixing
349 and maintaining the irrigation, they will not guarantee our landscaping.

350

351 Mr. Leet, yeah.

352

353 Ms. Kassel, so we're kind of in a bind.

354 Mr. Leet, I'll say that was an intentional choice of the Board because in years past, having the
355 irrigation done separately or even managed by field services could be a potential source of
356 conflict and actually did lead to legal action between the landscaper and the CDD who had been,
357 at the time, responsible for irrigation. So based on that factor, it was a conscious choice of this

358 Board to when we're doing this bidding, include the irrigation with that, and that removes
359 a potential pain point of having a conflict between landscapers and irrigation providers.

360 Ms. Sledz, I understand. It just seems like every time I look at the minutes or I come to a
361 meeting, it's \$20,000. It's \$65,000. It's \$40,000.

362 Ms. Montagna, it's a 20-plus-year-old irrigation system.

363 Ms. Sledz, no, I get it but then there should be a process to slowly go and fix it over so many
364 years. It just seems like it's all being piecemealed.

365 Ms. Phillips, well, we're having to because when there's a pipe broken underground, all that
366 water's pouring out and so he has to fix it but if he fixes that one but not the next one, the water's
367 just going to pour out of the ground there, and they're finding it as they go along. It's not
368 something that we knew all of it in the beginning.

369 Ms. Kassel, and we can't do a little this year and a little next year because it's all broken
370 because it's 20 years old.

371 Mr. Leet Thank you. Anyone else would like to address the Board?

372 Mr. Cresham, yes, please.

373 Mike Cresham, over in Enclaves at 7417 Wingspan Way. Mainly just maintenance questions.
374 So, on your way in the neighborhood, I'm sure everybody that lives back here knows the two
375 drainage inlets just west of Feather Grass have been clogged for like six months. Every time it
376 rains.

377 Ms. Montagna, West of where? I'm sorry.

378 Mr. Cresham, Feather Grass Drive.

379 Ms. Phillips, On 5 Oaks?

380 Mr. Cresham, in between Feather Grass and the driveway to the turf maintenance facility.

381 Ms. Phillips, is this the one you fixed today?

382 Ms. Montagna, it's Feather Grass and the golf maintenance.
383

384 Mr. Leet, well, yeah. Please, you have your three minutes, so is that your only concern?

385 Mr. Cresham, no, I have more, but I don't think it's been addressed. I did not see anybody out
386 there working on it today, and it comes up every time it rains.

387 Ms. Montagna, we can't hear you.

388 Mr. Cresham, the two drainage inlets as you're on your way in right up here west of Feather
389 Grass Road, they never drain, so there's only a lake on the road whenever it rains. so that's one
390 thing. The other question that maybe we can answer when we get into the agenda is what's going
391 on with Billy's Trail and north of it? I see that there's a contractor that tapped into our water
392 main. I'm not sure if that's Toho, if that's a future development that's part of Harmony up there,
393 which if it is, cool, if not.

394 Ms. Kassel, it is.

395 Mr. Cresham, is the Billy's Trail an easement? Why was it called Billy's Trail? Is it owned by
396 Harmony?

397 Ms. Kassel, reach out to us because we can't answer all those questions tonight, but reach out
398 to any of us. Our emails are on harmonycdd.org.

399 Mr. Cresham, so can I get everybody's emails before we leave today, or is it going to be in the
400 agenda or in the minutes?

401 Ms. Montagna, they're all on the website. If you just go under Contacts.

402 Mr. Cresham, oh, perfect. Thank you.

403 Ms. Montagna, yeah. And here's my card. I don't know if you have it or not.

404 Supervisor Kassel, this is not my CDD address, but.

405 Mr. Cresham, okay.

406 Ms. Phillips, Ms. Kassel is the expert on that. She knows that trail back and forth.

407 Mr. Cresham, oh, I was just walking in. I'm wondering, I'm like, "Is this an easement? Who's
408 paying for all this?" We've got thousands of feet of water main that are going in up there.
409 Anyways, while we're on pipe, I know we mentioned irrigation. It's 20 years old. It's broken.
410 This, that, and the other thing is whoever installed it on a warranty, if it's 20 years old, then, you
411 know, I understand we're the ones that are here now, but we're all paying for it when everybody
412 else 20 years prior didn't do their due diligence. That would be my question. Is it really on the
413 homeowners to be liable for paying for broken pieces of pipe?

414 Ms. Montagna, unfortunately, yes. And just so, which we'll get into it later. The Board was
415 just notified today. I sent the email out. You know, the Board just paid to have some clocks and
416 stuff installed. On the 20th, they were all installed. On the 27th, they were vandalized. So now,
417 we have got that subject that's going to come up today too.

418 Ms. Kassel, rain sensors or clocks? Just the rain sensors.

419 Ms. Montagna, oh, I have it. I'll pull it up. Go ahead.

420 Mr. Leet, I saw the pictures.
421

422 Ms. Montagna, yeah.

423 Ms. Phillips, we have just got the mail of.

424 Ms. Montagna, so we just found that out today. Again, I don't know how much it cost. I found
425 out on our way here, and I emailed it to everyone. So that again too, when stuff's put in and
426 stuff's been vandalized, this isn't the first time either, when new stuff has been put in.

427 Mr. Cresham, so when we go to put stuff in like clocks or the fence replacement, how does
428 that go about? Is that brought to forum, and we decide, or is it just, "Hey, we got we want some
429 clocks, so we're going to spend the money?"
430

431 Ms. Kassel, no.

432 Ms. Montagna, no. It is brought here, explained. You know, you don't want vegetation to die,
433 right? Because then, you look around, and you've got all this dead turf and everything. So, the
434 only thing that is done immediately off the cuff without coming to the Board.

435 Mr. Chokanis, you need timers for irrigation?

436
437 Mr. Leet, yeah.

438 Ms. Montagna, correct.

439 Mr. Cresham, okay. I thought you were talking about clock towers.

440 Ms. Montagna, oh, no, no, no, no, no.

441 Mr. Cresham, so that's a good point anyway.

442 Ms. Montagna, no, no.

443 Mr. Leet, it's being ingrained with all of us. Yeah.

444 Mr. Cresham, sorry, you mean timers. I thought.

445 Mr. Leet, yeah.

446 Ms. Montagna, sorry.

447 Mr. Cresham, the other thing, I noticed there's a couple of double bollards around the
448 sidewalks around here. Did anybody check if those are compliant because you can't fit a double-
449 wide stroller between those bollards?

450 Ms. Kassel, what bollards? Where?

451 Ms. Montagna, which ones are they?

452 Mr. Cresham, the post mounted.

453

454 Ms. Montagna, mm-hmm. They are.

455

456 Mr. Cresham, they just put them in around here. They're the black poles that you put in on
457 sidewalk.

458 Mr. Leet, you can't drive your car.

459 Ms. Montagna, oh, your golf cart.

460 Ms. Kassel, I don't know who installed them. We didn't do it.

461 Ms. Montagna, on the boardwalks?

462

463 Ms. Phillips, we have no idea who installed them.

464 Mr. Cresham, presumably, it's for golf carts, but you could achieve the same thing with one
465 bollard.

466

467 Ms. Montagna, where?

468 Ms. Kassel, where are these?

469 Mr. Cresham, sidewalks, here and on the sidewalk.

470 Ms. Kassel, that's your HOA, is my guess because we did not do it.

471 Mr. Cresham, okay, thank you. Am I okay on time?

472

473 Mr. Leet, okay. Well.

474

475 Mr. Cresham, I have real issues and stuff.

476 Mr. Leet, right, and I understand. The only reason we try and, you know, limit the back and
477 forth is out of respect for everyone's time, but please continue.

478 Mr. Cresham; So, the status of the main pool, bathrooms, and locker rooms up there, they are
479 terrible. I think it's probably already been a topic of discussion, so we don't need to harp on it,
480 but every time I go up there, it smells like pee. All the bathrooms and the toilets are clogged in
481 both the men's and women's.

482 Ms. Montagna, in which pool?

483 Mr. Cresham, the main pool. So, I live in Enclaves.

484 Ms. Montagna, Ashley Park?

485 Mr. Cresham, which brings me to my next point. But, yes, this pool right here up at the
486 entrance, by the golf pro shop.

487
488 Ms. Montagna, swim club.

489 Ms. Kassel, yeah. Swim club.
490

491 Ms. Montagna, okay.
492

493 Unknown Speaker, well, and along with the Enclaves, with us paying to be able to use that
494 pool as well, can't we remodel those, if we have more money from a whole brand new
495 community going towards that?

496
497 Ms. Kassel, no. We don't.

498 Ms. Montagna, that money's been coming in.

499 Ms. Phillips, we don't get more money from a new community, unfortunately.

500 Ms. Montagna, yeah. No. It's always been coming from day one.

501 Ms. Kassel, the developer was paying for it before you homeowners were paying for it, so
502 we're not getting any extra money, unfortunately.

503 Unknown Speaker, so where's the money been going?

504 Ms. Kassel, same place it's been going, to all our expenses.

505 Ms. Montagna, so swim club bathrooms.

506
507 Mr. Cresham, yes.

508 Ms. Montagna, okay. Got that.

509 Ms. Phillips, That's a great idea.

510 Ms. Kassel, yeah. Except it's another expense.
511

512 Ms. Phillips, well, yes, but we can start saving money for it.

513 Mr. Cresham, so we mentioned lakes, sidewalks, roads, all that stuff. That's why I was
514 harping on the drainage, the sidewalks. On the trail, which is a lovely trail is the lake lookout
515 being demolished, or are we going upkeep that, or what's the status of that area back there?

516 Ms. Kassel: I'm happy to discuss that with you because this really isn't a back-and-forth.

517 Mr. Cresham, okay. Yep. You don't have to respond. I'm just putting questions out there.
518 That's fine.

519 Ms. Kassel: My card is right there for you if you'd like it.

520 Ms. Montagna, so lake Lookout?

521 Mr. Cresham, yes, ma'am.

522
523 Ms. Montagna, okay.

524
525 Mr. Cresham, sidewalks pool, Billy Trail.

526 Unknown Speaker, do you have a gym in there? You don't have a gym in there?

527 Ms. Montagna, we don't manage the gym.

528 Ms. Kassel, it's not us.

529 Unknown Speaker, you don't. Who manages the gym?

530 Ms. Kassel, the owner of the gym, which is the owner of the clubhouse, I believe.

531
532 Mr. Leet, and the golf course, I believe.

533 Ms. Montagna, that's where you go to get your access, is the golf course or clubhouse.

534 Unknown Speaker, the gym is owned and operated by an individual he lives here in the
535 community.

536 Ms. Kassel, oh, Jamie Abel.

537 Ms. Montagna, Jamie Abel.

538 Ms. Kassel, but that's not us.

539 Mr. Cresham, okay.
540

541 Mr. Leet, it's not us.

542
543 Mr. Cresham, thank you for clarifying.
544

545 Mr. Leet, okay. Mr. Cresham, do you have any other?

546 Mr. Cresham, no, sir. I believe that was everything unless my wife has any, oh, the only
547 comment I want to make is, thank you for sharing your card with me. I'll go on the website.

548 Ms. Kassel, my card is right here.

549 Mr. Cresham, oh, thank you. We're all saying Facebook is not our line of communication, so
550 at least everybody in this room that is here and you guys, let us not use it as our line of
551 communication then.

552
553 Ms. Montagna, yeah, please.

554
555 Mr. Cresham, and that is why I want to get on the website, get everybody's emails, because
556 that's the best form of communication instead of the back and forth over the crap on Facebook.

557 Ms. Montagna, it is, and also, if I can just let everyone know, we have just, developed a new
558 website, the old one points to the new one, but we're still adding stuff to that website. The Board
559 is going to have input of what they want on there. You'll see a lot more Community news or
560 things of that nature. Just what you see on there now, you may not see any news, per se, on there,
561 but it will be put on there.

562 Mr. Lukens, this is a public situation, and he is emailing you separately about some of the
563 issues that we have discussed here. How will I know about those issues and if they get resolved,
564 how will that be communicated to everyone here in this room?

565 Ms. Kassel, pretty much, everything that has been brought up, has been discussed at the May
566 meeting, about the budget at the June meeting.

567 Mr. Lukens, but going forward, though. That's fine.

568 Ms. Montagna, it'll be in the minutes. It's on the recording. It'll be in the minutes.

569 Ms. Kassel, I think he means if he.

570 Mr. Lukens, no, but I mean, if he emails you, how do I know about what your response is to
571 him?

572 Unknown Speaker, yes, because he has a lot of good questions. Back to us.

573 Ms. Montagna okay. Everybody, we have to talk one at a time because the recording can't
574 pick up everybody talking at one time, and we have to be able to do the minutes. There is not a
575 mechanism for me to provide all of his answers to you, to you, to you.

576 Mr. Lukens, we need a forum for that. So, Facebook isn't good because it becomes this, you
577 know, evil thing that everyone gets on. And I don't.

578 Ms. Montagna, it's not evil. You can communicate on Facebook all you'd like. The problem
579 is.

580 Mr. Lukens, it's not official. We need something official.

581 Ms. Montagna, no. It's not official. That's what the minutes are for on the website.

582 Unknown Speaker, you need an official page that doesn't allow comments?

583 Mr. Leet, so, I'll speak to that. Part of the issue, again, is Sunshine Law. The only forum
584 where us, as a Board, can discuss anything at the same time is in a publicly announced meeting.
585 So, everyone that wants to can come and hear about that.

586 Mr. Cresham, but you can talk separately with individuals.

587 Mr. Leet, yes. As much as you want.

588 Mr. Leet, we cannot, like Mr. Chokanis did a lot of work on going over the last budget
589 numbers for the last several years. He's not supposed to send that to me. He sent that to Ms.
590 Montagna, who then forwarded it to me to put on the computer to show during the meeting once
591 we get to that point.

592 Ms. Montagna, correct.

593 Mr. Leet, we got to that point. The Sunshine Law, if you, that's a rabbit hole you can go
594 down. There are some horror stories of people going to jail because they talked about something
595 that was future business, whatever government entity they were a part of. So, it's something that
596 is taken very seriously.

597 Ms. Kessel, it's crappy.

598 Mr. Cresham, yes, as residents, we have to find our own method.

599 Ms. Phillips, oh, I was just going to say to start your own email group.

600 Ms. Montagna, it is. You're right.

601 Mr. Leet, the meetings here are where we would be held accountable. So, if you're emailing
602 us and we are not answering you, your recourse is you can come to the meeting and call us out
603 on it and it's on the public record for everyone here if we've been ignoring you or not.

604 Mr. Cresham, it shouldn't be this hard. To be a resident, it should not be this hard.

605 Unknown Speaker, is there a way to create a CDD Facebook page with no comments?

606 Ms. Montagna, okay. One at a time. One at a time.

607 Mr. Leet, okay.

608 Ms. Kassel, and we are the audience comments.

609 Mr. Cresham, I have one more comment.

610 Mr. Leet, Thank you, so this the issue from Mr. Lukens earlier, the comment of not being able
611 to have people commenting on it is that's a key part of it. So maybe as we're refining the new
612 website, there is a good way that we can. If there is something that's, I was single-handedly
613 updating this website before, and I'd be putting, as best as I could, updates on the paving project
614 on the front page. There are definitely cleaner ways of doing that. And if it is something like
615 "Hey, we're going to have a budget workshop this coming May. If you want a rundown of what
616 all the proposed budget changes are, item by item, this is the meeting you should come to and be
617 able to take part in that."

618 Ms. Montagna, everything's public record. Everything here is public record. So, let's say I
619 answered his questions, right? You can email me and go, "Hey, did you answer his 15 questions?
620 Can I please have those answers?" Absolutely. And I can send them to you.

621
622 Mr. Cresham, no, I totally understand.
623

624 Ms. Montagna, yeah.
625

626 Mr. Cresham, it's what happens outside of this room that is more challenging to me.

627 Ms. Montagna, understood.

628 Ms. Kassel, to us too. You know, I was as frustrated as you.

629
630 Mr. Cresham, yeah.

631 Ms. Montagna, they only meet every 30 days and can't do anything in between. So, again, it's
632 also the process too, why it takes a little bit to get stuff done and all of that because we, as the
633 management company and legal and engineer, we work for the Board. We don't have the
634 authority to make any decisions outside of meetings because we work for the Board, which, in
635 turn works for the residents. So, it's a trickle-down effect.

636
637 Mr. Chokanis, yeah. And I will say I'm the Facebook guy, but I know it's not official, but
638 there's still good information out there, whether or not you have to deal with the people that are
639 disgruntled and don't like things around here and don't want to come to the meeting. So, I do try
640 to post things to inform folks of what's going on. It's definitely not official like Ms. Montagna
641 said, but there are some good things that you can get out of it and get aware of.

642 Ms. Phillips, did you know when you post something, you can turn off commenting?

643 Mr. Chokanis, oh, really?

644 Ms. Montagna, you're doing great. Just turn off the comments.

645
646 Mr. Chokanis, all right. I'll do that next time.

647
648 Mr. Leet, okay, Mr. Cresham, you said you had one more.

649 Mr. Cresham, just one more comment and I stay off of Facebook. I don't do social media. but
650 about the fence, so I work in construction. I measured it. I know what the exact linear footage is.
651 The ballpark number of \$200k to remove and replace is pretty accurate. I got a quote from a guy
652 that already does work for me, doing commercial and right of way work, doing exactly this stuff
653 and remove and replace, his cost was \$170,000. Now, if the maintenance facility crew can
654 remove it at Harmony's cost, which is paid for, he said he could come in and do an installation
655 for less than \$100,000. So that does cut the cost in half. Do we still want to spend that money?
656 That's up for everybody to decide whether we want the fence or not. Just to clear the air because
657 everybody was questioning. I'm hearing word of mouth on the numbers and stuff, it was pretty
658 close.

659 Mr. Leet, yeah.

660 Ms. Montagna, and by the way, Harmony field staff is removing it at obviously the district's
661 cost by payroll.

662
663 Mr. Cresham, so, the correspondence was from the county?

664 Ms. Montagna, of?

665 Mr. Leet, the violation.

666 Ms. Montagna, oh, the violation, yes.

667
668 Mr. Cresham, what? Who? From whom?

669
670 Ms. Kassel, the county code enforcement.

671 Ms. Montagna, the county code enforcement.

672 Ms. Boskey, what was the violation?

673 Ms. Montagna, someone called Code Enforcement.

674
675 Ms. Kassel, it was falling apart and dirty.

676 Ms. Montagna, yeah, and not only the CDD fence, I think they hit the golf course.

677 Mr. Cresham, but we have the right to stand our ground. I mean, can we, it's not the whole
678 length of the fence. It's like some small sections that I feel we wouldn't have to remove it all.

679 Ms. Montagna, but the problem that we have, again, going into a back and forth, but the
680 problem that you have is that fence is.

681 Mr. Leet, 20 years.

682 Ms. Montagna, is 20-something years old. Have you ever gone out and, like, looked at it up
683 close?

684
685 Mr. Cresham, oh yeah.

686 Ms. Montagna, it's super chalky.

687
688 Mr. Cresham, I walked all of it. Yes.

689 Ms. Montagna, if you try and pressure wash it, it just disintegrates. So, we can't even
690 piecemeal because that was the first option of the Board, was.

691
692 Mr. Leet, it's been done in the past.

