

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 26, 2014, at 6:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
Kerul Kassel	Supervisor
Mark LeMenager	Supervisor

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young, vanAssenderp, P.A.
Steve Boyd	Engineer: Boyd Civil Engineering
Bob Glantz	Harmony Development Company
Todd Haskett	Harmony Development Company
Bill Kouwenhoven	Harmony Development Company
Garth Rinard	Davey Tree
Joe Tramell	Harmony Development Company
Chip Webb	Harmony Development Company
Residents and Members of the Public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Berube called the meeting to order at 6:30 p.m.

Mr. Berube called the roll and stated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the May 29, 2014, Meeting

Mr. Berube reviewed the minutes of the May 29, 2014, regular meeting, and requested any additions, corrections, notations, or deletions.

Ms. Kassel stated page 28, paragraph three, "inexplicably" should be "inextricably."

On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the minutes of the May 29, 2014, meeting, as amended.

THIRD ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Certification of Completion of 2001 Project

A. Status of 2001 Bond Refinancing

Mr. Moyer stated I provided a resolution to the Board in relation to the refinancing of the 2001 bonds, which we successfully wrapped up this afternoon. Mr. Boyd provided his certification, and the resolution is necessary pursuant to the trust indenture.

Mr. Moyer read Resolution 2014-05 into the record by title.

Mr. LeMenager made a MOTION to adopt Resolution 2014-05 certifying completion of the 2001 project.
Mr. Walls seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to adopt Resolution 2014-05 certifying completion of the 2001 project.

FIFTH ORDER OF BUSINESS

Subcontractor Reports

A. Aquatic Plant Maintenance – Bio-Tech Consulting

Ms. Kassel stated we wanted to ask Mr. Golgowski about a possible change, since we had a budget workshop where we discussed pond maintenance. We have two new ponds and we discussed the possibility of having all ponds receive quarterly maintenance instead of only some of the ponds receiving quarterly maintenance. However, we wanted to hear from Mr. Golgowski and Bio-Tech about the advisability of doing that.

Mr. Golgowski asked are you satisfied with what you are seeing now? From time to time we get massive algae blooms.

Mr. Walls responded it is my understanding it is not detrimental to the functioning of the ponds and just for aesthetics.

Mr. Berube stated every time someone is here from Bio-Tech, they say they are maintaining them on a routine basis, everything is looking good, and the ponds are healthy. They treat as needed. There are a couple of reasons for it. The first is, we do not spend a huge amount of money, but if we can save money, we want to do that. It has been two years. I do not think anyone realizes that. We did that two years ago and agreed to watch the ponds. I think from your perspective, the ponds look about the same. It is hard to tell ponds that are maintained quarterly versus ponds that are maintained monthly. There is not a huge amount of difference. I have not seen any degradation. Is that your opinion?

Mr. Golgowski responded yes. The main challenge is the invasive material. You do not really see that, but it is there and it spreads. You can try going quarterly to see what happens.

Mr. Berube stated we can try it for a little while and if things get bad, we can go back to monthly.

Ms. Kassel stated that Bio-Tech has told us more than once and you have told us, as well, that it is not as though all of the ponds have the same level of growth. There are some ponds that you can do almost nothing to and they are just fine, while there are other ponds that you just have to keep on top of because if you do not, they are going to get bad quickly.

Mr. Berube stated sure.

Ms. Kassel stated I just want to be assured that there are not any ponds in that latter category where if we went to a quarterly routine maintenance arrangement, that would be a problem. You do not have to answer now.

Mr. Golgowski stated I do not know if I can point out the problem ponds, but all of the ponds have submerged plants that come to the surface and form those mats from time to time, and they are a challenge to manage. We just have to see how they bloom out. As neighborhoods develop, the flows going into them are going to change, and issues will pop up. You may get algae on that, which gives a nice sheen to the water. If you wait, that will go away. One of my concerns with heavy treatment of the ponds is, there is copper used in the chemical and that does not go away.

Mr. Berube stated copper is predominate in most of the chemical treatments.

Mr. Golgowski stated it is very commonly used.

Mr. Berube asked who would handle a Request for Proposal from Bio-Tech?