693 Ms. Montagna, "Hey, let's go and put just the sections that need to be repaired." Well, if we
694 did that, now this section's fallen apart, and then it was just a chain of effect. Besides going out
695 there and hand washing it very lightly is the only way. The rest it's been out there so long. It's
696 just I don't want to say that out loud.

697 Mr. Leet, to answer that question, since Ms. Montagna brought it up. There are portions that
698 are on golf course property, there are portions that are on private developers' property. Like, I
699 believe the part that runs up along Harmony Square Drive is owned by that, property owner. It's
700 the part along the highway that is in large part owned by the CDD. And for now, the East
701 Entrance field staff will be removing that. It's not required. We did look into that. We could
702 rebuild it in the future if there's widespread outreach and money in the budget to do that, but it's
703 not a hard requirement. So, we are taking it out for now to be in compliance with code
704 enforcement. It would have had to come down anyway for a new fence to go in. So, we're doing
705 the interim step now to not incur fees from the county, and we can rebuild it later if we, you
706 know.

707
708 Mr. Cresham, So, it's coming down?

709 Mr. Leet, on the east side of the.

710
711 Ms. Montagna, yes.

712 Mr. Leet, the west side was built more recently. There are maybe a couple sections that still
713 need upkeep, but the-the whole thing by the west entrance as needed doesn't need to come down.

714
715 Mr. Cresham, is that Code Enforcement Community Development?

716 Mr. Leet, Osceola County.

717
718 Mr. Cresham, I know. That's what I'm saying. They have Community Development and
719 they've got Transportation-Road and Bridge.

720 Ms. Montagna, yes. This is just Code Enforcement. Mr. Cresham, Code Enforcement.

721 Ms. Montagna, if somebody called on your house, it would be the same, it would be the same
722 Code Enforcement that would come out and violate you if you had whatever in your house.

723 Ms. Phillips, like if you had a fence that was too tall around your yard, it'd be Code
724 Enforcement that would come.

725 Ms. Montagna, right, same Code Enforcement.

726 Ms. Kassel, same with ours.

727 Mr. Leet, okay, anything else, Mr. Cresham?

728
729 Mr. Cresham, was there any correspondence back from us to Code Enforcement?

730 Ms. Montagna, yes.

731

732 Ms. Phillips, oh, yes.

733

734 Mr. Cresham, we did?

735 Ms. Montagna, yes. We always have a deadline to respond by. Their next inspection is.

736

737 Mr. Cresham, that's all I needed to hear.

738

739 Angel, yeah, we always have a deadline.

740 Mr. Leet, September.

741 Ms. Montagna, September 19th.

742 Mr. Leet, yeah.

743 Ms. Montagna, they're coming out to make sure what they violated us on is complete. If not,

744 we'll start being fined \$200 a day until it is complete.

745 Mr. Cresham, understood. Thank you.

746 Mr. Leet, had you wanted to address the Board? Anyone else? Three minutes.

747 Ms. Kassel, if you want to address the board, you have to come up this way. Speak into the

748 microphone. Sorry, Kimberly, your name, your address, and then whatever your concerns are.

749 Ms. Rodriguez, I've lived here 10 years. Never did this.

750 Ms. Kassel: Say your full name and your address and then whatever your concerns are. We

751 need it for the public record.

752 Ms. Rodriguez, this is awkward as hell. Kimberly Rodriguez, 3200 Bayflower Avenue. My

753 concerns have been the same concerns for about two years that I've brought to you. They are the

754 hideous-looking, ugliest, oldest, rustiest ass signs all throughout Harmony.

755

756 Mr. Cresham, I second that.

757 Ms. Rodriguez, yes, it's getting to a point now where you peel them back. Like, literally, a kid

758 could take it, peel it, eat it, have a liable lawsuit. They're really, really bad. I sent many pictures.

759 That's it. I don't like being in the spotlight.

760

761 Mr. Leet, thank you. It was mentioned in the previous meeting. It's in the agenda for tonight.
762 Thank you for bringing that up here.

763

Mr. Chokanis, Ms. Rodriguez went out and got all the pictures that I sent you, so.

764

Mr. Leet, all right. Any other. We saw some people on Zoom. Yes, step right up.

765

Mr. Henley, Terry Henley, 7040 Buttonbush, Loop. Good evening, fellow residents.

766

Mr. Leet, Good evening.

767

768 Mr. Henley, Board Supervisors, and our District Manager. Thank you for your public service.
769 I'm a new resident as of, May. I'm very happy to choose Harmony amongst a number of
770 community development districts or cities. My family chose Harmony because it's beautiful, and
771 it's close to work. Thank you. I have three items I want to discuss tonight. The first is the reserve,
772 the contingency, the fiscal slack that we have or don't have. The second is the capital
773 improvement fund. The third is some suggestions. A reserve, it is the fund balance. It's the
774 liabilities, less assets. So, looking at the financial statements from last year, which I looked at
775 prior to moving here to see what the financial condition of the Community Development District
776 was, I saw \$1.2 million. \$1.2 million for approximately a \$2 million budget is more than 50% in
777 reserve. That's a healthy financial condition. The Government Finance Officers Association
778 recommends that at a minimum, you have 17%, at the very minimum. So more than 50%, that's
779 at least six-six months out of the year. Those financial statements were up to 2022. December
780 31st, 2022. Fast forward, we're seven months later and we're proposing a budget for 2024. I look
781 at the reserve and I see \$250,000. Okay? There's different slices of fund balance. The reserve or
782 the assigned fund balance, that is only for the operations of \$250,000 is equivalent to one month.
783 Let's say calamity strikes in our country of 250 years, a recession or a downturn occurs
784 approximately every five years. That's 50 in the last 250 years. You can expect a recession. It
785 happens, so what happens in recessions, you look at your contingency, your reserve, your fiscal
786 slack. What's our buffer? We have one month of buffer, and now I'm gathering that and this
787 board has a very tough job because what I'm gathering is that there is a lot of years where taxes
or assessments didn't go up.

788

789 Ms. Kassel, right. Correct.

790

791 Mr. Henley, Maintenance was neglected, and now all these things are surfacing, which brings
792 me to my second point. There needs to be a capital improvement fund, and when you put money.
793 When money like \$450,000 is suggested to go into reserve, it needs to have a name. Is it for the
794 contingency for recessions, or is it for capital? Or is it for what? Or is it for whatever we think at
795 the moment? It needs a name. It needs an assignment. To have a capital improvement fund, I
796 suggest five years and all the items that were mentioned here tonight should go on that list and a
797 prioritization with the estimated cost, which can fluctuate. And we have professionals here that
know how to put costs together.

798
799
800

Ms. Kassel, may I interrupt you for just a second?

801

Mr. Henley, yes.

802

803

Ms. Kassel: In our agenda tonight, we have a reserve study set of bids.

804

805

Mr. Henley, I'm going to talk about that.

806

807

Ms. Montagna, and we've already had our reserve study. This would just be an update to that.

808

Mr. Henley, Great. I'm going to talk about that.

809

Ms. Kassel, you have three minutes.

810

811

812

813

814

815

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817

818

819

820

821

Mr. Henley, I have one more item, so I suggest for the second item, a capital improvement fund and it not be co-mingled with the reserve. The third is just some suggestions for improvement. The financial statements do a great job of providing variances where there's a discussion of why this is different from last year. However, the budget does not include that and to address the very first resident that came up and said, "Why is this different?" My suggestion is that when proposing the budget, just have one line, "Okay, this went up \$20,000." And I thought the budget was very reasonable, by the way, given the constraints, the administrative costs, lien, the irrigation, everything makes- it made sense to me because I'm knowledgeable about those things. However, I really suggest for communication purposes, that we have a variance line, the variance being the difference between this year and last year. Real simple. "It went up because of this." I like this budget message that I got, but I was surprised to get it in a newsletter and not, like, on the website. So, Teresa Kramer, thank you for everything.

822

Ms. Kassel: She's not.

823

Ms. Montagna, here tonight. Thank you.

824

825

826

Mr. Henley, that was helpful, so I suggest an executive letter from our manager or our head of our Board. So those are my suggestions. Take it for what it's worth, but I'm very happy to see the turnout, and I'm happy that my family and I, that we moved here.

827

828

Mr. Leet, all right. Thank you very much. Appreciate it.

829

Ms. Kassel, thank you for your due diligence.

830

831

832

Mr. Leet, really-really appreciate the participation. Do we have anyone else on Zoom or here in person that would like to address the board? Okay.

833 Ms. Montagna, can I just get your name and your address?

834 Ms. Spencer, it's Beatrice Spencer, 7011 Beargrass Road.

835 Ms. Spencer, we are here for a little over four years.

836 Ms. Kassel: Beatrice Spencer, right?

837 Ms. Montagna, what?

838 Ms. Spencer, 7011 Beargrass.

839

840 Ms. Montagna, got it.

841 Ms. Spencer, sorry for the accent. I'm working on it.

842

843 Mr. Leet, no, it's okay.

844

845 Ms. Montagna, no, it's been wonderful.

846 Ms. Spencer, I thought you can understand a French accent. At first, I wanted to thank you for
847 what you're doing because you have very hard work here. It's a very tough job what you guys are
848 doing, but I was looking at the budget more like a business. I consider the CDD more like a
849 business, and as a shareholder or as a business owner, no matter from what side I am looking, I'm
850 quite a little frightened because of, I can agree with the gentleman before who, we don't have
851 enough reserve, act of God, and we are cooked. We are at foreclosure. You know, it's
852 happening. People can go foreclosure like it happened a couple of years ago. CDD doesn't get
853 paid. There is not enough money to pay. And we don't want to go there, so I have a big problem
854 with the roads, actually.

855

856 Ms. Kassel, the roads?

857 Ms. Spencer, the roads, the alley paving, so what is done, what is done is done, and they
858 didn't do a good job. If you guys call in an independent engineer or someone between us is
859 engineer or knows something and checks out the road, he is going to most probably agree with
860 me. I can scratch the asphalt with my nails, and I got some of the dirt in the middle of the
861 alleyway. I can just scratch with my nails.

862 Ms. Montagna, okay,

863 Ms. Spencer, so it's kind of crazy. So, I heard there is two more of this scheduled, so it's more,
864 like, another.

865 Ms. Kassel, no.

866 Ms. Montagna, no.

867 Ms. Kassel, we know. It's not.

868 Ms. Spencer, other alleyways too.

869 Ms. Kassel, eventually, in the future.

870 Ms. Spencer, not with this company. Not right now.

871

872 Ms. Kassel, not right now.

873

874 Ms. Montagna, it'll be in the future. We're done with paving currently.

875 Ms. Spencer, Because it's crazy money. If I can suggest, don't pay. If you didn't pay this
876 contractor yet, don't pay them. And if you call independent engineers, people who know they're
877 going to come for it. It's my job. And the second point I wanted to say is the maintenance
878 building. Again, to save some money, the maintenance building where we were talking by the
879 lake on the existing concrete.

880 Ms. Montagna, down the little hill.

881 Ms. Spencer, yeah. If we do a nice landscaping around it, it can be actually very nice for
882 \$100,000, \$120,000. It can be done, a nice, beautiful storage unit. There are no kids. I never
883 seen. I read the minutes. I never seen kids playing there. I'm walking there four years, at least
884 twice a day. I never seen kids there. I never seen people. It's only people who coming from
885 outside, park their car. They walk the dogs in Harmony. and they take their car, so we don't
886 really have to keep this account, but we would save also another \$200,000. Lots of time.

887 Mr. Chokanis, potentially. Yes.

888 Ms. Spencer, and we could make it pretty with a little planning for not more expensive. That's
889 all.

890 Ms. Montagna, thank you.

891 Mr. Leet, Thank you very much.

892 Ms. Spencer, thank you for listening.

893 Mr. Leet, absolutely. And, we can take notes. Do we have anyone else in the audience that
894 would like to speak to the Board?

895 Mr. Leet, okay.

896 Ms. Montagna, Zoom.

897

898 Ms. Kassel, on Zoom?

899 Mr. Leet, several people have joined. No one's indicating that they'd like to speak if that's
900 correct. All right, thank you, everybody. All right. Getting back to the agenda. All right, first, we
901 have contractor reports. So, I got the, I apologize, so remind me your name from Benchmark.

902 Ms. Kassel, Nick.

903

904 Mr. Leet, Nick.

905 Mr. Lomasney, yes.

906

907 Ms. Kassel, can I just say right before Mr. Lomasney starts, I apologize. There were some
908 statements made about how much we have in the current agenda balance sheet. It's on the current
909 agenda. The balance sheet shows that our operating reserves are \$467,801 operating reserves,
910 and our unassigned fund balance is \$868,320.

911

912 Ms. Montagna, and yes, and the full alleyway paving has not come out of that yet, which was
913 \$600,000-plus.

914

915 Ms. Kassel, and that it hasn't, it's not reflected in here. None of it?

916

917 Ms. Montagna, some of it is.

918

919 Ms. Kassel, how much of it is?

920

921 Ms. Montagna, I'd have to look.

922 Mr. Leet, those are broken into 300-300?

923

924 Ms. Montagna, yeah. I think two of the payments have been made, and we still have a
925 retainage.

926

927 Ms. Kassel, I think about \$450,000.

928

929 Ms. Montagna, we still have a retainage left. I can get that for you if you keep going.

930

931 Ms. Kassel, but we still have about \$800,000 between operating reserves and unassigned
932 balance, I believe, so we're not in a bad place.

933

934 Mr. Cresham, wait, didn't you say it's over \$600k that is about to come out?

935

936 Ms. Montagna, some of it already has.

937

938 Mr. Cresham, oh, we just don't know what it is.

939

940 Ms. Montagna, no, we do. I do.

941

942 Mr. Cresham, that's for all the recent construction.

943

944 Ms. Montagna, the alleyway paving?

945

946 Mr. Cresham, that's for all of them.

947

948 Ms. Montagna, yes. We've, set it up to where it's on draws. I'm sure you're aware.

949

950 Mr. Cresham, right.

951

952 Ms. Montagna, so we've paid two payments, and we still have a retainage fee until
953 everything.

954

955 Mr. Cresham, that's all you can do, is hold the retainage fee.

956

Ms. Montagna, that's right.

957

958 Mr. Cresham, they have to pay.

959

960

Ms. Montagna, yes.

961

962

Mr. Cresham, they put it down, so they got to pay.

963 Ms. Montagna, correct.

964 Mr. Cresham, they can hold 10% and that's it.

965 Ms. Montagna, that's right.

966

967 Mr. Cresham, okay.

968

969 Ms. Montagna, and that's what we're doing until an engineer.

970 Mr. Henley, that's a big chunk of change. That's \$60,000 if it's \$600,000.

971 Mr. Leet, we've had a punch list. The District Engineer is on the Zoom call. It's on the agenda
972 to discuss everything.

973 Mr. Lukens, is the grass punching through the asphalt on that punch list?

974 Ms. Kassel, yes.

975

976 Ms. Montagna, I don't.

977 Mr. Henley, there's a lot on our street, there's a whole.

978 Ms. Montagna, we'll get to that on the agenda.

979 Mr. Leet, and I will say for everyone's benefit any kind of issues like that, if it's an issue
980 with CDD property, the email address is cddmaintenance@inframark.com, which should be a bit
981 more prominent on the new website. Any kind of concerns that you have, that's the best place to
982 send it to because it gets shared to everyone basically at Inframark.

983 Ms. Montagna, yeah. There's about 15 of us that monitor that email address. I It doesn't have
984 to be a maintenance issue, it can be anything that you want comes through there, and you're
985 going to get a response.

986 Ms. Boskey, they respond very quickly.

987

988 Ms. Montagna, yes.

989 Ms. Sledz, water leak, when you see a water leak and.

990 Mr. Leet, yes. Perfect, all right, Mr. Lomasney. Thank you.

991

992

993

994

995 **THIRD ORDER OF BUSINESS** **Contractor Reports**
996 **A. Benchmark Landscaping ("Benchmark")**

997 Mr. Lomasney, all right, I'm Nick with Benchmark Landscaping. Just wanted to touch base.
998 The timers, they are obviously being installed or all the way installed. As far as that vandalism, I
999 will find out as soon as I leave here.

1000 Ms. Montagna, it's right here. So, we received a report today from the irrigation team that
1001 some of the newly installed rain sensors located on Clock Two, Harmony Square Drive, were
1002 damaged by vandals. They attached photos of the rain sensors that were installed on 7/20, and
1003 they found the damage today, which also attached pictures showing the damage. And obviously,
1004 that's something the Board's going to have to determine today what you want to do because
1005 obviously, we need those rain sensors.

1006 Ms. Kassel, yeah, so we'll address that after you have done your report.

1007 Mr. Lomasney, absolutely. After they are all installed, we are going to start tracing the lines.
1008 You know where we were discussing last month, no cable, so areas that aren't getting water, we'll
1009 be able to hook them up and make those repairs and keep, the broken lines, broken heads, tying
1010 in, making sure that the sod's all covered and things like that. The maintenance is going routine.
1011 We're in our peak rain season, but we're still managing the St. Augustine at 4 inches, the Bahia at
1012 3 inches. We're not falling behind in any areas. There's a couple of areas, by the lake that have to
1013 sit until they dry, but other than that, it's not got out of hand so far this year.

1014 Ms. Kassel, you have my contact information. I'd like to meet with you sometime in the next
1015 few weeks, and just go over a few areas that need attention.

1016 Mr. Lomasney, absolutely. We can set up a meeting, email me.

1017 Ms. Montagna, are there proposals? Do you have any proposals?

1018 Mr. Lomasney, I do not have any proposals this month. We're still working on irrigation, and
1019 that's where our focus is at.

1020 Ms. Montagna, okay.

1021 Ms. Kassel, so the vandalism was, I don't know if you guys saw it, essentially the rain sensor,
1022 it's a pole sticking up, right and some vandal just bent them over, so they are, the photos I.

1023
1024 Mr. Chokanis, Mr. Leet, can you throw the pictures up on the screen? Ms. Montagna emailed
1025 it right before the meeting.

1026 Ms. Montagna, yeah, and I have it up if you need me to email it again.

- 1027 Ms. Boskey, are there any cameras near where they were vandalized?
- 1028 Mr. Chokanis, we can put a game camera in that location.
- 1029 Ms. Kassel, in that location, but there's how many other locations?
- 1030 Mr. Leet, 29, 30.
- 1031 Ms. Kassel, it's like my first thought was, "Oh, let's put a camera," but if we had to put
1032 cameras up.
- 1033 Mr. Eckert, If I could, this is Mike Eckert. We should, try to refrain from speaking about
1034 cameras, camera locations and security systems.
- 1035 Mr. Leet, agreed. Again, public meeting, so this will all be on public record and everything.
1036 That is something we can discuss with District Management. But I'm showing the pictures we
1037 have now.
- 1038
- 1039 Ms. Kassel, that was straight up, now it's bent over?
- 1040 Mr. Henley, yeah, that's not being bent over by wind? Mr. Leet, now I don't know on the
1041 case of those if it's just the conduit could be replaced, or if the sensor, or if the control boards, or
1042 anything, are, in fact, missing. Ms. Montagna, do you at least want to pull that discussion up to
1043 now, or what's the best way to do this?
- 1044 Ms. Montagna, yes, we're talking about landscape. He's going through his report. Now would
1045 be the time, what the Board wants. I mean, obviously, you know what the obvious solution is.
1046 You've got to replace them.
- 1047 Mr. Chokanis, I mean, can we get authorities involved? I mean, I know the.
- 1048 Ms. Montagna, well, yeah.
- 1049 Ms. Kassel, we should report it to the police.
- 1050 Ms. Montagna, we definitely, and I will send this to the Sheriff's Department and make an
1051 official police report. But in the meantime, the Board will need to give Benchmark authorization
1052 to replace those, get them fixed.
- 1053 Ms. Kassel, well, probably the sensors themselves are fine. It's just the conduit.
1054
- 1055 Ms. Montagna, yeah, I do not know.
- 1056 Ms. Montagna, Brett, do you know that?