Mr. Moyer responded one of us would take care of it. The last time we asked Bio-Tech for a proposal, we received a large convoluted thing, which included a yearly maintenance fee. What we would like to see is a proposal to put all ponds on quarterly maintenance with the addition of the two new ponds in Neighborhood H. Basically we have a quarterly maintenance cycle for all ponds that looks just like the current contract. If they want to offer us some different proposal, they can provide it to us. They should provide us with two proposals, but at the bare minimum, we want four quarterly pond services with the addition of the two new ponds.

Mr. Golgowski responded we had four alligators removed in the last month or two from ponds.

Mr. Berube asked due to their aggressiveness?

Mr. Golgowski responded we received nuisance complaints. Two alligators showed up on porches and the other two were fishing related.

Ms. Kassel stated what a pity.

Mr. Berube asked is there a general increase in the alligator population?

Mr. Golgowski responded there are young ones each year, but they do not survive. I do not think there is an increase. Every pond has at least one alligator in it. I have never done an inventory.

Mr. Berube stated you had some concerns about a year or two ago when we did the sidewalk repair project and trimmed some roots on Beargrass and Buttonbush. There was a concern about what might happen with the trees as a result of the root trimming. I am sure you looked at the trees, and I do not see any negative effects from the root trimming. In front of my house, I dug up some roots because I replaced all of the sod. I was concerned about the trees based on the number of roots I picked up. The trees look better than ever. I think as we get into sidewalk repairs, we can fairly safely trim all roots without creating significant health problems for the trees based on our small sample so far.

Ms. Kassel stated maybe Mr. Rinard would like to speak about this when he gives us his report.

Mr. Berube stated I know Mr. Golgowski had some concerns about that, and I am sure he looked at it. I have not seen any negative effects.

Mr. Golgowski stated it depends on the tree and the root structure of each tree.

B. Landscaping

i. Davey Tree Monthly Highlight Report

The monthly landscape maintenance report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Rinard stated I have a couple of updates. It is the middle of summer and it is hot out there. We have a few hot spots here and there, but between Mr. Paul Calabro, Mr. Haskett and Mr. Jon Rukkila, everything seems to be working. Some modifications and improvements were made here and there to keep things at a minimum. We are proceeding with trimming the tree canopies and are making progress. Next week we

have a new rotation of annuals coming in and the following week we are on turf fertilization. The biggest item in my summary that I would like to bring you up to speed on is where we stand with the tree issue in the square. At the end of the summary, there is a copy of the report we received a couple of weeks ago from the University of Florida and what their findings are on the first set of samples we submitted. What they discovered is a type of canker. Interestingly enough, it is the first reported incident in a laurel oak tree. Everything they have seen to date has been relative to live oaks. We have another sample, which we submitted to Ms. Stephanie Bledsoe and her company, PHC Professionals. She still has a culture going. Although it is not conclusive, as it develops, it appears that her culture is coming out to show the same thing. The speed with which these trees decline is not necessarily or usually associated with the canker that was discovered. As a result, I took a trunk section up to Dr. Smith at the University of Florida, and we sat and talked because he seems to think maybe because of the speed, there may be something underlying. He has a section of about a foot and a half and 12 inches around the caliper that he is putting under additional testing. Right now, we are basically one step closer than we were last month. There is still not anything that I think we can say is conclusive, but we have some indication of what is going on. We pulled the third tree with the roots, but we did not see anything there that was cause for alarm. It seems to be pathological, but we still have some results yet to find out. In the meantime, relative to the canker, we have people working internally within our group, Marshall Services Group, as well as our residential commercial group and the Davey Institute trying to come up with some formulation or prescription that might be effective against a canker-type of situation like what we have. Right now, there is not anything. Even if we come up with something, I do not know that there is any guarantee one way or another how effective it is going to be.

Ms. Kassel stated it would be experimental.

Mr. Rinard stated yes.

Mr. Berube asked is it safe to presume that this is disease related and not something like a chemical reaction or something in the soil?

Mr. Rinard responded we have explored those. The additional testing that Dr. Smith is going to do should bring that out. Last month, I stood here and said they are telling me it is caused by stress-related factors. How do I come to you and say it is too hot and too

wet? That did not give us any answers. Dr. Smith even alludes to it in his report that there are environmental and stress factors. There are still a lot of unknowns. He talked about limited funding and resources relative to testing, and I told him to find the answer, take it farther and go as far as he can and from there let me know where it needs to go.

Ms. Kassel asked are there any other trees that seem to be at risk?