1057 Mr. Lomasney, we're about to do an investigation as to what's good, what's not. And I would
1058 know next week what our plan of action. I mean, what is currently vandalized, what's needed,
1059 what we can keep.

1060
1061 Mr. Leet, I saw Benchmark was on the call earlier. Was that you, Mr. Perez?

1062 Mr. Perez, yep, I am here.
1063 Mr. Leet, okay.

1064 Ms. Montagna, so are the rain sensors salvageable or not?

1065 Mr. Perez, yeah, they should be. I believe it's just the wires that are inside. We'll have to
1066 check those, but it's the metal conduit that the rain sensors sit on top of that were bent. The clock
1067 should still be in place. Those boxes lock, so they shouldn't be able to get in there, but it's the
1068 conduit. That metal conduit running up the side was. They just decided to hang on them.

1069 Mr. Leet, yes. Well, we do have one of the pictures. I don't know if that's whoever took the
1070 pictures opened up the box, or we. Okay. Okay.

1071 Mr. Perez, yes, that's us doing our inspection after they were put in.

1072 Mr. Leet, okay. Okay. Okay, good.

1073 Ms. Kassel, so the sensor itself, which is on the end of the conduit should be fine, and the
1074 wire inside the conduit should be fine. Just replace the conduit, which is pretty cheap, so I think
1075 we can authorize, I don't know, not to exceed \$100. I mean, with labor, I mean, it's a lot less
1076 expensive. The conduit's cheap, but it's the labor.

1077 Mr. Leet, well, Benchmark, what would your thoughts be?

1078 Mr. Lomasney, I think that we should just go over and look at it and take inventory.

1079 Mr. Leet, okay, and then in keeping with our procurement policy, Ms. Montagna might be
1080 able to just, if the amount's low enough, be able to authorize. Okay.

1081 Mr. Lomasney, I will get how many pieces we would need in time to fix what's currently
1082 destroyed. It does only look like the conduit, the wiring, and the sensors, and the timer looks to
1083 be fine. Every box gets locked once it's closed by us every time. So, they don't have access to the
1084 significant parts.

1085 Ms. Montagna, okay, did you guys turn in a proposal for the 6850 Sundrop?

1086 Mr. Perez, yes, that was sent this morning.

1087 Ms. Montagna, oh, so no? Okay. That will be on your next agenda to do that. What's the
1088 status of the irrigation, with what you guys have done so far?

1089 Mr. Lomasney, okay, so now that the timers are in place and the sensors are in place, we'll do
1090 our inspections. And then like I said, we'll continue tracing the lines, reactivating lines that have
1091 been dormant for years, and re-hooking that up. And we'll do that with each timer. You know,
1092 some aren't fully functioning right now. Every zone and everything's working fine. And so, we'll
1093 go right on down the line, and make those repairs as we come up to them. So, we'll immediately,
1094 jump from the timers to repairs.

1095 Ms. Montagna, it's in progress, but it's moving on.

1096 Mr. Lomasney, correct, yes, all of this month. All of July that was our priority, and it's going
1097 to continue to be our priority until it's complete.

1098 Ms. Kassel, and how much of the.

1099 Ms. Montagna, not to exceed (NTE)?

1100 Ms. Kassel, not to exceed have you gone through so far?

1101 Mr. Lomasney, right now we're on the timers. That starts immediately after. We're getting
1102 them all.

1103 Ms. Kassel, but the timers were not part of the not to exceed of the repair.

1104 Mr. Lomasney, exactly. Right, so we haven't started on the repairs yet. We're doing the timers
1105 and sensors first.

1106 Ms. Kassel, I see. We still have all of that not to exceed that hasn't been used yet?

1107 Mr. Lomasney, right.

1108 Ms. Montagna, okay.

1109 Mr. Lomasney, yes, so we're not, we haven't got into that, so we're only finishing the timers
1110 up.

1111 Mr. Perez: Ms. Kassel, could I add that too if I may? So, some of the repairs we made, to the
1112 lay-down yard, for example, during the asphalt alleyway work, the lay-down yard had zones
1113 down, a clock that wasn't functioning. So, some of the not to exceed \$20,000 work was done
1114 prior if that makes sense. So, we went ahead and made the repairs to that clock in those to get
1115 them up and going so that could have functioning water, so when we laid the sod in the lay-down
1116 area everything was working. Those charges would be lumped into that NTE of \$20,000. What
1117 Nick's getting at, we're putting a new clock in, or the new clocks in, and we're hooking the wires
1118 up, and we're putting zones on. If we run into a zone where it was not firing, part of that NTE
1119 would be us tracking. I know there were some questions like, "Okay, what's your timeframe?
1120 What's your schedule on completing this?" That's very hard to put a timeframe on tracking a
1121 wire, especially out there with all the oak roots and all the work that has gone on in the past. So,
1122 some wires have maybe one knick in it, and we're able to splice it and make that repair right
1123 there and move on. Others, we make that repair to that first knick in the wire, and then run the
1124 ohms on it again, and it's still not firing. We have to then trace again from that point on. So, it

1125 could take a little bit time, but that's where that \$20,000 of NTE is going to dump into it, and our
1126 goal is to hopefully come in under that.

1127 Ms. Montagna, okay, so let's see. I'm just trying to follow up here on this stuff that is still
1128 outstanding. The Board tabled summer annuals for June and July install, is that something you
1129 want to move forward with now or do we need to continue to wait?

1130 Ms. Kassel, they look pretty awful right now, but it is also going to be hard to put something
1131 in that's going to do well for two months until September however, I will say that there's a bunch
1132 of dead annuals that need replacement, right? Because your contract requires that if the annuals
1133 die, they're replaced prior to the next contract.

1134 Mr. Lomasney, I'll have to talk with Jacob on that and then we can follow up in our meeting.

1135 Ms. Montagna, yeah, we tabled the proposal for.

1136 Mr. Perez, are these still the spring annuals?

1137 Ms. Kassel, yes.

1138 Mr. Perez, yes, we would be into the summer annual rotation so that would be like those
1139 spring annuals would die.

1140 Ms. Kassel, those spring annuals were installed pretty late.

1141 Mr. Perez, well, that was due to irrigation concerns, though.

1142 Ms. Kassel, yes, but they're not that old. They haven't been sitting in there forever so it's not
1143 like.

1144 Mr. Leets, right, the spring- the spring annuals like cooler weather too. So, I mean, we could
1145 throw in Pentas now and be pretty solid, but.

1146 Mr. Lomasney, yes, it would be a concern putting and do it from there.

1147 Mr. Perez, we can work on that, but yes, I mean the annuals for spring went in late because
1148 the irrigation wasn't functioning. I'm not sure how we would be responsible for replacing annuals
1149 under the contract requirements due to the fact that the cooler season annuals had to go through
1150 hotter temperatures and not survive.

1151 Ms. Kassel, well, then, they shouldn't have been put in when they were put in. Those annuals
1152 should not have been selected to be put in at that time.

1153 Ms. Montagna, okay, so do you want him to remove the ones that are dead?

1154 Ms. Kassel, yes. I'm not asking for a full replacement of everything, just the ones that are
1155 dead.

1156 Ms. Montagna, yeah. Just what's dead, and then instead of doing the summary annuals that we
1157 tabled for \$3,500, we'll just do the Fall.

1158 Ms. Kassel, yes. We'll talk about them next month. I won't be here, but we can talk about
1159 them next month. We can approve that contract next month and they can go in in September.

1160 Ms. Montagna, correct. Okay. The next thing is the board table, the removal and replacement
1161 of St. Augustine and Zosyia grass at Needle Grass.

1162 Ms. Kassel, at Needle Grass?

1163 Ms. Montagna, at the pocket park.

1164 Mr. Lomasney, I looked into that.

1165 Ms. Montagna, Needle Grass Lane Pocket Park?

1166 Mr. Lomasney, right. You remember the last meeting when we were discussing it and you
1167 thought we were being proactive. That particular location showed up on that inspection and it
1168 was said to be addressed, so it was brought to our attention and then we had discussed putting it
1169 in later..

1170 Ms. Montagna, the Board wanted it tabled until September, so I just want to make sure you're
1171 still okay with waiting until September. It wasn't anything important.

1172 Mr. Lomasney, oh, okay.

1173 Ms. Kassel, yeah. No. We talked about tabling it until September, because to put in new sod
1174 right now.

1175

1176 Mr. Lomasney, we're on the same page with that.

1177 Ms. Montagna, Okay, so we're still good with September for that. Okay, so that'll be
1178 September.

1179 Ms. Kassel, I had a list and I forgot to bring it.

1180 Ms. Montagna, Harmony Benchmark replaced, timer controller for SAT 23, Proposal 1077-
1181 975.

1182 Mr. Lomasney, Satellite 23.

1183 Ms. Montagna, okay.

1184 Ms. Kassel, I thought that was included in the.

1185 Ms. Montagna, it was. Just wanted to make sure from Mr. Lomasney if it's accurate or if it
1186 needs to have another proposal added on to that.

1187 Mr. Lomasney, no.

1188 Ms. Montagna, no, we're good?

1189 Mr. Lomasney, yeah.

1190 Ms. Montagna, that was just from the last meeting.

1191 Mr. Lomasney, right.

1192 Ms. Montagna, if the 975 covered the whole thing because there was a question. So, we're
1193 good on that?

1194 Mr. Lomasney, we're good on that.

1195 Ms. Montagna, all right. That's all I have as far as follow-up items that we have for you.

1196 Ms. Kassel, I'll just say as a report because those bulbs, there were bulbs that residents have
1197 donated to the CDD and they got installed a couple of weeks ago and some of them have already
1198 started flowering. They were sitting in a garage for several months, two garages for several
1199 months, and they are installed and they're doing beautifully. We hope to get some more
1200 donations of bulbs or whatever, because we have some other areas that need to be filled, so just a
1201 happy update for once.

1202 Ms. Montagna, all right.

1203 Mr. Lomasney, that's all I have.

1204 Ms. Montagna, yes, just shoot me an email about what's going on with the rain sensor so we
1205 can get that knocked out. Okay?

1206 Mr. Lomasney, right, okay. Absolutely.

1207 Ms. Montagna, all right, perfect.

1208 Mr. Lomasney, I will get in touch with you this week. We'll have them.

1209 Mr. Lomasney, all right. You guys have a great day.

1210 Ms. Montagna, thanks. Thank you, you too.

1211

1212

1213 **FOURTH ORDER OF BUSINESS** **New Business**

1214

1215 **A. Discussion regarding FY 24 Budget**

1216

1217 Mr. Leets, next under new business, Ms. Montagna, we have a discussion regarding the FY
1218 24 budget.

1219 Ms. Montagna, okay, so I'm going to give a recap to everyone that is here, where we are and
1220 what we are doing. So, tonight was initially going to be the budget hearing which was the
1221 adoption of the 2024 budget and also for the Board to go through it if there were any more cuts
1222 that they wanted to make to the current budget that I'm sure all of you have seen that has been
1223 out there. So, what ended up happening is after they approved their proposed budget, we sent it
1224 off to the County, like we're supposed to do, and it came back with them saying, and we had sent
1225 out the letters because by statute we have to send out letters to every parcel owner if there is an
1226 increase. We started getting when Leah sent it in, the County said, oh, wait a minute, you can not
1227 include parcel L because it is not within the boundaries of the District, which is why the 55 and
1228 up community never received an assessment letter. Well, we've been assessing tract L for
1229 however long, so Leah went back and said, "No, there's a mistake on your part. We've been
1230 assessing them. They are well within the boundaries of the District." Well, they're like, "No, no,
1231 no, it's not. It's not." We got together with our documentation that we had, got with the engineer,
1232 David Hamstra, got everything to prove that, no, it is in the District, and then all of a sudden the
1233 County, and we have a whole email chain with the County that the Board has seen it, Counsel
1234 has also seen it as well, where they said, "Oh, yeah, you are right, we have the information."
1235 Then it was rectified, but the problem is now we had to move the budget hearing back to August
1236 because not every resident got their assessment letter. So now, you're all going to get the
1237 assessment letter again, same information's going to be on it. However, now the missing lots and
1238 resident owners that did not get one will now get one. We could not come tonight and have a
1239 budget hearing where some that did not get their letters would not be able to participate in that
1240 conversation in the budget hearing and we have to open it up to, obviously, public comments.
1241 Well, they wouldn't have their letter. Some of you do, but that section did not, so, we had to push
1242 it back to August. So tonight, we have the budget discussion again just for the Board. I don't
1243 know that there was any intent to make any changes or do anything tonight. I think they're still
1244 all contemplating this stuff and see if there's things that can be cut out of it for the August 11th
1245 meeting, which we can do in real-time, and on.

1246 Mr. Leet, I mean, what?

1247 Ms. Montagna, I mean August, I'm sorry not 11th, the 24th and make any changes because
1248 that will be the final budget. Okay? Right now, it's just the proposed budget, still have time to
1249 make changes. We can't go any higher than what your letter stated the proposed budget is, but
1250 they can bring it down. We put it on the agenda for a budget discussion so I could let that
1251 knowledge be out there and the Chairman asked us to put a specific public comment period on
1252 the budget, which some of you already spoke about it, but now we will open it up to anybody
1253 who wants to speak specifically on the budget. Again, you're more than willing to do that. You'll
1254 still have the three minutes again, but it will be specific to the budget and that's all. Board
1255 members, unless you have any comments before we open it up to the public.

1256 Ms. Kassel, go ahead.

1257 Mr. Leet, I was going to say, speaking for Mr. Chokanis, but does it sound like a good time to
1258 pull it up.

1259 Ms. Montagna, that would be a good time for this.

1260 Mr. Chokanis, if you want to pull it up? I did some historic, well, not historical, but went back
1261 to about 2015 and reviewed the revenue versus the expenditures for each fiscal year.

1262 Mr. Leets, I might need a moment to fix that.

1263 Ms. Kassel, just an FYI, I think Ms. Montagna knows, I will not be here on the 24th. I will be
1264 here on the 31st, but obviously that's not an option now.

1265 Ms. Montagna, I'll make a note of that. So, while Mr. Leet's doing that, being that Ms. Kassel
1266 will not be here, we need to make sure that we have quorum because we cannot push this budget
1267 hearing out any further than that date or we will miss the deadline. I know Ms. Kramer will be
1268 here, but if there's anyone else that's not going to be here, please let me know prior to.

1269 Ms. Kassel, I will say, Ms. Montagna, while he's getting that up, a concern that Ms. Sledz had
1270 about the budget was about the meeting room cost, but I think that should be restated because
1271 that's for transcription cost, it's not for meeting room, right?

1272 Ms. Montagna, it's for a combination of things. It is essentially and I believe did Ms. Kramer
1273 sent you a very lengthy, I have it, I was copied on it, Teresa Kramer, the Chairman, sent you a
1274 lengthy answer to all of your questions.

1275 Ms. Sledz, the only one I got was Ms. Kassel.

1276 Ms. Montagna, oh.

1277 Ms. Kassel, that's it.

1278 Ms. Montagna, I have Ms. Kramer's, that explains it in there, but anyways, if you find it
1279 maybe in your junk or something, but so the meeting cost, the reason for that, we don't pay
1280 meeting cost for this room, they were nice enough to let us use this for free.

1281 Ms. Kassel, for now?

1282 Ms. Montagna, for now. Obviously, it's a model home, so eventually it's going to go away,
1283 right? They're going to sell it. And so, we would have to then pay for meeting cost. So, the
1284 money was left in there, because eventually that is coming, and also, this Board does verbatim
1285 minutes, which is literally, you've seen them, they're 90 pages plus long.

1286 Mr. Leets, can you forward that email to?

1287 Ms. Montagna, yes. That is why that's in there, to cover minute cost, because we may get a
1288 service to do those verbatim minutes, so they get done a lot quicker because right now, those
1289 minutes are taking roughly about 24 hours to do. Then the Chair reviews them, and then other

1290 Board members review them and send back their revisions. It's just a very lengthy process and to
1291 ensure that we get them done on time so they're in the agenda so all of you are able to see them,
1292 we are looking into third parties to do those. That is why that cost is in there.

1293 Ms. Montagna, you can just start going over it Mr. Chokanis, and when he shows up the
1294 picture it'll make sense.

1295 Mr. Chokanis, there's years on the top columns. The rows are revenue, which is basically our
1296 fiscal budget that we agreed on. The expenditures are what we paid for, whether you ran over,
1297 and then there's another line item beneath that says over or under, and it highlights if the Board
1298 ran over, under. There's another row underneath that is called rate increase. That tells you from
1299 year to year if there was a rate increase, but it's technically not the rate increase that we do here.
1300 It's basically if there was reserves pulled from that year to cover extra expenses. That's where if
1301 you look into the budgets, it says adopted budget. Am I correct?

1302

1303 Ms. Montagna, that is correct. What essentially, you're saying is your assessments may not
1304 have increased, but the budget increased, and reserves were used to cover that increase in your
1305 budget. Therefore, you didn't see it in your assessments. That's essentially what you're saying.

1306 Mr. Chokanis, right. You essentially paid for it because well, someone paid for it, either it's
1307 coming from the reserves or it's coming from our general fund, but these are the actual true
1308 numbers that really tell you the real rate increases from year to year. So once Mr. Leet pulls it up,
1309 I'll be able to give you some information. There is a plot on basically our revenue that we get
1310 from everyone each year for the O&M and there's also inflation rates.

1311 Ms. Montagna, yes, so he went back to 2015 to current year, 2024.

1312 Ms. Phillips, actually, I had started to do this myself.

1313 Ms. Kassel, so did you email this to us because I don't see it?

1314 Ms. Montagna, no.

1315 Mr. Chokanis, I emailed it to her right before.

1316 Ms. Phillips, I just took a picture on my phone.

1317 Mr. Chokanis, I posted it on Facebook. All right. So yeah. So, like I said, the top rows the
1318 first row is the fiscal year, you go on to the revenue, which is basically the money we collect
1319 from the community each year. The expenditures are what we actually paid for that year and the
1320 over and under is basically showing you if you ran over or you saved money. Going to the rate
1321 increase, that really calculates what was the next fiscal year's bump from, say, 2016, 2017 tells
1322 you the rate increase. The Chairman, I just capture that because Berube was giving me a hard
1323 time. So, then inflation rates, I pulled from the US inflation rate website, but like I was saying
1324 before, if the revenue, if we have a revenue of say the first column and we overrun, that year we
1325 did not increase rates, we had to pull from reserves to pay for all those expenditures. Technically,

1326 no one saw a rate increase that year, but we pulled from our reserves, and that took away from
1327 our overall funds. Basically, that rate is the real rate that we incur year to year, whether it's a plus
1328 or a minus, but at the end of this table, you can see, it's at the end of the table, it's \$43,420. That's
1329 the total over, under that we've had in the last eight years.

1330 Ms. Montagna, that's the average.

1331 Mr. Chokanis, average, but that doesn't include all the money we took out from our reserves.

1332 Ms. Montagna, correct. What this also says is, and these things, anything you see in the red,
1333 that has to be done by a budget amendment every year, because that means we overran the
1334 budget, right? So, then we do a budget amendment at the end of the year, and we have to cover
1335 those expenses. Because the auditor is going to be looking at that. There's a third-party auditor,
1336 an independent audit company that the District does an RFP and they hire, and they do an
1337 independent audit of not only the District's financials, but they also make sure Inframark or the
1338 management company is doing what they're supposed to be doing as well. So that's the gist of
1339 what you're seeing. And I didn't go back all the way. I don't know if you did, as far as when
1340 assessments have increased. Ms. Kassel, you probably know better than anybody. No?

1341 Mr. Leet, before last year.

1342 Ms. Montagna, yes, before last year.

1343 Mr. Leet, I guess there had been a streetlight small increase for a couple of years that was
1344 then rolled back. but before that, I want to say it was close to 10 years.

1345 Ms. Montagna, that there was no increase.

1346 Mr. Leet, right.

1347 Mr. Chokanis, so I really would like to point out, though, from 2015 to 2020, we did not raise
1348 rates at all.

1349 Ms. Phillips, that's right.

1350 Ms. Montagna, right.

1351 Mr. Chokanis, no increase in rates. So, everyone's now like, "Why are we raising rates so
1352 much?" It's because we had almost a 2% inflation every year of costs and expenditures. Now, we
1353 hit the 20-year mark and all these things are falling apart and we are way behind the curve, and
1354 we don't have funds and reserves, so that's why we need to cover our expenses and have a little
1355 extra money just in case things break down.

1356 Ms. Montagna, I can make sure that this chart is attached to the minutes, but once the Board
1357 approves the minutes for tonight, I'll make sure this chart is put in there.

1358 Mr. Leets, then it can go as an attachment to the meeting as well on the website.

1359 Ms. Montagna, correct. Mm-hmm. Yep.

1360 Mr. Leets, again, something Ms. Montagna brought up earlier, when we accepted the
1361 proposed budget back in May, we cannot add to that. So we had to think of whatever the worst-
1362 case eventuality might be, which, again, speaking about a maintenance facility, whether we do
1363 the cheaper or the more expensive option, we could have potentially, proposed a smaller budget
1364 increase, want to say it was maybe like a 6% or something like that, but, really, that would have
1365 limited our we would have had no choice but to put the maintenance facility at the on that
1366 existing foundation at the park, which not to cut Mr. Hamstra off, I know he has some discussion
1367 on that tonight. There are maybe some questions over all of the potential costs to that being
1368 reflected? So that's why we needed to shoot high with the proposed budget, and again, depending
1369 on what we discuss tonight and at next month's adoption meeting, it could back down from that.

1370 Ms. Montagna, it could, potentially, whichever way the Board decides to go with that. At this
1371 time, unless the Board has any more discussion, I would open it up to audience and then three
1372 minutes and then we can move on through the rest of the agenda.

1373 **i. Public Comments on FY 2024 Budget**

1374 Mr. Chokanis, does anybody have any questions with the chart?

1375 Mr. Cresham: I do, and it's just because I'm new to the.

1376 Ms. Kassel, just state your name again.

1377 Mr. Cresham, oh. My name is Mike Cresham, 7417 Wingspan Way, just because I'm new to
1378 the community, so obviously, we got slammed between the past year because we've been putting
1379 stuff off. And you look at the revenue and you got, you know, three new communities added, so
1380 you went up over \$500,000 in your revenues, but your expenditures, obviously, went up almost,
1381 a million bucks. I'm not questioning the dollar amount, just what was it?

1382 Mr. Leet, so the three communities, that doesn't increase our revenue.

1383 Mr. Leet, the revenue is pretty flat even though they're.

1384 Mr. Chokanis, we own, we pay for the land every year. It's the same kind of. Basically, it's.

1385 Mr. Cresham, I'm not talking profit, though. Revenue, money coming in.

1386 Ms. Montagna, every community is paying from the very beginning. It's not like.

1387 Mr. Leet, I thought that, too, though.

1388 Ms. Montagna, as the, let's say, the Enclave just was built just now, let's just say and it started
1389 today, and it's built out in 10 years. They're paying from day one.

1390 Ms. Kassel, the development.

- 1391 Mr. Leet, the previous landowner.
- 1392 Ms. Phillips, the land they live on.
- 1393 Ms. Montagna, yes. Whoever. Yes.
- 1394 Ms. Kassel, the North is now being covered, it has always been covered.
- 1395 Ms. Montagna, they've always.
- 1396 Ms. Phillips, it's always been covered.
- 1397 Ms. Montagna, they've always.
- 1398 Ms. Phillips, whoever owned that property where your house is now, they've been paying
1399 since day one.
- 1400 Ms. Montagna, right.
- 1401 Mr. Leet, yes. As part of the budget package that goes through, every neighborhood by letter,
1402 including, neighborhood M, which is by where the stables were, doesn't exist yet. It still has an
1403 assessment entry and is being paid right now by the current landowner, even though there are no
1404 homes on there yet.
- 1405 Mr. Chokanis, yes, if you are asking about our revenue in 2023, that was the adjusted fiscal
1406 we added money to because we had to pay for the new road or the new alleyways, the new
1407 pavement.
- 1408 Mr. Cresham, new pavement. Okay.
- 1409 Mr. Chokanis, that's why you see it. So, the revenue is not really what we asked the
1410 community to pay for that, but that year, we actually took out of our fund to pay for the land.
- 1411 Mr. Cresham, all right. That makes sense. Sometimes you get paid for that.
- 1412 Ms. Kassel, and for 2024, we're including a hefty amount because we need to build a new
1413 community maintenance facility.
- 1414 Mr. Cresham, right, right, right. I understand.
- 1415 Ms. Kassel, and so that's going to be a large number, and we will be hearing from our
1416 engineer soon regarding what he's learned.
- 1417 Mr. Leet, I'd say percentage-wise, I don't think it even then, I don't think it was as much of an
1418 increase as we had from, '22 to '23. But the question is, as we mentioned earlier, we did have the
1419 landscaping, you know, even though we tried to stay with our previous landscaper, their bid went
1420 up, and we are required by law to rebid those types of contracts every, I believe, five years or
1421 three.

1422 Ms. Montagna, it's a good, it's good practice. I mean, you can do a renewal, but it's good
1423 practice for a large. That's one of your largest contracts in the District.

1424 Ms. Kassel, but we are, actually, so we can have a three-year contract with two one-year
1425 renewals, but after that five-year period, we are required, we must go out to bid.

1426 Mr. Cresham, yes, so thank you for clarifying that. On this.

1427 Mr. Rafferty: I'm disturbed that all of a sudden, we've got. I don't see a.

1428 Ms. Kassel, I'm sorry, can you wait until he's done, please?

1429 Mr. Cresham, sorry, I just had a follow-up question - to the revenue. So, it doesn't have to do
1430 with new communities. It's been paid since the beginning. So why does that number?

1431 Ms. Montagna, it fluctuates, so I'm thinking you took this revenue from what we collected.

1432 Mr. Chokanis, the adopted.

1433 Ms. Montagna, this revenue is what we collected. Some people may not pay their taxes, some
1434 people do, and I'm assuming that's where you took it from, right?

1435 Mr. Chokanis, 2020, '21? That was the adopted budget.

1436 Mr. Cresham, from 2020 is a million-dollar difference. If we're saying that it should have
1437 been stagnate, basically, I know it's going to fluctuate a little bit, maybe \$100,000 here or there.

1438 Ms. Montagna, well, in '22, assessments went up. That's why.

1439 Ms. SpencerPhillips, no, but why is 2024 a million dollars more than 2021?

1440 Mr. Chokanis, well, because we're also covering for the cost that we incurred in 2023.

1441 Ms. Phillips, but where's the revenue coming from?

1442 Mr. Cresham, that's not the revenue. I understand that the expenditures are going to go up
1443 exponentially because of that. But genuinely, I don't understand. If the developer has typically
1444 been paying for North and for over here in South Lake, why does it fluctuate?

1445 Mr. Leet, they didn't go up in that time span between 2015 and '22. They didn't go up
1446 appreciably because the Board kept the assessments at the same rate.

1447 Ms. Montagna, right.

1448 Mr. Leet, so even though new neighborhoods were being built and were switching from
1449 developer paying it to homeowners paying it, the assessment set by the Board was staying the
1450 same. Roughly, the revenue through that time was staying the same. Last year, after having done
1451 this reserve study and knowing we needed to repave the C1 and C2 neighborhoods, we had a

1452 larger assessment increase, '22 going into '23. That's reflected here and that's where it went up for
1453 the first appreciable time on the entirety of this graph here and.

1454 Ms. Kassel, because it's \$600,000, 600-something-thousand dollars just for that project.

1455 Mr. Chokanis, right.

1456 Ms. Kassel, and then in 2024, it's just gone up. We just put \$450,000 in reserve money to
1457 build this new facility.

1458 Mr. Cresham, you raised the assessment, that's why revenue went up, and it's hard to project
1459 what your expenses are going to be.

1460 Mr. Leet, and the 2024 expenses will in large part be dominated by what we end up doing at
1461 that facility.

1462 Mr. Cresham, everybody's experiencing the same, not just the CDD, but everybody in the
1463 market. You try to project, and you try to save, and then you end up spending more than what
1464 you have.

1465 Mr. Chokanis, we're also in a place where it's almost uncomfortable that we don't have
1466 enough money in the bank for when the stuff expires.

1467 Ms. Phillips, we didn't want to take the fence down. Everybody loved the fence, but the cost,
1468 we just had other things we have to take care of, and but there's always the future. The same with
1469 the restroom.

1470 Mr. Leet, Gentlemen. Thank you, Mr. Cresham. Yes?

1471 Mr. Rafferty: I'm Steve Rafferty.

1472 Ms. Kassel, can you come up here and state your name and your address, please? Thank you.

1473 Mr. Leet, watch your head.

1474 Mr. Rafferty, I'm Steve Rafferty, 3313 Sagebrush. It's a little disturbing that the next two
1475 years, because people weren't thinking ahead in the years past, that we're now going a 30%
1476 increase and a 15%. That's a lot of increase in two years and nothing was done to prevent that
1477 earlier in the process. So, I don't understand why, all of a sudden, we all have to be saddled with
1478 this and no one thought about this ahead of time. If you're supposed to have those reserves built
1479 in, you're supposed to look forward saying, this life, it's 10 years, whether it's the pipes, it's the
1480 asphalt or whatever. We need to plan to have that money to redo those, but it doesn't look like
1481 that was done.

1482 Ms. Kassel, so I have been on the Board for 14 years, and I have been pushing for a reserve
1483 study from the get-go. We had the engineer do a sort of reserve study, but not exactly. I kept on
1484 pushing the Board to collect more revenues. I was only one member of the Board. The other four
1485 members said, "We have plenty of money. We have plenty of money. We have plenty of

1486 money," every time I brought it up. So, I'm only one Board member. I was only one Board
1487 member.

1488 Ms. Montagna, and I brought up the reserve study last year or the year before and said that,
1489 because I manage quite a few districts, I've been doing it for a while and I am a proponent of
1490 reserve studies. It is not something that you have to follow to a T, but it's definitely a starting
1491 point, right? It tells you. It lays it out for you. And not only for five years, this lays it out for you
1492 for 15 or 30 years. And they put the cost of inflation in it and cost of increase of material and all
1493 that. And then we get it updated every so often to make sure those numbers are accurate. The
1494 Board did do that, and we do have that. And we actually have some proposals on here tonight to
1495 get an update to the one we currently have with current costs. So and I think this Board is pretty
1496 diligent of looking at that and trying to plan out for that, which is why you're seeing the increases
1497 to make sure you don't get in this situation again, if that makes sense.

1498 Mr. Rafferty, yes. The other Boards that you're on or districts that you cover, do they have the
1499 same type of increases in theirs?

1500 Ms. Montagna, yes, but I will tell you, as Ms. Kassel just pointed out, most of my districts,
1501 and I'm not trying to play one against the other, because every district is different and it's not
1502 right, wrong, or otherwise, okay? But typically, what happens is most Boards will do a 2% to 3%
1503 increase every year. So therefore, you're building it up, and those, it's a very slight increase, so
1504 you really don't feel it, kind of. You feel it, but you don't feel it, because if you bust it out over
1505 12 months and you're only charged annually, right? Maybe it's a cup of coffee, maybe it's two
1506 cups of coffee, but when that is not done and then all of a sudden it has to be done and you're hit
1507 with something like this, then it's like, "Whew, I feel it." Right? So, there's different ways to do
1508 it. None of them are right, wrong, and otherwise, it's what the board wants to do. You have to
1509 remember Board members are also residents. So, when they're sitting up here trying to make
1510 these decisions, they are also thinking of it as being in your shoes. "I'm a resident too. Do I want
1511 my residents to have a 5%, 10%, 15% increase?" And a lot of times, more than none, they don't,
1512 because they are sitting in the same situation you are, and sometimes, unfortunately, you just
1513 have to bite the bullet sometimes, but again, no right, wrong way to do it. Everybody's different,
1514 but most of the time you see a 2%, 3% increase, at least enough to cover inflation or cost of
1515 living, and then you don't get to this point, unless there is a major thing that comes up and they
1516 have to do maybe a one-time assessment or something for a project or something like that, so
1517 that's why you see this. I don't know if that helps you.

1518 Mr. Rafferty, no, it's still disturbing, but yes. Thank you for your time.

1519 Mr. Cresham, oh, and the other thing is, not that I'm defending spending more money, but and
1520 I hate to say that word, but if it's just a couple of years later, the pandemic was a real thing. It hit
1521 the economy hard. And I know in the construction industry it took a couple of years to really hit
1522 us, but that wave has come strong. And I started, it started what? 2020? And it's not surprising to
1523 see that it's now starting to hit us between '22 and '23. It does suck. You hope that you can plan
1524 better, but I understand we're human.

1525 Mr. Leets, thank you, Mr. Cresham. Is there anyone else on the Zoom or here in person that
1526 would like to address the budget specifically?

1527 **B. Consideration of Resolution 2023-09, Resetting the FY 24 Budget Hearing**
1528

1529 Ms. Kassel move to approve Resolution 2023-09.

1530 Mr. Leets Which is setting the date for the Fiscal Year 2024 budget hearing.

1531 Ms. Montagna, August 24th. 6:00 PM, here. So, Ms. Kassel?

1532 Ms. Kassel, I've made a motion.

1533 Ms. Montagna, second?

1534 Ms. Phillips, I will second.

1535 Mr. Leet, okay. We have a motion to approve resolution 2023-09, setting the resolution wrap-
1536 up.

1537 Ms. Kassel, to reschedule.

1538 Ms. Montagna, it's just rescheduling from July to August.

1539 Mr. Leet, rescheduling from July to August 24th at this location. Any further discussion
1540 before taking a vote? All right. I'll call the question. All in favor?

1541 All, Aye.

1542 Mr. Leet, all opposed? Motion passes unanimously.

1543 Ms. Montagna, perfect.

1544

1545 Ms. Kassel made a MOTION to adopt Resolution 2023-09,
1546 Resetting the FY 24 Budget Hearing to August 24, 3023 at 6 pm.

1547 Ms. Phillips seconded the motion.

1548 Motion passed unanimously.

1549

1550 **C. Consideration of Resolution 2023, Resetting the Assessment Hearing**

1551 Ms. Kassel, move to approve Resolution 2023-10, which is amending resolution 2023-06 to
1552 reset the date of the public hearing on imposing special assessments for the next fiscal year 2024,
1553 providing a severability clause and providing an effective date.

1554 Ms. Montagna, correct.

1555 Mr. Leet, all right. We have a motion.

1556 Mr. Chokanis, I'll second.

1557 Mr. Leet, Mr. Chokanis has seconded. Any further discussion? All right. I will call the
1558 question, all in favor?

1559 All, Aye.

1560 Mr. Leet, all opposed? Motion passes unanimously. All right. Going back to the agenda. We
1561 are now up to.

1562

1563 Ms. Kassel made a MOTION to adopt Resolution 2023-10,
1564 Resetting the Assessment Hearing to August 24, 2023, at 6:00 pm.
1565 Mr. Chokanis seconded the motion.
1566 Motion passed unanimously.

1567 Ms. Kassel, we still have Lucas's.

1568 Mr. Leets, oh, okay. We're now to old business. And we have a consideration of reserve study
1569 proposals.

1570

1571 **FIFTH ORDER OF BUSINESS** **New Business**

1572

1573 **A. Consideration of Reserve Study Proposals**

1574 Ms. Montagna, so this. When we say proposals for reserved study, I just want to make sure
1575 we're clear, this is just to update your current reserve study.

1576 Ms. Kassel, Ms. Montagna have you worked with Facility Advisors of Florida? Have you
1577 worked with them?

1578 Ms. Montagna, I have not, but let me tell you, your lovely engineer sent me an email because
1579 he has worked with some and has not worked with some. And he basically said, which he's on
1580 the line, he could do it, but basically, he said this is what he would share if he was ranking the
1581 proposals. Number one is Community Advisors. Number two is Facility Advisors. Fees seem
1582 awfully low for a CDD of Harmony's size. And number three, Independent Works, they have no
1583 CDD experience, so.

1584 Ms. Kassel, the Community Advisors is \$10,400.

1585 Ms. Montagna, \$10,400.

1586 Ms. Kassel, and Facilities Advisors Florida is \$3,650.

1587 Ms. Phillips, now, is that cost for a new one or to update the one we have?

1588 Ms. Kassel, no, this is an update.

1589 Ms. Montagna, this is also without a site inspection, and some of them have a site inspection.
1590 And I would advise, if it was me, I would go with the one who does a site inspection, because if
1591 you don't do a site inspection, what they're going to do is they're going to go on Google Earth.
1592 They're going to look at anything and then they're going to look at your old study and, kind of,
1593 just go by that, but if they're physically eyes on, seeing what you have here, I think that's a better
1594 thing. And again, that's just my recommendation.

1595 Mr. Chokanis, you get what you pay for, right.

1596 Ms. Phillips, I'm sitting here thinking everyone's going to get mad at us if we do this. In the
1597 long run it's going to pay off.

1598 Mr. Leet, all right, so again, it's the Community.

1599 Ms. Montagna, Community Advisors.

1600 Ms. Kassel, Community Advisors, that's the \$10,400 one. Is it possible where you can request
1601 an onsite, a price for onsite?

1602 Ms. Montagna, that's proposal with onsite inspection. I believe that's a new proposal, and then
1603 the update with site would be \$4,300.

1604 Mr. Leets, that was for Community.

1605 Ms. Montagna, Community Advisors.

1606 Mr. Leet, okay, and they were the ones that do not have CDD experience?

1607 Ms. Montagna, no, they do. The one that does not is Independent Works, LLC.

1608 Mr. Leets, okay. I apologize.

1609 Ms. Montagna, no, that's okay.

1610 Ms. Philips, who did we have our last one with?

1611 Ms. Montagna, Reserve Advisors.

1612 Ms. Kassel, they don't want to work with us anymore.

1613 Ms. Montagna, Reserve Advisors. He would not sign our contract because, the legal stuff that
1614 your legal counsel put in there, that needs to be in there, and he just for whatever reason refused
1615 to do it. Which was really shocking, because it's pretty standard. Why he would not agree to it, I
1616 do not know.