Mr. Rinard responded not right now. We have been keeping an eye out, and I do not see any changes like what we saw.

Mr. Berube asked were the affected trees all laurel oaks?

Mr. Rinard responded yes.

Mr. Berube asked do you have a sense of how many laurel oaks we have throughout the property?

Mr. Rinard responded I do not.

Mr. Haskett stated I would say less than 100.

Mr. Berube asked more than 50?

Mr. Haskett responded yes.

Mr. Berube asked all in the same generation?

Mr. Haskett responded no.

Mr. Berube asked are these all in the Town Square?

Mr. Haskett responded yes.

Ms. Kassel stated in the same spot.

Mr. Berube asked in that generation of trees, do we have more than these three in that same area? I believe all of the trees in the Town Center were planted at the same time.

Mr. Haskett responded yes, they were. I would say it was just the trees in the Town Square, if you are trying to figure out a nursery that they may have come from.

Mr. Berube asked is there any benefit to testing an unaffected tree to see if something is festering? What would it take to test? Do you just dig a hole and get some of the tissue?

Mr. Rinard responded no. The original samples that were sent out were basically foliar, branch tips and limbs, and pieces of limbs and bark. When we took down the first two trees, we discovered there was some vascular discoloration on the interior, but we could only see that by taking a cross section of the trunk. I certainly cannot go that far for a sample.

Mr. Berube stated I am not saying you should.

Mr. Rinard stated we could take some samples from a good tree and submit it and see what happens.

Mr. Berube stated I read in some of the reports that apparently they are culturing some samples. Is it like culturing a piece of skin?

Mr. Rinard responded I do not know the exact process, but I assume it is swabbing the affected area and putting it into a medium in a petrie dish and allowing it to develop. They do not develop quickly. They have to basically wait until it gets to sporification in order to make a positive identification.

Mr. Berube stated obviously the trees have some value as they make up the Town Square. You can replace the trees, but if you can avoid it, please do so. In your opinion, are we doing everything that needs to be done now, or should we take some additional tests? Is it a cost factor that is holding back additional testing?

Mr. Rinard responded no, not at this point. That is what my message to Dr. Smith was. He came to me and said they have limited resources and there is only so far that they can go. I said that if he thinks there is something there, then take it farther. I do not have any problem with that. Outside of that, what we are doing right now is trying to come up with a formulation or prescription. It is potentially another step from a prevention standpoint.

Mr. Berube stated I do not think anyone on this Board would be resistant to spending some money. If there is some reasonable amount that we need to spend to get a handle on what is going on, I am certain that everyone here would shake their heads yes to spend some reasonable amount of money to get our arms around this.

Mr. Walls stated it sounds like they are doing what they can.

Mr. Berube stated I hear funding is an issue.

Ms. Kassel stated it is a good idea to spend a little money on testing a tree that seems healthy that is near to where those trees are to make sure there is nothing developing. Maybe there is a critical tipping point at which the tree has it and it kills the tree.

Mr. Berube stated preemptive might be something we can do. It is probably a good investment. We will let you handle it. It sounds like you are going down the right road. I hear limited funding and that becomes an issue.

Mr. Rinard stated Dr. Smith is dealing with grant monies, and I am sure they are pretty tight on where they are spending their resources. The message was we probably need something and need to go farther in depth. My message to him was to let me know and we will do what we need to do.

Ms. Kassel stated there are still some areas in the Town Square around the plumbago that look like they have not been filled in.

Mr. Rinard stated that is correct. This brings up another question. We have three trees down. The question is on the proximity of the first two trees. The third tree needs to be replaced at some point in time. The first two trees are not quite as noticeable from a loss standpoint. We talked last month about holding off planting those areas pending what the outcome of the trees are going to be. If we are going to go back in and replant, I prefer not to go ahead and move forward with the planting of the understory until that is done. If we are not going to replant, I recommend holding off for a period of time so we can finish those areas out.

Mr. Berube asked is there a hold up now to not replacing the trees?

Mr. Walls responded do you want to plant something in the ground without knowing what caused them to die?

Mr. Rinard stated I would rather lean toward being more cautious, just to make sure.

Mr. Berube asked how long should we wait?

Mr. Rinard responded it all depends on how soon we can get some answers from the University of Florida.

Ms. Kassel stated I am guessing six months before planting anything.

Mr. Rinard stated I do not see it in the near future.