1617 Mr. Cresham, can we throw the 3,500 number at the 10,000 guys and say, "Look.

1618 Ms. Kassel, no. It's actually not. It's for just an update, not a full reserve study from scratch.

1619 Ms. Montagna, yeah.

1620 Ms. Kassel, with the site visit is \$4,300.

1621 Mr. Cresham, they're only 600 bucks apart?

1622 Ms. Kassel, yes.

1623 Ms. Montagna, correct.

1624 Ms. Phillips, they're going to take our other one and update it?

1625 Ms. Montagna, yes.

1626 Ms. Phillips, oh, okay. Okay.

1627 Ms. Kassel, yes. So, move to approve Community Advisors' proposal for fiscal year 2025. It's
1628 2025, not 2024. That's my only question.

1629 Ms. Montagna, yeah, I think that might've been, I'll talk to them.

1630 Ms. Kassel, yeah.

1631 Ms. Montagna, if there's an issue, I'll let you know.

1632 Ms. Kassel, for \$4,300, because David is recommending them as number one.

1633 Ms. Montagna, got it.

1634 Mr. Leets, okay. We have a motion to accept the proposal from Community Advisors. Do we
1635 have a second?

1636 Ms. Phillips, I'll second.

1637 Mr. Leet, okay. We have a motion and a second, do we have any further discussion?

1638 Unknown Speaker, do we not negotiate? I'm sorry, I'm just sitting here baffled. Do they just
1639 give you the ability to say okay?

1640 Mr. Leet, just the update for the fiscal year.

1641 Ms. Montagna, yeah. There's no negotiation for that. I'm sorry, what was that?

1642 Ms. Phillips, well, we have three bids.

1643 Ms. Montagna, second?

1644 Mr. Leets, right. Okay, yes. Ms. Phillips just seconded. And so yeah, I'm sorry, this isn't
1645 directed at anyone, but we had the community or sorry audience Comments. All this update and
1646 that's that, and that's fine. Seriously, I used to show up to these meetings and just film them for
1647 Facebook. So, I haven't seen this many people here. I love it, but we do need to keep the meeting
1648 going forward. So, we have a motion and a second, to approve the proposal by Community
1649 Advisors in the amount of

1650 Ms. Kassel, \$4,300.

1651 Mr. Leet, \$4,300.

1652 Ms. Kassel, for a reserve update with a site visit.

1653 Mr. Leet, with an onsite visit. Any further discussion?

1654 Mr. Chokanis, just the update to the fiscal 2025?

1655 Ms. Kassel, yes. Ms. Montagna will clarify.

1656 Ms. Montagna, yes. I'll get with them and get it cleared.

1657 Mr. Leet, okay. And, well, we'll just-- For that discussion, so that's saying they would be
1658 giving us, "Here's your numbers that we think should go in your fiscal '25." If we're approving
1659 fiscal '24 next month, they're not going to give us anything meaningful to go into that, so we're
1660 going to clarify?

1661 Ms. Montagna, they're going to take the reserve study that we had done, and they're going to
1662 update it for fiscal year '25, and I will clarify that. That's my understanding.

1663 Mr. Leet, Okay. I'll call the question, all in favor?

1664 All, Aye.

1665

1666 Ms. Kassel made a MOTION to approve Community Advisor's
1667 Reserve Study proposal with an onsite visit for \$4300.
1668 Ms. Phillips seconded the motion.
1669 Motion passed unanimously.

1670 Mr. Leet, all opposed? Motion passes unanimously. All right. Next, we have consideration of
1671 shed proposals. Uh, am I correct, this is, uh, a shed for.

1672 **B. Consideration of Shed Proposals**

1673 Ms. Montagna, okay, so what ended up happening is we emailed the County because we still
1674 have the Conex buildings out there, which we have to get moved. We are currently in violation.
1675 They did give us an extension on that. We did ask them what about if we were able to do a shed
1676 for the garden to put their stuff in. They said, yes, we can. We can do up to 250 square feet,

1677 which obviously isn't large. I know there's a termite issue out there, so it was recommended not
1678 to do wood, but to do a metal building. So, that's where it is. It would be purely be a shed, no
1679 installation, just something for storage, the tractor, supplies and stuff like that. And then you
1680 would be able to sell your Conex building to Celebration for \$2,000, which they are waiting on.

1681 Mr. Chokanis, oh, yes, the shipping containers.

1682 Ms. Phillips, are we selling both? I thought we had two shipping containers.

1683 Ms. Montagna, and we will buy them both.

1684 Ms. Kassel, Celebration will buy them.

1685 Mr. Leet, we being?

1686 Ms. Montagna, correct, not me.

1687 Ms. Phillips, are we keeping one and selling one now? Or are we selling both right away?

1688 Ms. Montagna, It's up to you.

1689 Ms. Phillips, well, when you said buildings, I wasn't sure if you meant.

1690 Ms. Montagna, yes, I don't know what will fit in that shed.

1691 Ms. Ash-Mower, it's 12x20. 12x20.

1692 Ms. Montagna, yes, 12x20.

1693 Mr. Leet, 240 square feet, so then.

1694 Ms. Kassel: But, I see that that are that the joists underneath and within are wood, so, I'm
1695 wondering what.

1696 Ms. Montagna, I don't know. I just received that email, Ms. Kassel, that said, "Hey, we should
1697 go with a metal building because there are termite issues."

1698 Ms. Kassel: So, I don't, like, I haven't gone through, There's nothing to indicate the Allen's
1699 factory outlet, what the differences are between the three proposals, and there is also not much in
1700 terms of there is no interior design.

1701 Ms. Ash-Mower (Community Garden Representative), is there a new one for a steel building?

1702 Ms. Phillips, there will be one.

1703 Ms. Kassel, you still have what does the structure look like?

1704 Ms. Montagna, so the shed outlet is 12x20 with 240 square feet, no insulation at all. Sunshine
1705 Structures, they did a couple of different things. They did a 10x20, eve gray with white trim, two
1706 48-inch MHD, one with full glass, two windows, no electric, \$7,500, we don't pay tax, so that's
1707 excluded. Or a 10x20 streamlined beige with white trim, one 48-inch MHD full glass, three
1708 windows, and electric for \$7,180, which I don't know, maybe you want electric, I don't see why
1709 you would. We don't pay tax. Or a 10x20 eve gray with black trim, double door, nine light on
1710 each door, one window, no electric, pre-owned for \$7,465.

1711 Ms. Kassel, I think we should. I don't think we should go with anything with a window door.

1712 Ms. Montagna, okay.

1713 Ms. Kassel, I think the proposal from Allen's, I don't know if you can get it up on the screen.

1714 Mr. Leet, yeah, it's page 78 of the agenda.

1715 Ms. Montagna, was that 12x20, 240 square feet?

1716 Mr. Leet, yes. All right.

1717 Ms. Kassel, so there are three proposals from Allen's, but it's not clear what the differences
1718 are. They're all 12x20. They all have a man door with just a little diamond window in it on one
1719 side, and a garage door on the other side. So, they're all the same dimensions. I don't understand
1720 what the difference is between them. I haven't gone through. There's nothing to indicate what the
1721 differences are, and there are price differences, right? They go from \$5,025 up to \$6,313. I don't
1722 know what, I don't know what the differences are.

1723 Ms. Phillips, you don't have one for the Allen's factory?

1724 Ms. Kassel, yes, that's what we're talking about, but we have no photographs of what the
1725 inside looks like. We have three proposals from them, right? Three options.

1726 Ms. Phillips, from them?

1727 Ms. Kassel, there's from Allen's. With three different prices, but there's no. We don't, without
1728 going through line by line, printing them out, and, you know, like, there's no-- there's nothing to
1729 indicate what the differences are between these three prices. I mean, all the models look the
1730 same.

1731 Unidentified Speaker, but if we look at the descriptions, it probably tells you.

1732 Ms. Montagna, yeah.

1733 Ms. Kassel, yes, but we only got this agenda. It's a 342-page agenda, and you would have to
1734 print them.

1735 Mr. Chokanis, well, that's the point of the discussion that we're just going to make decision.

- 1736 Ms. Kassel, I think we should table it.
- 1737 Mr. Chokanis, oh, well, then that's fine. I'm with that.
- 1738 Ms. Ash-Mower, what I looked at was we would put in a slab. We want one door on one end,
1739 we want a garage door on the other end. No windows. And it was about, yes, but.
- 1740 Ms. Kassel, yes, but we have three proposals from them and they're all different prices, but
1741 the pictures all look the same. The descriptions are, like, 25 or 30 different items in the
1742 descriptions. I guess with a 342-page agenda, I did not have time to print out and go line by line.
1743 I'm suggesting we table this to the next meeting.
- 1744 Mr. Leet, well, it sounds like, we'd like some clarification.
- 1745 Ms. Montagna, I'm going to tell you now, you need to make a decision.
- 1746 Mr. Leet, right.
- 1747 Ms. Kassel, yeah.
- 1748 Ms. Montagna, because you're on a tight timeline for the Conex buildings out there unless I
1749 can ask for another extension, I don't know that you're going to get it, and if we pass the
1750 deadline, you are going to be fined \$200 a day.
- 1751 Ms. Phillips, but all of these pictures have got windows, don't they?
- 1752 Ms. Montagna, yes, you can tell them you don't want a window.
- 1753 Ms. Phillips, oh, okay.
- 1754 Ms. Ash-Mower, we just want one door, one ordinary door on one end, and we want a garage
1755 door on the other end.
- 1756 Ms. Kassel, I understand, but all three options from them show the exact same building.
- 1757 Ms. Ash-Mower, we just want a metal door.
- 1758 Mr. Chokanis, if we have to make a choice, I think we should go through it.
- 1759 Ms. Ash-Mower, it was about \$6,000 when I looked at it.
- 1760 Ms. Kassel, there are three options. One is \$6,300. One is.
- 1761 Mr. Leet, oh, hold on a second. There is.
- 1762 Ms. Kassel, \$5,800, and one is.
- 1763 Mr. Leet, I'll tell you this, there is- there are links in this quote. So, I mean.

1764 Ms. Montagna, yes.

1765 Mr. Leet, there's a chance we can just pull this up and see if we can get our question answered
1766 on here.

1767 Ms. Ash-Mower, can you scroll that down, that drawing?

1768 Ms. Phillips, the link, they didn't work, I tried them earlier.

1769 Mr. Leet, oh, got this one here.

1770 Ms. Montagna, so, I mean, it tells you.

1771 Ms. Ash-Mower, that's the building.

1772 Mr. Leet, right. So, we have the size picked out here. We have the color, and everything is
1773 picked out. I see there's a window on the door there.

1774 Ms. Phillips, she doesn't, well, we can do it without the window.

1775 Mr. Leet, well, we can. I understand.

1776 Mr. Chokanis, Mr. Leet, can you rotate the.

1777 Ms. Montagna, I can tell you what the differences are. If you pull up the spec sheets on each
1778 one, they're listed out. The spec sheets are on here. Let's just say, for example, that they're both
1779 12x20 vertical roof metal garages.

1780 Ms. Kassel, for all three?

1781 Ms. Montagna, okay, but, like, I'm looking at this one. So, the difference with this one,
1782 Allen's, sorry.

1783 Ms. Kassel: Yes, but which? There are three from Allen's. Which one from Allen's is it?

1784 Ms. Montagna, correct. I'm comparing the \$6,313 to the \$5,823.

1785 Ms. Kassel, why not the \$5,025?

1786 Ms. Montagna, I have that. I just don't have that in my hand at the moment. I can compare
1787 that one too, but if you look down on these two, it seems like the change, the only differences
1788 are. And by the way, these are not on a slab. It's either ground or gravel. We would pour the slab.
1789 That's not a problem.

1790 Ms. Montagna, insulation options on the one that's \$5,823, it's insulated roof only. On the one
1791 that's \$6,313, it's fully insulated roof and sides. So that's the difference there the insulation type,
1792 you've got woven R17 insulation roof only to a double bubble insulation on 9-foot leg height.

- 1793 Mr. Leet, this is a shed, so.
- 1794 Mr. Chokanis, can you tell if any of the three are not insulated at all.
- 1795 Ms. Kassel, probably the \$5,000 one. Let's see. Where's the insulation line?
- 1796 Ms. Montagna, okay. Guys, this is going to be an easy way to do this. I've got the three
1797 Allen's proposals right here. That's what you're wanting to really look at are the Allen's ones, it
1798 appears.
- 1799 Mr. Leets, I agree, yes.
- 1800 Mr. Chokanis, let's ask her. I think she doesn't, you don't want any insulation. Is that correct?
- 1801 Ms. Ash-Mower, no insulation. No.
- 1802 Ms. Montagna, no insulation is needed.
- 1803 Ms. Ash-Mower, no, there's no. None is needed. And we can put in our own electric and our
1804 own water.
- 1805 Ms. Kassel, and that seems to be where the difference is.
- 1806 Ms. Kassel, so then move to approve Allen's factory outlet 12x20 vertical roof metal garage
1807 for \$5,025.50, including delivery and installation.
- 1808 Ms. Ash-Mower, is that on a slab or ground?
- 1809 Ms. Montagna, no, all of these are ground or gravel.
- 1810 Ms. Kassel, they don't offer a price with that.
- 1811 Ms. Ash-Mower, yes, they do. Yes.
- 1812 Ms. Montagna, so, everyone that they presented is either on the ground or gravel.
- 1813 Ms. Ash-Mower, well, that is Mr. Castillo's fault.
- 1814 Mr. Leet, well, there is not a price difference on their website. They don't give a price
1815 difference.
- 1816 Ms. Ash-Mower, okay, but that's Mr. Castillo's fault because I asked him to put it on a cement
1817 slab.
- 1818 Ms. Kassel, no, but the field services people can make that cement slab. We do not need a
1819 price from Allen's.
- 1820 Mr. Chokanis, they're going to charge us a lot more.

1821 Mr. Leet, so, yes, so field services can take care of that. So, we have a motion to accept the.

1822 Ms. Kassel, 12x20 vertical garage for \$5,025.50.

1823 Mr. Leet, I'll second that.

1824 Mr. Leets, okay. We have a motion and a second. Hold on, everybody. Do we have any
1825 further discussion of this proposal? And I will add some detail if there's some questions on what
1826 exactly is going on here. Do we have any further discussion? Okay, so I'll say this is not to give
1827 the entire back story, but the CDD had a rental trailer that they were using for their office and a
1828 storage container or shipping containers that they were using as a garage for storing vehicles,
1829 equipment. And we've discussed the maintenance facility, but that's going to take time to build,
1830 that's going to take time even to get permitted through the county, as our engineer will talk about
1831 later tonight. So, in the meantime, those shipping containers and construction trailer are not
1832 allowed to be back there by the Planned Development that is on file with the County. The trailer
1833 has already been removed and field services has set up actually in a concession area at the
1834 Ashley Park Pools on a temporary basis. What we need now is to do something about those
1835 shipping containers. And we found that with the County that in association with the garden,
1836 which is an approved use of that property back there, that we can have a small, shed structure not
1837 to exceed 250 square feet. So, this is to give us something that we can have available for storage
1838 that has the blessing of the County and will tide us over. And we will have you see them after the
1839 maintenance facility is complete, it will still be there and be usable by the Community Garden
1840 that we have back there. But in the meantime, that will give us some kind of storage that has the
1841 blessing of the County, which as of right now, we do not have and are imminently facing code
1842 enforcement fees.

1843 Ms. Montagna, correct.

1844 Unknown Speaker, there's a small shed that's there that we use for gardening.

1845 Ms. Ash-Mower, that small shed, we are hoping, once the garden can have the big shed, that
1846 that small shed would be used for chemicals only, because a lot of chemicals sprout legs and
1847 walk. So, we need to keep it locked.

1848 Mr. Leet, okay. Okay. So, do we have any more discussion on the Board?

1849 Mr. Chokanis, just to make a note of the concrete slab for the shed. that is what I was going to
1850 do.

1851 Ms. Kassel, Field services is going to put in a concrete slab for this.

1852 Ms. Montagna, They can. I mean, yes.

1853 Mr. Leet, okay. And then, well, do we need to do anything?

1854 Ms. Montagna, okay. So, you want to approve this with field placing slab?

1855 Mr. Leets, okay. And if that's all good for how our motion is phrased and everything, I'll call
1856 the question. All in favor?

1857 All, Aye.

1858 Ms. Montagna, good. So Kerul made the motion. Who seconded?

1859 Mr. Leet, Lucas.

1860 Ms. Montagna, Lucas. Okay.

1861 Mr. Leet, all opposed? Motion passes unanimously.

1862

| |
|---|
| 1863 Ms. Kassel made a MOTION to approve Allen's Shed proposal 1864 for the shed without insulation at a cost of \$5025,50, with Field 1865 Services providing a slab. 1866 Mr. Leet seconded the motion. 1867 Motion passed unanimously. |
|---|

1868 Ms. Montagna, now my next question is, so when we get this done, which we will start on
1869 immediately, get it done, see what all we can move into there and then see what all is left at bare
1870 minimum, if we can at least empty one of those, you know, then you might have some interest
1871 other than Celebration that wants to purchase these, look at them, purchase them.

1872 Mr. Leet, Okay.

1873 Ms. Montagna, then we can throw it out there.

1874 Mr. Leet, okay. Then we already have a standing policy for.

1875 Ms. Montagna, Surplus items?

1876 Mr. Leet, yes.

1877 Ms. Montagna, absolutely. And I will tell you we already got, for anyone who is interested in
1878 maybe purchasing these, Celebration already got a quote, which I'm happy to share with anyone
1879 who wants it to move both of them. And you, if they were to move one or both, it is \$1,000 to
1880 move it wherever they want, wherever it needs to be moved. So, if you only did one, I'm sure it'd
1881 be like \$500.

1882 Ms. Phillips, one more thing. This is, if we get rid of one container, but we still have one
1883 because we don't have enough space, will the County fine be less than it was going to be?

1884 Ms. Montagna, no.

1885 Ms. Phillips, so it's all or nothing with them.

1886 Ms. Kassel, so at the last meeting, several Board Members and residents offered their garages
1887 as temporary storage. What's the status?

1888 Mr. Leet, or is there anything else that we need to discuss relating to.

1889 Ms. Montagna, we talked to the Chairman and also, legal is on the call. As management, I am
1890 going to tell you that is a bad idea, and you should not do that. Even if you enter into agreements,
1891 things can happen, and it is a lot of liability for the District. And Mr. Eckert can tell you
1892 something different if he feels that it is fine. He did say he is happy, obviously, it's a Board
1893 decision, to do that. It is not the recommendation of management and then Mr. Eckert can give
1894 you his opinion on it.

1895 Mr. Leet, okay. So, the follow-up question then would be if we've approved getting this small
1896 shed in place, do we need to discuss now or possibly action to take place, assuming we maybe
1897 are not able to find storage for everything that is in those two shipping containers right now.

1898 Ms. Montagna, So, my goal is, not that you've agreed on a shed, it is to reach back out to the
1899 County and say, we're having the shed put in that you said we could, we're doing that. We'll be
1900 able to fit whatever we need to in that shed. And then we still have this, can we get an extension?
1901 They also did agree on a maintenance facility location and a plan. So maybe if we have all those
1902 plans in place, they'll be more apt to give us an extension. I do not know if they will.

1903 Ms. Kassel, and if they do not, then what?

1904 Ms. Montagna, I don't know.

1905 Mr. Leet, we will cross that bridge when we get there.

1906 Ms. Kassel, well, why don't we ask Mr. Eckert his thoughts on our legal counsel.

1907 Mr. Leet, just to stay ahead of that.

1908 Ms. Kassel, because he had talked about creating some license agreements.

1909 Ms. Montagna, yes. Absolutely.

1910 Mr. Eckert, yes. So, this is Mike Eckert. For the record, we did create a license agreement. I
1911 think we sent that out. But I agree with Ms. Montagna. I think this is a very generous offer by
1912 people in the community,

1913 Ms. Montagna, absolutely.

1914 Mr. Eckert, but I would not recommend it.

1915 Mr. Leet, Understood. So, I guess we would have at least until next month to let the action of
1916 getting the shed ordered and everything, showing the County working in good faith to address
1917 the issue. So, we don't need to take any further action right now, it sounds like, but maybe just be
1918 thinking of what is next.

- 1919 Ms. Montagna, obviously thinking of some different opportunities that we could do. I think
1920 moving forward with the shed, I think that's the first step. I can let them know we've done that,
1921 obviously the community maintenance facility is on the agenda. Whatever you do with that, I
1922 will be able to provide them. At least you have a plan. You're moving forward, you're trying to
1923 get this accomplished. I think they are nice people, and the fence will be done before our
1924 deadline. So, we have hopped on that.
- 1925 Mr. Leet, yeah. More good faith.
- 1926 Mr. Chokanis, I think we're showing them we're making progress, so they'll work with us.
- 1927 Ms. Montagna, yes. We're making progress.
- 1928 Ms. Kassel, we're trying.
- 1929 Mr. Chokanis, is it because the Conexes are visible or because they are permanent?
- 1930 Ms. Montagna, it's back there it was.
- 1931 Ms. Kassel, they were never permitted.
- 1932 Ms. Montagna, they were never permitted to be.
- 1933 Mr. Cresham, at their location.
- 1934 Ms. Montagna, correct.
- 1935 Ms. Kassel, at their location.
- 1936 Mr. Cresham, so if we pay the guy a thousand bucks to temporarily move them to where the
1937 maintenance facility is going to be, could it just stay there temporarily?
- 1938 Ms. Montagna, that I don't know.
- 1939 Mr. Cresham, because it is temporary, I mean, it is only five days, the \$200 a day that that
1940 would be already a thousand bucks, your money is well spent moving it out of their sight, out of
1941 mind.
- 1942 Ms. Kassel, well, here's the thing, if we move them from where they are, we're probably
1943 going to have a lot of resident pushbacks, even though they are temporary because if we move
1944 them to Five Oaks Drive, there are going to be ugly shipping containers visible to everybody. If
1945 we move them down to Lakeshore, oh, my God, that's going to be.
- 1946 Mr. Chokanis, I thought we were not going to keep them at all.
- 1947 Unknown Speaker, where's the maintenance facility going to be?
- 1948 Ms. Kassel, we're not sure.

1949 Mr. Leet, right. We'll be discussing that later. The two possibilities, There's an existing
1950 concrete slab that is along the walkway, down to Buck Lake on CDD property. We'd ask our
1951 District Engineer to get more information on, can we truly just plop a metal building on top of
1952 that, or is there going to be other expenses, site prep and everything versus we have a very
1953 complete survey and, site plan for putting a similar sized building on, across from the new dog
1954 park along Five Oaks, on the driveway going back to the turf maintenance facility which is a bit
1955 more expensive because that is a building up a brand new site, parking lot, foundation, utilities,
1956 and so on. That is what we are trying to discuss later on. So yes, maybe once we figure out what
1957 that plan is, putting the containers could be an option, but both of those are going to be much
1958 more visible to the community than where they are now.

1959 Ms. Montagna, Correct. But I think at this point I think a little bit of resident complaining is
1960 going to have to be what it is, because you're going to start getting fined. My question, Mr.
1961 Hamstra, are you on, can you hear?

1962 Ms. Ash-Mower, how much is in those containers? Do you know?

1963 Ms. Kassel, Mr. Castillo's not here.

1964 Mr. Hamstra, I'm here now.

1965 Ms. Montagna, Mr. Hamstra, is there any restriction if we were to move the two shipping
1966 containers from the area they are in now, and let us just say, put them on that piece of concrete. I
1967 don't know where, but let's just use that for an example. If we were to put it on that concrete slab
1968 on the way down to Buck Lake temporarily, is that doable? Or would we need some sort of
1969 permit or anything like that?

1970 Mr. Hamstra, I am almost positive it requires a type of screening as it's not going to be
1971 considered compatible with that land use.

1972 Ms. Montagna, what? Wait.

1973 Ms. Kassel, not going to be considered compatible with the land use.

1974 Ms. Montagna, okay.

1975 Mr. Cresham, but, even as a temporary unit?

1976 Mr. Leet, okay. Well, that's an eventuality if we're not able, if we're not granted any more
1977 leniency by the county, so.

1978 Ms. Kassel, and if we don't have any enough room in this 12' by 20' unit.

1979 Mr. Leet, correct. So, we have a few possibilities before it comes to that. I think what the
1980 consensus is, is we don't need to answer that question right now. We have a lot that we're going
1981 to be figuring out in now our three-hour meeting and going, still counting, to the point that we
1982 don't need to take any further action on this agenda item right now. Do you agree, Ms.
1983 Montagna?

1984 Ms. Montagna, yeah. I mean, obviously, you are not going to be able to, and that's something
1985 Mr. Hamstra and I can talk about offline, to see if maybe we can work out something with the
1986 County and get a temporary place to put something or something like that.

1987 Mr. Leet, right.

1988 Ms. Montagna, yeah, go ahead.

1989 Mr. Leet, fingers crossed. Okay. Next item is consideration of the transcription service
1990 proposals.

1991 **C. Consideration of Transcription Services Proposals**
1992

1993 Ms. Montagna, so your transcription proposals, as we talked about at the last meeting, this
1994 Board wants verbatim minutes, which is totally fine, but the time and making sure they are out in
1995 a in a reasonable amount of time so the Board can look at them instead of having to look at them
1996 at the last minute and get them back in. So, these are what these are based on. We have also tried
1997 Zoom. I see Mr. Leet has it on now. We will see how that turns out. And these proposals,
1998 basically, we did a trial run with one that has human transcription, and it was a lot better because
1999 they do recognize the speakers. Because unless you specifically announce I'm Ms. Montagna,
2000 then they do not know and it is very hard, and to sit and listen to three hours, which, really, if
2001 you double it, you have to listen to six hours because you're constantly backing up listening and
2002 that. So those are the proposals that you have in here.

2003 Ms. Kassel, so what about Zoom?

2004 Mr. Leet, So, we tried to do it last month. There had been an issue, but it is on right now, and
2005 you can see on the screen, there's a wall of text going by that's doing a decent job of catching
2006 what I am saying in real time, putting it on there. The issue is the format it is meant to go on a
2007 closed-caption service. So, every second is broken up. So, in this second, here are the words put
2008 on the screen, and the only identification we would have is what caller is speaking. So, Harmony
2009 CDD is going to be the only speaker for 99% of that meeting.

2010 Ms. Montagna, That's right.

2011 Mr. Leet, Someone on Zoom, it will show, "Okay. This Zoom speaker, David Hamstra, said
2012 this word at this second," but it's still not the full, "Supervisor Kramer said this. Then Nick from
2013 the Benchmark said that" that we would like to have, and we're getting--

2014 Ms. Phillips, what if we all signed into Zoom in the meeting would it work?

2015 Mr. Leet, Just from a technical standpoint, I do not think that would work. We have had
2016 issues in the past of just the one up link of the video here dropping out sometimes. So now, we
2017 only have one soundboard. Not a bad idea, but when--

2018 Ms. Montagna, we put in a test into Zoom. We put in a test into Teams, too, to see what it
2019 would spit out, and essentially, it gives us this big glob of text, but we would still have to really

2020 go through it and redo it. So, it would be double work, and you would be paying for. You know
2021 what I mean? It just, it doesn't make sense.

2022 Ms. Phillips, How long has this Board been doing the verbatim minutes?

2023 Ms. Montagna, I don't know. I've told this Board before, Counsel's even told this Board we
2024 never recommend verbatim minutes.

2025 Ms. Phillips, no, I don't like them.

2026 Ms. Montagna, because that's why you listen to the audio if you want verbatim. Minutes are
2027 to be summary, motions, action items, but that does not mean the Boards can not do verbatim
2028 minutes. And this Board is one who likes to do verbatim minutes, so.

2029 Mr. Leet, so, okay, well.

2030 Ms. Kassel, I like verbatim minutes because when residents want to know how we came to a
2031 decision, they can go to the minutes, and they can look. The minutes are searchable, so you can
2032 just go and look. I think verbatim minutes are the way to go. I believe in them.

2033 Mr. Chokanis, can they go to the recording as well?

2034 Ms. Montagna, yes.

2035 Mr. Leet, okay, well, so about that, so the audio recordings have always been available from
2036 Inframark anytime a resident can go and request that. I will say for about the last year and a half
2037 now, since we've been doing the meetings on Zoom, those are being recorded, as the meeting
2038 takes place, and it'll be me pulling them down after a fact, but there is a YouTube channel where
2039 the files are also uploaded. If there are technical issues where it drops out during the meeting. So,
2040 that YouTube just like there's no comments on the Zoom meeting here, that YouTube is, it's for
2041 reference, but it's not considered the official recording. We have that here. But I guess what it
2042 comes down to is yes, Inframark had been doing that for a number of years. There was a time
2043 where it just was not being done. I think it comes down to cost.

2044 Ms. Montagna, yes. It takes a lot of time. It is just as you have seen, I do not know how many
2045 of you have read the minutes, but they can be anywhere from 80 to 100 and some pages. It is a
2046 lot.

2047 Mr. Chokanis, so, who does this? You guys, do it?

2048 Ms. Montagna, right now the contract when they decided they wanted verbatim minutes,
2049 which was before my time, it was contracted to do, and I don't know where this number came
2050 from, \$275.

2051 Mr. Chokanis, Per meeting?

2052 Ms. Montagna, Per meeting. And that I can tell you right now, it does not even remotely
2053 cover because our administrative, like anyone else, understands, we do not have one person

2054 dedicated to just Harmony. They have eight districts. So, when they are spending 24 to 28 hours
2055 on minutes and then the Board gets them and they review them as well, so now you're talking,
2056 it's a lot. So, to get them done more productively, that is the point, right? To get them done
2057 efficiently and productive and get them out on time, we just thought it would be better to go a
2058 human service.

2059 Ms. Kassel, three out of our six proposals are between \$320 and \$356 per meeting, yes. So it's
2060 about \$4,300 to \$4,200 a year between \$320 and \$356 per year, but I feel like, just from my
2061 perspective, because we do go into detail of how we come to the decisions that we come to in the
2062 minutes, if we have summary minutes, it is all lost. You have to listen to or watch the whole
2063 meeting, or listen to and wait for when it comes up in order to understand how we came to the
2064 decision we made.

2065 Mr. Leet, okay. Now, one thing I'll add to that. So, it's something, it's been on my list to do,
2066 and I think with the website being done externally now, I might be able to finally get to it, but
2067 with a YouTube video, you can put chapters in there, so you can.

2068 Ms. Montagna, we can close caption.

2069 Mr. Leet, if you want to go, okay, here's "Click here for the landscape report, click here for
2070 the engineer's report," It does not take listening to the entire three-hour meeting to find the one
2071 point. It does take some work on the front end to make that happen. I do not know. So, my
2072 thoughts.

2073 Ms. Montagna, on these, Mr. Leet, and to speak to Ms. Kassel's point, so the first two on here,
2074 the one we sent the June 29th meeting, it was 3 hours and 51 minutes. It was 97 pages. So, the
2075 online conversation and transcription with Otter Pro is \$8.33 per month billed, \$100 annually or
2076 \$16.99 billed monthly. That is just online conversation and transcription. Okay? The human
2077 transcription, which is flawless transcription, is \$2.25 per minute, and it's total for what we gave
2078 them would be \$519.75. If you go just transcript, it's \$355.74 or which is \$5.25 per page, which
2079 is \$509.

2080 Mr. Leet, So, these were just estimates that we got. We did not actually do any of these to see
2081 what the quality of the output was, correct?

2082 Ms. Montagna, no, we did the, online, the Otter Pro. That's where we sent it in. And again, it
2083 was like this, it was just all text conversation.

2084 Mr. Leet, right.

2085 Mr. Chokanis, so I'm okay with trying one of these out, but I'm not huge on the minutes. I
2086 think if a resident has an issue, and they did not attend, just reach out and contact one of us, and
2087 we can say what we said.

2088 Ms. Kassel, I'm not going to remember.

2089 Ms. Spencer, they are trying ChatGPT. He recognized the voices. He recognized the first guy.

2090 Ms. Montagna, well, I tried that. I had asked everyone before, I said, "You guys, with the
2091 transcription, when you're talking, say Supervisor Kassel or whatever," but then it gets very
2092 muddled, right?

2093 Ms. Spencer, oh.

2094 Ms. Montagna, because you don't really remember when you're in the middle of a
2095 conversation, you know, this and that, so. And then, if people are out here talking, it gets carried
2096 over.

2097 Mr. Leet, So, as far as action to take, looking at these numbers, I mean, in the grand scheme
2098 of things, it's not a large percentage of the budget. Do we want to try one of these human
2099 services?

2100 Ms. Kassel, I move that we do a trial with GoTranscript for a month and then see how the
2101 minutes look and whether we. And then, I mean, you know, unless.

2102 Ms. Montagna, and mind you, we still go in and format them and make sure that they're right.

2103 Mr. Leet, okay. So, we have a motion. Do we have a second? I will second it. Now we have a
2104 motion and a second. Any further discussion? So, Ms. Montagna, with this is a little summary.
2105 Was there any more detail, like with GoTranscript, were there any differences in what they said
2106 they deliver or?

2107 Ms. Montagna, no, this is all apples to apples. They take the recording, and it is human
2108 transcription.

2109 Mr. Leet, names to lines?

2110 Ms. Montagna, yeah.

2111 Mr. Leets, okay.

2112 Ms. Montagna, and again, Inframark, we are still going to go through them, put them in
2113 format, make sure, see if there are any grammatical errors and all that. So, really, your only
2114 discussion is either you want to go with one of these, or as a Board, you don't want verbatim
2115 minutes, and then we do them as summary minutes like we do for all other districts. That's really
2116 the only discussion point.

2117 Ms. Spencer, does the human have to be licensed? Does it need to be a licensed person?

2118 Ms. Montagna, I'm not licensed, and I transcribe their minutes. It does not say they're good.

2119 Mr. Leet, I mean, my thoughts are. So, again, with having Zoom, this is our first time having
2120 the the captions on there. I have always been a proponent of having more information is a good
2121 thing. The costs, waffling on any kind of added expense, especially if it seems we are close to
2122 maybe having the tools out there to do this without taking one of the district staff 24 hours of
2123 their time to do. I am amenable towards falling back on some of these, maybe less involved

2124 options, but for the time being I second the motion, I would be in favor of at least trying one of
2125 these for the one time.

2126 Ms. Montagna, okay. You're not signing a contract. Essentially, I've used Rev for you guys a
2127 couple of times just to see, and that was costing us, which we didn't charge the district extra. I
2128 mean, for even your shortest meetings that were done at 8:00, it was still about \$475 every
2129 meeting.

2130 Mr. Leet, right. And so, it does by speaker, but this, Zoom is set up on having a conference
2131 where everyone is dialing in individually. It's not set up for a room full of people, with we have
2132 lapel mics, we have a room mic. It sees us as one caller to the meeting. So, it's transcribing every
2133 word that it picks up and can pick out.

2134 Ms. Montagna, and Teams will do it, too.

2135 Mr. Leet, right. But in terms of having what we've traditionally had, which is this person says
2136 this, and then, line by line, basically, so you can follow exactly what happened and who said
2137 what and when, can't be done right now.

2138 Ms. Montagna, I think with what Ms. Kassel is proposing, there's no contract with these. I
2139 literally will send them this audio. They'll do it. You'll see it in your next meeting, and then you
2140 can determine what you want to do.

2141 Ms. Kassel, it's only \$75 a month more than we are already paying.

2142 Ms. Montagna, yeah. We charge you \$275, we are supposed to charge you additional for any
2143 overages, but I have never charged you for your overages which hopefully nobody from my
2144 company hears that.

2145 Mr. Leets, right, okay. Public meeting. Right. So, let's call the question, all in favor of
2146 sending, let's say, this transcript for tonight's meeting on a trial basis for \$355.

2147 Ms. Kassel, yeah. Not to exceed, because, hopefully, our meeting will not be going that much
2148 longer.

2149 Mr. Leet, no, it would be at the rate of what was listed on this proposal.

2150 Ms. Kassel, yes.

2151 Mr. Leet, it's going to depend on how long this meeting goes.

2152 Ms. Montagna, correct.

2153 Mr. Leet, so, you accept that amendment to your motion?

2154 Ms. Kassel, yes.

2155 Mr. Leet, I'll call a question. All in favor of on a trial basis, having GoTranscript, provide
2156 verbatim, transcription of tonight's meeting. All in favor?

2157 All, Aye.

2158 Mr. Leet, motion passes.

2159

2160 Ms. Kassel made a MOTION to approve GoTranscript Proposal
2161 for one meeting as a trial.
2162 Mr. Leet seconded the motion.

2163 Ms. Kassel, just the proposal. Just to clarify the proposal that actually it says \$355, and I'm
2164 guessing it's \$1.76 in three days, but it's not really.

2165 Mr. Leets yes, and that was for the June meeting.

2166 Ms. Kassel, yeah. As per the proposal that's in the agenda.

2167 Mr. Leets, right. That was almost four hours, that meeting in June. And we're not there yet,
2168 and fingers crossed, let's push forward here, but the motion passes unanimously. Going back to
2169 the agenda. All right, so discussion regarding information signs.

2170 Ms. Montagna, just take them down.

2171 **D. Discussion regarding Informational Signs**

2172 Ms. Phillips, I know. I don't understand why we are still talking about signs. Here are them
2173 all.

2174 Mr. Chokanis, Mr. Leet, can you pull up the other email that Ms. Montagna sent you?

2175 Ms. Kassel, there were also suggestions.

2176 Mr. Leets, okay. I don't have the email. So yeah, we have a separate computer that is just for
2177 running the meeting, and I have to get up again, so, but we have all seen the signs. There are
2178 some of them are 20 years old at this point.