Ms. Kassel stated my inquiry was about a proposal that we had contracted for the Town Square, which is not complete. I was just asking about that and he said he had not filled that in because he does not know what to do there yet. What are we going to do for the next three to six months?

Mr. Rinard responded we will add plantings.

Mr. Berube asked is that area one of the four that we approved over the past couple of months?

Ms. Kassel responded yes.

Mr. Berube stated so that is a holdover.

Ms. Kassel stated yes, but now they are not going to be held up. It is not approved yet and it may not get approved, but we are looking to put additional monies into doing more refurbishment work in the next fiscal year.

Mr. Berube stated Mr. Rinard and I had a conversation out in the hall in between meetings. He is going to take that H-1 proposal and break it out into individual line items so that \$19,500 now matches the rest of their contract so we do not have that plug in. I will provide that either to Mr. Haskett or Mr. Moyer or do it at the next budget meeting. I am glad Mr. Gologowski is here tonight. Last month, Mr. Nicholas said Mr. Gologowski would not be happy about this. Would Davey Tree be willing to handle the running of the Maxicom system, meaning you would have control over the water? I believe this is a web-based program as no wires run into their office.

Mr. Gologowski responded it is on a CPU in the office. You can access it remotely.

Mr. Berube stated someone with a laptop or a computer can handle it.

Mr. Gologowski stated yes.

Ms. Kassel stated if they are knowledgeable.

Mr. Gologowski stated that is the key point.

Mr. Berube stated the point is that the CDD is growing up and we are getting bigger and bigger. Running the Maxicom system is somebody's job. They are nice guys and take care of this up to this point, but the reality is that the CDD needs to stand on its own and step-by-step we have been doing that. It only seems logical. Mr. Nicholas in all of his wisdom brought this up last month. It seems crazy to have a landscaper who is responsible for all of the turf here and have someone else in charge of the number one product that keeps it green. This is not a decision you have to say "Yes" or "No" to tonight. It is just something to think about. Mr. Haskett probably took a course on using the Maxicom system.

Mr. Haskett stated yes, I can run Maxicom. That is why I would advise against it.

Mr. Rinard stated my initial reaction is two-fold. In most situations as the landscape contractor, we would want control over the water. It makes it simple and there is no finger pointing. We are responsible for it. However, we are here almost two years and are looking at being your landscaper for a long time. We have a very good working relationship under the current scenario. If you look back in the history, especially

preparing for the bid almost two years ago, the history has not shown a good track record with the previous contractor. That is their problem.

Mr. Berube stated I understand their contractor did not control over the Maxicom system, either.

Mr. Rinard stated I did not know that.

Mr. Berube stated no contractor has ever had control over the Maxicom system.

Mr. Rinard stated then I think that speaks to the working relationship that we have because turf issues and replacements are literally minimal and have been over the period of time that we have been here. We have even taken over what we assumed on the front end. It is something I would definitely need to think about. Maxicom is a very complicated system. Finding and having certified technicians and people who are capable of running and controlling those systems and making adjustments is difficult to coordinate.

Mr. Berube stated I understand. You will not be repairing it. That would still be handled the way it is now. You would just be setting the timers.

Mr. LeMenager stated I am not sure where this comes from, but I think what they are saying to you is that this is a complicated system. We already know he has trouble getting staff at a reasonable price. It is not broken now, so why fix it?

Ms. Kassel stated we are not paying for it now.

Mr. LeMenager stated Mr. Haskett works for us half the time.

Mr. Berube stated I am just thinking about the future. These guys will not be here and available to us forever.

Mr. Walls stated it is something you do in the next bid package when they are done with this contract. If they are happy with the way it is working out and you are happy with the way it is working out, I am happy.

Mr. Berube stated the reality is, when Mr. Rukkila puts down fertilizer, he runs the zones manually. Mr. Rukkila is running Maxicom now. He is just running it manually.

Mr. Golgowski stated he should not be and I do not think he is. We have fertilizer schedules.

Mr. Berube stated if everyone says leave it alone, I am good. I just brought it up because that is how we do things. We discuss it. I sense some resistance on your part and that is alright.

Ms. Kassel stated there is resistance from everyone but you.

Mr. Berube stated no. I am just bringing things forward and letting people discuss it. Are the four projects that were approved all complete except for Town Square?