2179 Ms. Montagna, I can email it to you. I got them on my phone.

2180 Mr. Leet, yes, well, I don't even have that. This is just for running Zoom, just to.

2181 Ms. Kassel, they're in the agenda package.

2182 Mr. Leet, oh, perfect.

2183 Ms. Kassel, they're at the end of the agenda package. Near the end.

- 2184 Mr. Leet, sorry.
- 2185 Ms. Phillips, page 88.
- 2186 Mr. Leet, yes, the page number helps. Thank you.
- 2187 Ms. Montagna, we have had this on a few month's agendas, no decision has been made. I
2188 know Mr. Kassel provided some suggestions. I know Ms. Kramer provided some suggestions,
2189 but there has been no definitive direction on what you want to do with these.
- 2190 Ms. Phillips, I was too new then to say it, but I say we tear them all down. I'm brave enough
2191 to say it now.
- 2192 Mr. Leet, a lot of my thoughts are just like with the fence, it's an eyesore. We could put
2193 something new up in the future. CDD owns those easements. At any point, if we have 10, 20,
2194 however much, that we thousands of dollars we want to go to putting up beautiful new signs, we
2195 can do that, but as of right now, they're a mess. They're on CDD property. So, it's up to us to do
2196 something about it.
- 2197 Ms. Phillips, they're advertising stuff that we shouldn't be supporting.
- 2198 Mr. Leet, website that doesn't exist.
- 2199 Ms. Kassel, move to remove the signs temporarily.
- 2200 Ms. Montagna, okay. And use staff to remove them.
- 2201 Ms. Kassel, use staff to remove them and store them for now while we discuss what we might
2202 be able to do.
- 2203 Ms. Montagna, remove and store until further notice.
- 2204 Mr. Leet, I will second that, but for any other discussion. So again, to be clear, we're talking
2205 about all these, the developer placed signs on CDD property. So, all the ones that would be ours.
- 2206 Ms. Kassel, we can leave the posts, we can just take the sign part of it down.
- 2207 Mr. Leet, for the purposes of discussion, does that really save us anything? We had some
2208 action out of last month's meeting to maybe talk to who put them up in the first place. I do not
2209 know if that was something Ms. Kramer was going to do.
- 2210 Ms. Kassel, yes, somebody was going to talk to Brock Nicholas.
- 2211 Ms. Montagna, I'd have to look back at it with either Ms. Kramer or Mr. Castillo.
- 2212 Mr. Chokanis, it's not that much money.

2213 Ms. Phillips, if we leave the poles up, we have to buy signs that are the same size as we have
2214 now.

2215 Ms. Montagna, that's a good picture. There are bad pictures there.

2216 Mr. Chokanis, Get back to Ms. Kassel's.

2217 Ms. Montagna, the developer placed signs on CDD property. That's what we're talking about.

2218 Mr. Leet, right. Back when the developer was the CDD essentially. So, this is, you know. It's
2219 not-

2220 Ms. Ash-Mower, are they actually faded or are they just dirty?

2221 Unknown Speaker, they are rusty, they are cracked. They are peeling.

2222 Mr. Leet, there are stickers. They'll put a sign up. Okay, we're building a new neighborhood,
2223 so we'll put a new sticker on top, but, you know, 10 years later in the sun, they are peeling. These
2224 are.

2225 Ms. Kassel, unsightly?

2226 Mr. Leet, right. They are unsightly. My thoughts are that just leaving the poles up to calling
2227 out that will save us. If we're going to put new signs up, we can put new signs up properly.

2228 Unknown Speaker, to get those signs, you'd get them painted, but you would have to decide
2229 what you want.

2230 Ms. Kassel, that's what we have been trying to discuss. Here's the thing.

2231 Ms. Kassel, so we have. This has been on the agenda many times, but the problem is we have
2232 so much business and pushed to the end of the meeting. It's not urgent. It gets pushed to the next
2233 meeting, pushed to the next meeting, then it's put on hold for now, so, we still do not know
2234 exactly what we want to put on the sign, but what we really need regardless of whether we put
2235 the signs up, have new signs put on, we need a quote. We need to know how much it is going to
2236 cost. We have some, a couple of proposals for what might go on the signs, but we don't know
2237 how much they are and whether it is going to pay. If we remove the poles, which are in the
2238 ground with cement at the base, then if we want to put the signs back up and we can find this
2239 company and have new information put on the signs, which looks good, then we have to reset all
2240 those posts, which is another substantial expense, which is why I'm suggesting that we remove
2241 the two-dimensional part of the sign and not the post for now while we get prices on what the
2242 cost would be for new surfaces because they're adhesive, right?

2243 Mr. Chokanis, it could take three months. It could take almost a year.

2244 Unknown Speaker, with all due respect, I've been here 10 years. I have been begging. We
2245 talked about this.

2246 Ms. Kassel, I'm sorry. This is a Board discussion.

2247 Ms. Montagna, Mr. Morrell has put several proposals to this Board that you have taken no
2248 action on, a bunch of different ones.

2249 Mr. Leet, please, please. Keep things moving forward. Again, my thoughts are, 10 minutes
2250 ago, we were talking about how potentially storage deprived we are going to be in the near
2251 future, so holding on to things to maybe do when we get around to it. Big picture. First of all, the
2252 developer put in lots of signs for selling lots of houses. How many new neighborhoods are even
2253 going in there? How many signs do we truly need? We maybe just want one or two at each
2254 entrance. So, my point of what I'm getting to is, I do not know if I need to do a new motion or
2255 what, I don't think any of them need to stay up right now. It would be a relatively small amount
2256 that we would be saving at the cost of leaving tacky things up for the time being, having stuff to
2257 store. I would say let us just, like we're doing on the fence, take them down for now, get rid of
2258 the eyesore. And if we have lots of input from residents that, "We do miss those signs, we want
2259 something new," then we can look at how many need to be there in the first place, and then look
2260 at, "Okay, what's it really going to cost and do we want to do it? So do I need to do a new
2261 motion?"

2262 Ms. Montagna, Ms. Kassel made the motion.

2263 Ms. Kassel, I made the motion. If it doesn't get a second, it doesn't get a second. Then it dies.

2264 Ms. Montagna, her's is remove and store until further notice, and that is leaving the posts.

2265 Mr. Leet, okay.

2266 Ms. Montagna, and you have the first and a second. Call it.

2267 Mr. Leet, okay, I will.

2268 Ms. Kassel, is there a second?

2269 Mr. Leets, I had seconded-

2270 Ms. Montagna, Mr. Leet seconded.

2271 Mr. Leet, but I discussed it some more.

2272 Ms. Kassel, you're rescinding your second?

2273 Mr. Leets, so I'll rescind my second.

2274 Ms. Montagna, what? You seconded it for discussion. So, you still need. Yeah. Call it.

2275 Mr. Leets, so I'll call the question. All in favor of leaving the signposts up that's taken down
2276 as according to Supervisor Kassel's motion. All in favor? All opposed?

2277 Ms. Kassel, Aye.

2278 Mr. Leet, Mr. Chokanis, Ms. Phillips, Nay.

2279 Ms. Montagna, all right, One, three. Fail.

2280 Ms. Kassel made a MOTION to approve leaving the signpost up
2281 and taking down the sign.
2282 Mr. Leet, Mr. Chokanis, and Ms. Phillips were opposed. The
2283 Motion failed.

2284

2285 Mr. Leet, okay. I will move that, for the time being, we direct field services to remove all of
2286 the developer signs placed on CDD property. We reserve the right to put new signs up in the
2287 future if we see fit, but for now, take down the broken, old signs.

2288 Ms. Montagna, and we're storing them tossing them? Dispose of them.

2289 Mr. Leet, I don't think we have a place to store them, so that would be removing and
2290 disposing.

2291 Ms. Montagna, and dispose.

2292 Ms. Phillips, I will second that.

2293 Mr. Leet, all right. Any further discussion? Call the question. All in favor?

2294 Mr. Chokanis, Ms. Phillips, Mr. Leet, Aye.

2295 Mr. Leet, all opposed?

2296 Ms. Kassel, nay.

2297
2298 Mr. Leet made a MOTION to have field staff remove all developer
2299 signs located on CDD property and to dispose of these informational
2300 signs.
2301 Ms. Phillips seconded the motion.
2302 The motion passed three to one, with Ms. Kassel voting against.

2303 Mr. Leet, okay. Motion passes three to one. Supervisor Kassel in opposition to remove the
2304 developer signs from the CDD property. Are we finally at the discussion on CDD website.

2305

2306 **E. Discussion regarding CDD website**

2307 Ms. Montagna, okay. Here is my thing, the new website is live, but what I need from all of
2308 you, take a look at it, tell me if you want to add anything. We are still adding stuff like contact
2309 information and all of that, but most of the stuff has been migrated over to be able to make it go
2310 live. We are still putting stuff on it, but if you see stuff on there that, "Hey, we really need this,"
2311 remember, though, the goal is not to have what you had of just a bunch of stuff like crossword
2312 puzzles and all this stuff.

2313 Ms. Kassel: What do you mean we had crossword puzzles.

2314 Ms. Montagna, yes, there's links to all kinds of stuff.

2315 Ms. Phillips, wasn't there supposed to be a search feature? Because I can not find the search
2316 feature.

2317 Ms. Montagna, search feature for what?

2318 Ms. Phillips, the website. The new website.

2319 Ms. Montagna, no, you just type in Harmony CDD.

2320 Mr. Leet, HarmonyCDD.org

2321 Ms. Phillips, I know, but once I am on the website, if I'm looking for the.

2322 Ms. Montagna, up at the top, there are tabs. You can hit documents. It brings it down.

2323 Ms. Phillips, but you can only choose those documents. What if I do not know where
2324 something is, and I want to do a search?

2325 Ms. Montagna, yeah. I'd have to look at it.

2326 Ms. Phillips, yeah.

2327 Ms. Montagna, I mean, it's very self-explanatory. You hit documents, you go.

2328 Ms. Kassel, it's not. A lot of the documents should be under financials.

2329 Mr. Leet, so hold on. What I will say is it only went live maybe a week or so ago, so our
2330 email addresses should still be on there.

2331 Mr. Chokanis, we need a bunch of feedback.

2332 Mr. Leet, yes, please. So, tell us. You know, we were using it, too. I definitely have some
2333 thoughts. That would be to you, I guess, Ms. Montagna, and you have Mr. Hayes on that.

2334 Ms. Montagna, yes, you can put Mr. Hayes. So, I'm on it now, right? You can go to contacts.
2335 It gives everybody here's email addresses. My email address, every Board members' address.

2336 Also tells you staff Inframark. It gives you Ms. Castillo, which is the field operation manager. It
2337 gives you CDD maintenance at Inframark, how to reach him.

2338 Ms. Kassel, I don't know that we need to go Over everything that is on the website, but there
2339 is a lot that is missing.

2340 Mr. Leet, things that we think are missing, things that we think are hard to find, could be
2341 organized better, things we want added within reason, pass that along to District Management it
2342 will be taken care of. And that goes for anyone watching. If you have feedback, please let us
2343 know, so we can get it taken care of.

2344 Ms. Montagna, yes.

2345 Mr. Leet, okay. Any further questions.

2346 Ms. Montagna, it's probably one of your beautiful oak trees that you have, just in the sky. But
2347 for residents, if you go to this website, right on the home page, you will see Board Meetings on
2348 the right, and that tells you all of our meetings, and it's usually the annual meeting schedule,
2349 which they will be adopting their's next month.

2350 Mr. Chokanis, we could probably get a picture from some of our photographers with the deer
2351 or something.

2352 Ms. Montagna, yeah, absolutely. Send me a picture. Happy to change it. Not a problem.

2353 Unknown Speaker, why has it changed? Why was the website changed?

2354 Mr. Leet, it was changed because the website itself, the design, was very old. It was tricky to
2355 use on phones, I would say and I'm saying this as the person that volunteered to make the
2356 updates for it. I never had the time to really dig in and update it. stuff that was running in the
2357 back end was like, "Hey, you have five updates you need to do." I was, I'll be honest, too chicken
2358 to do it because if I hit the button to do this update and it breaks something. So again, the
2359 contract was about \$3,000, maybe?

2360 Ms. Montagna, it was. It was \$3,000 to get it set up, and then annually it's \$1,585. And they
2361 maintain it. We send them stuff to post. They post it. It's posted like this. They also keep it ADA
2362 compliant to provide quarterly reports to the Board of anything. Because I don't know if you're
2363 all aware, but there was a massive amount of lawsuits not too long ago about ADA compliance,
2364 and they were hitting just random websites.

2365 Mr. Leet, correct. So, when I was in charge of that myself, I would do that. I would make all
2366 the agendas searchable and everything. I would do the uploading, but still, it would take a few
2367 hours of my time and I was not able to always get to it right when the agenda was posted a week
2368 ahead of the meeting. So, the need for updates, there was we talked about links to crosswords,
2369 there was a bulletin board page on there that the idea, yes, you could have links to events, but
2370 someone needs to be updating that. And it was not in good shape, and I was not able to put the
2371 time into really. I have a day job. I don't have time to. That is why the updates were made, and
2372 we are still in the process of finalizing. So, anything that could be done better, this is the time for

2373 us to figure that out. We could take it over after a year and just have a fresh website design for
2374 our effort, but the hope is that they can continue running it and everything, and we're happy with
2375 the results, so. Any other discussion from the Board on that, or are we ready for the consent
2376 agenda? Almost 9 PM. All right, do we have any discussion of the minutes?

2377 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

2378 Ms. Kassel, yes.

2379 Mr. Leet, yes.

2380 Ms. Kassel, I know the agenda was revised. It was not indicated what was revised in the
2381 agenda.

2382 Ms. Montagna, so what was revised is, Ms. Kramer requested the public comment under the
2383 budget. That is what was revised.

2384 Ms. Kassel, so, when we received the minutes. I sent in corrections. I do not know if they are
2385 reflected.

2386 Ms. Montagna, they are.

2387 Ms. Kassel, in the minutes.

2388 Ms. Montagna, yes, ma'am.

2389 Ms. Kassel, okay. So that was one question. Second question is in terms of the invoices, I
2390 noticed there were a lot of Toho bills, where there was a balance forward from the previous
2391 month, so, but we're paying the full amount. So were those bills just late in coming in, and they
2392 didn't get paid last time?

2393 Ms. Montagna, no.

2394 Ms. Kassel, because the Toho amount is \$28,000 for one month. Of course, that's because
2395 there were a bunch of balance forwards from the previous month.

2396 Ms. Montagna, right. Yes. And she is, Sally is looking into that to see what it is. And I think it
2397 has something to do with the big credit that they gave of \$20,000. This was in '22, and that's
2398 what Toho had originally sent her, but she's working with Barbara to see what the issue is.
2399 Barbara Arrant, I think is her last name.

2400 Ms. Kassel, but the consent agenda proposes that we pay this \$28,000 bill.

2401 Ms. Montagna, so you're just ratifying this. Your bills are paid. We have to pay your bills. If
2402 there's a question on them, then we go back and we figure it out. But prior to tonight, she is
2403 already working on that because I asked the same question about.

2404 Ms. Kassel, do we need to ratify? Can we table ratifying those particular bills or?

2405 Ms. Montagna, well, you can, but they have already been paid. So, you would accept that
2406 consent agenda, and then I would answer your questions once accounting gets back to me with
2407 information from Ms. Arrant.

2408 Mr. Leets, so, we would bring the June invoices up for discussion on that point at next
2409 month's meeting?

2410 Ms. Montagna, yes. 100%, to answer that question, but I'm going to get you before the
2411 agenda, but it can be on the agenda to be in the record, but I will be able to have you guys an
2412 update hopefully by tomorrow via email.

2413 Mr. Leet, okay. Do we have any other discussion on the workshop minutes, meeting minutes,
2414 or June financial statements, invoices and check register?

2415 Ms. Montagna, and all corrections, including Mrs. Kassel's, Mrs. Kramer, I think Mike Eckert
2416 actually had some changes as well.

2417 Ms. Kassel: Mrs. Kassel was my mother.

2418 Ms. Montagna, I'm sorry.

2419 Ms. Montagna, it's actually Professor Kassel, isn't it?

2420 Ms. Phillips, Doctor.

2421 Ms. Montagna, Dr. Kassel. That is right. She's a lot of things.

2422 Ms. Montagna, so they are all in there as amended. Yes.

2423 Mr. Leet, okay. So, if there's no further discussion, I'll entertain a motion to approve.

2424 Ms. Phillips, I'll motion move on the side. I'll make a motion to approve the consent agenda.

2425 Ms. Montagna, with the question of the Toho invoices.

2426 Mr. Leet, Okay.

2427 Ms. Phillips, yeah. Do I have to say the words you said? I'm sorry.

2428 Mr. Leet, and I will second. Any other discussion? All right. Call the question. All in favor?

2429 All, Aye.

2430 Mr. Leets, all opposed? Motion passes unanimously. All right. Staff reports field manager.

2431

Ms. Phillips made a MOTION to approve to the Consent Agenda with the District Manager to investigate why 2 months of TOHO bill appear in invoices this month.

Mr. Leet seconded the motion.

Motion passed unanimously.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

i. Field Report and Responses

Ms. Montagna, so, Mr. Castillo's report was in there. If you have any questions, I am happy to take them. I know he is on vacation.

Mr. Chokanis, why's he on vacation?

Ms. Montagna, I have no idea. I did not approve it. He did have it set up pretty good. Freddy's been out here twice now to make sure the team's doing okay, and if they need anything, they let us know, and we're checking in with them every day. CDD maintenance emails are still being responded to very quickly, and it's been taken care of. I know there were some questions about the splash pad, and I believe an update was provided, the latest update.

Mr. Leet, yes. And I drove by it on the way here. Looks like it is doing the motion and everything. It sounds like it is fully operational, and we do have a maintenance plan. So.

Ms. Montagna, yes.

Mr. Leet, I would just like to request that if we have any issue where it is an amenity that is down, field services could be proactive in letting us know? We're not always informed.

Ms. Montagna, yes. He should be doing that.

Mr. Leet, Getting to the pool later on, I didn't find out about it until, staying off of Facebook and all that, until it had already been resolved, but if it is day-to-day stuff, I understand, but if it is something about a resident.

Ms. Montagna, that's a pretty big thing. Yeah.

Mr. Leet, yeah. I would appreciate, being notified if something like that comes up, which knock on wood, we are past by now, so.

Ms. Montagna, good.

Mr. Leet, anything else for Field Services?

2466 Ms. Montagna, not to my knowledge unless you have any questions for me that I can take
2467 back to them.

2468 Mr. Leet, okay. Hearing none. District Engineer, David.

2469 **B. District Engineer**

2470 Mr. Hamstra, If I can please have either Mr. Eckert or Ms. Montagna go before me. I am
2471 almost at the office.

2472 Mr. Leet, oh, okay.

2473 Ms. Montagna, good, because your connection is not good.

2474 Mr. Leet, all right. Mr. Eckert, for District Counsel, are you on the line and ready to go?

2475 **C. District Counsel**

2476 Mr. Eckert, yes. Thank you. Mike Eckert, Kutak Rock. Just wanted to update the Board.
2477 We're still working with the developer's counsel regarding the erroneous attempt to convey Track
2478 K900 to the CDD, which is clearly supposed to remain with the HOA. Talked to them as recently
2479 as today. When we pointed that out to them before they went ahead and had a surveyor sign an
2480 affidavit saying, "Well, that was how that was always intended." We know that's not the case
2481 because of the settlement agreement. So, trying to get him to undo that deed and that affidavit,
2482 they have asked for us to agree to sign an easement on behalf of OUC, but there's some concerns
2483 with that as well. So, I'm going to follow up with them next week on that. We also have the issue
2484 that the Board asked us about Track L600 and 700, which were two lakes that are showing up on
2485 the property appraiser website as owned by the CDD. That is actually the area that they want an
2486 easement over. Those are not owned by the CDD because we have not received a deed for those
2487 yet, but it is showing up on a property appraiser website by virtue of the fact that the plat
2488 dedicated those parcels to the CDD. So hopefully, within the next week or two, we'll get all these
2489 issues worked out with the developer. In connection with 600 and 700, those are intended to go
2490 to the CDD, but only after the District Engineer has a chance to inspect them and review the
2491 appropriate documents and make sure that the District is not accepting a problem. So those are
2492 the things that we have been working on and we will continue to work on and hopefully have a
2493 conclusion for most of those, if not, all by the next meeting. And then, finally, because there is a
2494 lot of stuff that that developer is doing without communicating with the CDD, we have had an
2495 internal staff call, and we will follow up with that, where we are going to appoint probably one
2496 staff member to be the point person to deal with the developer on these issues as they come
2497 through. So, with that said, I would be happy to answer any questions, but do not want to take
2498 any more of your time tonight.

2499 Mr. Leet, all right. Any questions from the Board? Thank you very much, Mr Eckert. Are you
2500 ready, Mr. Hamstra?

2501
2502 **D. District Manager**

2503 Ms. Montagna, I'll go.

2504 Mr. Leet, oh, okay. Ms. Montagna's ready. Yes. District Manager.

2505 Ms. Montagna, all right. So, your next meeting is August 24th, here, 6:00 PM, for your public
2506 hearing. And we have another meeting scheduled, obviously, August 31st. So, we need to have
2507 motion to cancel that meeting, being that we're having the one on the 24th.

2508 Ms. Kassel, move to cancel August 31st.

2509 Mr. Leet, I'll second. Just we have buy-in from, staff, contractors. They are here at our leisure.
2510 Do we have any concern that anyone that regularly would have been able to show up at the 31st
2511 will not be able to show up on the 24th or will not be ready for.

2512 Ms. Montagna, No.

2513 Mr. Leet, okay.

2514 Ms. Montagna, you're going to call a question?

2515 Mr. Leet, yes. If there is no further discussion, all in favor of canceling the August 31st CDD
2516 meeting in lieu of having it on the 24th?

2517 All, Aye.

2518 Ms. Kassel made a MOTION to cancel August 31, 2023 meeting.
2519 Mr. Leets seconded the motion.
2520 The motion passed unanimously.

2521

2522 Ms. Montagna, The second is, Cory Godlewski. Osceola County Road & Bridge will do the
2523 inspection of Five Oaks Drive, all of Five Oaks Drive. All the stormwater road drains on July
2524 26th and July 27th. We will report his findings.

2525 Mr. Leet, I saw him at the west entrance two days ago, I believe, so.

2526 Ms. Montagna, yes, so he should be reviewing all of these, because all of the drains are
2527 owned by the County.

2528 Mr. Leet, and there's apparently one person on County staff that is, in charge of dealing with
2529 that, but they have been here in the neighborhood, so hopefully, knock on wood.

2530 Ms. Montagna, and once we find out, I'll get his findings, report them all to you and then we
2531 will put them in the agenda just so it is part of the official record at the next meeting.

2532 Mr. Leet, excellent.

2533 Ms. Montagna, and that is all I have unless you have something for me.

2534 Mr. Leet, what happened with the pool?

2535 Ms. Montagna, I still don't know. Somebody called the Health Department on the pools. They
2536 came out. And I don't know what they were looking for because that was never even brought up,
2537 but when they came out to the pool, you have to have the pool permits posted at every pool,
2538 visible and the updated ones were not there. So, then we had to get them up, and then the pool
2539 opened. So, I'm not sure. Still investigating that. Mr. Hayes was actually investigating and
2540 actually called the Health Department and asked what happened, and then, obviously, get with
2541 Mr. Castillo of why the new ones were not posted because they should have been posted but I
2542 can send out a full update because I think Ms. Kramer inquired, and Mr. Hayes sent an update to
2543 her, but it should have gone out to the entire Board. So, I'll forward that out.

2544 Mr. Leet, thank you. And that would include splash pad as well because that's a pool.

2545 Ms. Montagna, it is all of them. Yes, it is all of them. But to my knowledge, there was nothing
2546 health-wise that they needed to be shut down.

2547 Mr. Leet, right. Okay. Any other questions for District Manager?

2548 Ms. Kassel, well, this really comes under Field Services. But we have been talking about
2549 putting some kind of boulders or something at the ribbon curbs in the alleys that were recently
2550 redone. And it has been since April, it is now the end of July. I was sent an email with pictures
2551 with no indication of the sizes with prices. I said, "Look, there are no sizes, I cannot tell you
2552 what to buy because I do not know how big they are," it is a photograph that does not tell me, but
2553 not next to something or I can tell what size it is. I said, "Look, the purpose is to cause potential
2554 damage to a vehicle that you drive over it in order to protect our ribbon curbs."

2555 Ms. Montagna, okay. So, can we go ahead and move forward with it, a normal size?

2556 Ms. Kassel, I asked, please move forward with it. It's been.

2557 Ms. Montagna, I'll ask for it.

2558 Ms. Kassel, thank you.

2559 Ms. Montagna, so the boulders?

2560 Ms. Kassel, yes. All of them.

2561 Ms. Montagna, I mean, it's pretty easy. There's a few out there. Why can we not just get the
2562 same size, right?

2563 Ms. Kassel, I do not know. That there really are a few out there. Somebody installed one on
2564 their side yard where the garbage trucks were going. I don't know, what is that.

2565 Mr. Leet, a few cubic feet.

2566 Ms. Kassel, 18, 24 inches by 24 inches, approximately. I do not know what the volume of
2567 that.

2568 Ms. Montagna, 24 by 20.

2569 Mr. Leet, you get off the.

2570 Mr. Eckert, Mike Eckert. I just looked at that issue for another district that it was along a
2571 roadway, not an alley and in talking to the County, that was something that the County frowned
2572 on and said we could not do it. But anyway, I just wanted to throw that out there. But I would
2573 defer to Mr. Hamstra or somebody who can talk to the County about that issue.

2574 Ms. Kassel, it's not County. Those are not County roads, they're CDD.

2575 Ms. Montagna, they're on the alleyways, Mr. Eckert, does that?

2576 Mr. Eckert, no. I get it.

2577 Ms. Montagna, okay.

2578 Mr. Eckert, I understand that, but the reason the County does not allow it is from a liability
2579 standpoint.

2580 Ms. Montagna, oh, got you.

2581 Mr. Eckert, so I just want to bring that up.

2582 Mr. Leet, okay. Well, all right, well, understood.

2583 Ms. Montagna, okay.

2584 Mr. Leets, thank you. All right. Mr. Hamstra, are you ready?

2585 Mr. Hamstra, yes, I am.

2586 **E. Continuation of District Engineer**

2587 Mr. Hamstra, I have four quick items to discuss. The meeting with Osceola County regarding
2588 the future of community maintenance facilities is currently scheduled for Wednesday, August
2589 16th. A time has not been set yet to discuss both locations, both the Lakefront and the Five Oaks
2590 Drive location. Definitely, by next Board meeting, or CDD meeting, will have some input and
2591 direction from County staff on the pros and cons of each location. And for example, if the
2592 Lakefront one needs to be far more robust and up to speed with newer setbacks or utilities, things
2593 like that, that the Five Oaks offers. But I'll have a full report of those two locations at the next
2594 CDD meeting.

2595 Mr. Leet, on the 24th? You are saying the meeting with the County will be the 16th. I guess
2596 my question is, is that something, I understand our backs are against the wall schedule-wise, but

2597 do we think, Mr. Hamstra, you will be able to have that to Ms. Montagna, and then if we would
2598 be making a call at that time on whether it is the smaller increase to do. Hopefully, depending on
2599 what they will find out on the Lakefront location versus Five Oaks, and everyone is on board
2600 with making that call with all the information from the County on the 24th.

2601 Ms. Montagna, Mr. Hamstra, will we be able to have time between your meeting and the 24th
2602 meeting to get costs and stuff for them to be able to adjust the budget?

2603 Mr. Hamstra, well, I know that Greg has done a detailed cost estimate for the new facility. I
2604 would think we would have enough time to potentially add cost to the Lakefront facility if the
2605 County asked for more than what we are proposing.

2606 Ms. Montagna, it may not be in your agenda, it may have to be sent out separate and then
2607 brought maybe we can give copies to residents that are here.

2608 Mr. Leet, that is all I could ask.

2609 Ms. Montagna, as long as we can do that, I think that is going to because you need it for your
2610 budget discussion.

2611 Mr. Leet, yes. Yes. Yes.

2612 Ms. Kassel, and Mr. Eckert, there is no way to give a proxy to another Board member if I can
2613 not be here for August? Or I could, but it would mean that I cannot go away on my first vacation.

2614 Ms. Montagna, can you call in?

2615 Ms. Kassel, I am going to be in Europe. It is going to be after midnight.

2616 Mr. Eckert, unfortunately, there is no exception in the law that allows you to appoint a Board
2617 Member for a day or for an interim period of time.

2618 Mr. Leet, is there any way that, given the information that the District Engineer is able to
2619 gather, that she could give on whatever time she sees fit being on vacation to at least make her
2620 thoughts known to the Board and have that come up even if she is not here?

2621 Ms. Montagna, she can make them known to me, and I'd be able to read that into the record,
2622 correct? She would not be able to vote, but she could email me her thoughts on XX point, and
2623 then I could read that into the record to be considered.

2624 Mr. Eckert, Ms. Montagna is correct.

2625 Mr. Leet, I mean, short of.

2626 Ms. Kassel, okay. And I have a question for Mr. Hamstra, at the Board Meeting where you
2627 first presented the Five Oaks Drive version or option, we talked about putting that proposal on a
2628 diet. But has that been done yet?

2629 Mr. Hamstra, well, not yet, because they went through what we would think the County
2630 would request. So, we want to explore all those. I mean, they are looking for that much detail
2631 with the Lakefront, which we cannot provide at this point. But yes, if you decide to go instead of
2632 the concrete to the asphalt and things like that, yes, we can. But this point is what we believe the
2633 County is looking for, for sufficient detail to make sure that those things fits within the setbacks,
2634 the number of parking spaces and things like that.

2635 Ms. Kassel, but the building is appreciably big, significantly bigger than the one that is
2636 proposed for the Lakeshore. So, that's another, reason the cost is considerably higher.

2637 Mr. Hamstra, well, as we discussed, I think, two months ago, if you were doing a new facility,
2638 I think collectively as a Board, we are talking about the bells and whistles to make this
2639 community center robust enough for future growth and staffing and having nice bathrooms and
2640 all that kind of stuff. So, if it turns out that we just do not have the money at all, if you have got
2641 to cut the building way back to something less appreciable for future growth or demands, then
2642 we will do so, but the biggest thing right now is the site, the water, the sewer, the connection to
2643 the roadway, the setbacks, and all those things that they are requiring.

2644 Mr. Leet, okay.

2645 Mr. Chokanis, would this be our future meeting spot if we do the Five Oaks?

2646 Mr. Leet, I do not know that there is the kind of. Um, I mean, there'd be parking.

2647 Ms. Montagna, I think because the Board opted for cost purposes just to make it strictly a
2648 storage maintenance facility.

2649 Ms. Kassel, yeah. And there is no parking there on the street.

2650 Ms. Montagna, yes, and not put any, sort of, utilities and any of that kind of stuff in there.

2651 Mr. Leet, right. Mr. Hamstra, maybe if you could, without adding too much to what you
2652 already have to figure out, but I am guessing that the final size and building, if we're talking
2653 about scaling and from whatever the size it can be to really feel the property versus if we were to
2654 scale back to be closer to the smaller footprint, at the Lakeshore property, the cost is mostly
2655 being driven by all this new stuff, parking lot, foundation, utility cut-ins, all those are really what
2656 is going to drive the cost and not, "Are we talking about the building being 5% or 10% bigger or
2657 smaller?" Would you agree with that? Or is there more information you would need to.

2658 Mr. Hamstra, I mean, there is a lot of things where, whether I agree or disagree, that every
2659 time Mr. Castillo's got to go to the bathroom, he is going to leave the building, cross the parking
2660 lot and go to the public restroom. Is that something you want your employees to have to do every
2661 day or if we are actually going to do a nice, modern community maintenance facility that as
2662 Harmony continues to build out fairly soon and have higher demands for maintenance and
2663 things, if you want something that is more a baby version of a public works facility, but I felt like
2664 what we were, kind of, going for two meetings ago, to meet the.

2665 Mr. Leets, go ahead, Mr. Hamstra. You still have the floor.

2666 Mr. Hamstra, so again, if the price could come in, based on the County's request, they can
2667 start cutting back on what you want this facility to be. You want it to be smaller with or without
2668 the shed and give up a couple parking spaces. Whatever the demand is, but right now we just got
2669 to get this thing moving in front of the County's technical review committee to start getting some
2670 feedback on if this is even a good option. And if they have big concerns with the Lakefront
2671 option on what might have to be done to bring it to what they think to be current standards,
2672 utilities, parking, landscaping, and things like that. Not to mention if they think it is all
2673 compatible with the playground and the neighborhood not too far away.

2674 Mr. Leet, all right. Copy all. Do we have any other questions for District Engineer?

2675 Ms. Montagna, no, he's not done.

2676 Mr. Leet, oh, I'm sorry.

2677 Ms. Kassel, there are three others.

2678 Mr. Leet, I apologize.

2679 Ms. Montagna, number two.

2680 Mr. Hamstra, that's all right, Mr. Leet. Number two. As you are aware, we are sitting on the
2681 contractor's retainage for the alleyway repaving. When Ms. Kramer gets back from vacation, I
2682 will schedule a walk-through with her, alleyways C1 and C2. We will develop a punch list, see
2683 what the contractor will do to clean that up, and then they will either release or pay a portion of
2684 the, I think it's \$34,000 or \$44,000 we're sitting on at this point.

2685 Mr. Chokanis, oh, we owe them still.

2686 Mr. Hamstra, third thing is. Now that we are getting into the heat of the summer fairly soon,
2687 not temperature-wise, hurricane season wise. I will be doing my annual inspection of all the
2688 control structures throughout the community to make sure they are operational and working. So,
2689 in the unlikely event that we do get another significant storm event, the ponds will work as
2690 designed, and we will not have any flooding within the Harmony community. The other thing is,
2691 before I get to my change order on number one, I hope I did not confuse the group on, and I
2692 know you voted on this, maybe I should just be quiet, on the reserve study. The way I read it is
2693 when you hired Community Advisors, I read the proposal, it was \$10,000 to do a brand new
2694 reserve study, and then \$4,300 for renewal the following year in 2025. I think the way you guys
2695 voted; you are just paying for the renewal of the prior person's work for \$4,300?

2696 Ms. Montagna, yes. And that is why I am going to call them and clarify, Mr. Hamstra, and
2697 make sure.

2698 Mr. Hamstra, because not everybody will take somebody else's work blindly without doing
2699 the upfront work. So, just, yeah.

2700 Ms. Montagna, correct.

2701 Mr. Hamstra, only caution that you went that route. If they are comfortable with taking that
2702 on without their prior detailed takeoffs or site inspections, so.

2703 Mr. Chokanis, good catch.

2704 Mr. Leet, okay. Thank you. And so, we might need to readdress that next month, it sounds
2705 like.

2706 Ms. Montagna, I'm going to call and talk to him and then give the Board a heads-up.

2707 Mr. Leet, yes.

2708

2709 Mr. Hamstra, the last thing I have in the agenda is a change order number one. We are eight
2710 months into the fiscal year. We have expended plus-some, the \$60,000 that was approved by the
2711 CDD back in September. We have four months left in this remaining fiscal year. And so, we are
2712 respectfully requesting a \$30,000 change order to get us through July, August, and September.

2713 Ms. Montagna, the end of the fiscal year. Okay.

2714 Mr. Leet, we have got the stuff into the County that we need to fix. I mean, we have chosen
2715 Pegasus, and I think I can speak for the Board, we've been very happy with the quality and the
2716 diligence of the results of all the work you have done for us. Move to approve.

2717 Ms. Phillips, I'll second.

2718 Mr. Leet, any other discussion?

2719 Mr. Chokanis, so just to clarify, this is just overlapping fiscal years or?

2720 Ms. Kassel, no. This is the balance of this fiscal year. So, he has \$60,000 budget, and now he
2721 is asking for an additional 50% because we have all this work with the County regarding the
2722 community maintenance facility.

2723 Mr. Leet, when we set the budget, we did not know we were going to need to.

2724 Ms. Montagna, do all of these things.

2725 Mr. Leet, with our backs against the wall, that we need to do something to address the
2726 maintenance, the CDD office and maintenance facility, which that is all had to, that is all the
2727 early work, that is all Mr. Hamstra and his group.

2728 Ms. Montagna, that's originally how it works. If he goes over the budgeted amount, he
2729 presents a change order to the Board.

2730 Mr. Chokanis, okay. I saw the not to exceed, so I was just curious. All right.

2731 Mr. Leet, if it's \$60,000 for two-thirds.

2732 Mr. Chokanis, right. There was more work being done. I get it.

2733 Mr. Leet, right.

2734 Ms. Kassel, but I have a question, Mr. Hamstra, are we anything into that \$30,000 now?

2735 Mr. Hamstra, yes. We are roughly, let me pull up my change order real quick. We are \$9,900
2736 into it.

2737 Ms. Kassel, so, we are a third of the way through already. And we have July, August, and
2738 September.

2739 Mr. Leet, oh, we are through July now.

2740 Ms. Montagna, we are done with July. So, you've got August and September.

2741 Mr. Leet, correct.

2742 Ms. Kassell, well, we have not had his billing through the end of July yet.

2743 Ms. Montagna, the billing you sent over, Mr. Hamstra, did not include July?

2744 Mr. Hamstra, that cost is through July 1st. So, I have still got the month of July August and
2745 September.

2746 Mr. Leet, so that tracks with not to exceed \$30,000 to get through the.

2747 Ms. Montagna, year.

2748 Mr. Hamstra, and a big chunk of that, I'm not sure everybody knows because there was a lot
2749 requested of us leading up to closing out the alleyway. There was a lot of going back a year-and-
2750 a-half, going through emails, photographs, contracts. So right or wrong, that was requested of us
2751 to do that. So that was a big chunk of the of the overage towards the end.

2752 Mr. Leet, it's a big project. All right. If there's any further discussion, I'll call the question. All
2753 in favor?

2754 All, Aye.

2755 Mr. Leet, all opposed? Motion passes unanimously. Thank you, Mr. Hamstra. Do you have
2756 anything else to add?

2757 Mr. Leets made a MOTION to approve Change Order #1.
2758 Ms. Phillips seconded the motion.
2759 Motion passed unanimously.

2760 Mr. Hamstra, no. Thank you very much. I will turn the microphone off and listen to Ms.
2761 Montagna.

2762 Mr. Leets, all right, going back to the agenda we are.

2763
2764 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
2765

2766 at supervisors' requests.

2767 Mr. Leets, anything here at 8:57 PM?

2768 Ms. Kassel, I left my list at home. It will have to wait until next month.

2769 Mr. Leets, you will have to wait until September.



2764 Mr. Leets, you will have to wait until September.

2765 Ms. Kassel, yes, that's true.

2766 Ms. Montagna, do you want to send it to me?

2767 Ms. Kassel, I'll send it to you.

2768 Ms. Montagna, do you want to send it to me? I am going to put that Ms. Kassel is going to
2769 send her's to Ms. Montagna.

2770 Mr. Leet, I do not have anything that was not covered in the rest of the meeting.

2771

2772 NINTH ORDER OF BUSINESS Adjournment

2773 Mr. Chokanis, I move to adjourn.

2774 Mr. Leet, I will second that. All in favor?

2775 All, Aye.

2776

2777

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in
favor, the meeting was adjourned at 8:57 p.m.

2778

2779

2780

2781

2782


Secretary Assistant Secretary


Chair/Vice Chair