Ms. Kassel responded yes. There are two places in a previous refurbishment contract we did with Davey, that I spoke with you and Mr. Rukkila about when we looked over the property back in March that still have not been addressed. One is the azaleas at the corner of Bracken Fern and Catbrier and the other is the middle bed of bulbine across from the swings by the dog park, which has been languishing. Nothing has been done with them.

Mr. Rinard stated I will get them taken care of.

C. Field Manager

i. Dock and Maintenance Activities Report

The monthly dock and maintenance activities report is contained in the agenda package and is available for public review in the District Office during normal business hours.

ii. Buck Lake Boat Use Report

The monthly boat report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Haskett stated I have a couple of changes to the report. Under boat maintenance, you will notice that we replaced a battery on the small pontoon boat and a battery on the large pontoon boat and the battery charger on the small pontoon and the large pontoon boats. I had an electrician out and there are many variables that went along with this. The synopsis is, we took a direct lightning strike near the boats on the lake. I had it all investigated to make sure there were no other issues. It took out portions of the chargers on the circuit boards. Unfortunately, because they are run commercially, they are not under a warranty. However, we received good prices. For less than \$900, we got everything back up and running and repaired. It is still pretty good from previous years from maintenance and such.

Mr. Berube stated years ago, we were buying battery chargers every three months. I am not sure why that was happening, but that is one of the changes that occurred. Because we have better management of what is going on down there, costs have dropped.

Mr. Haskett stated it was done in-house. We did not have to take the boats out to service them. It is beneficial.

Mr. Berube asked does every boat use the same battery?

Mr. Haskett responded they do. They are all 12-volt Interstate batteries. There is an upgrade and a downgrade. We found the happy median, pricewise.

Mr. Berube stated my only concern is I hear we replaced one battery. Batteries are generally a matched set.

Mr. Haskett stated you are correct.

Mr. Berube stated maybe it is better to replace all batteries on one set and then take the extra batteries and when a single one goes out, replace it. You always have one boat that is getting the leftover batteries. I do not know, but in multi-battery applications, they are all tied together.

Mr. Haskett stated we typically do that. The batteries that had to be replaced were only one to two months old. Two of them were replaced under the warranty through Advanced Marine. I totally agree with that. We will always replace them all at once given the timeframe. The boathouse is looking ratty and ugly. We talked throughout the year about doing some improvements. We are to the point of doing some repairs to the roof, which is probably three or four years old with damage. It will get fixed. We will also change some doors around and make some improvements. This was budgeted for and now is a good time to get that accomplished.

Mr. Berube stated there is some sagging in the dock area where the kayaks and canoes are. Are we going to be able to accomplish building that up? The understructure is probably damaged or rotted away.

Mr. Haskett stated unless it is broken again, that was repaired a month ago.

Mr. Berube stated I have not been there in some time.

Mr. Haskett stated we are keeping an eye on the stationary dock. There was some cupping and bowing over the years and it has been sagging. This will be monitored and boards will be replaced as needed.

Mr. Berube stated you know what happens. You get a little bit here and a little bit there and then all of a sudden the whole thing looks ratty.

Mr. Walls asked do you know if people can make more than one reservation at a time on the reservation system?

Ms. Kassel responded I can.

Mr. Haskett stated absolutely.

Mr. Walls stated maybe it is something we need to look at in terms of the waiting list on the boats. I obviously want people to be able to use them all the time and make reservations. Maybe if we keep running into that issue, you can have it where only one reservation can be made at a time and when that is closed, they can make another one. Every Saturday I go in and I say I want the pontoon boat for the next three weeks. To avoid this from occurring, maybe this is something we can look at as the boats get more usage. I received a phone call the other day from someone telling me they could not get a boat. It may be different people. I do not know. I did not check to see if it is the same person every weekend or different people.

Mr. Haskett stated I have not been noticing anybody abusing it like that. We have one individual who likes to fish on a certain day during the week, which has been that way for years and years. He will reserve a boat one or two weeks ahead of time for a day. I have not seen any routine abuse of it.

Mr. Berube stated it is not an issue on weekdays.

Mr. Walls stated not on weekdays, but on a Saturday. It is just something to look at.

Mr. Haskett stated if it becomes a problem, we will take care of it.

Ms. Kassel stated you can reserve a boat months in advance.

Mr. Walls stated what I want to avoid is someone reserving a Saturday every month or three Saturdays every month.

Ms. Kassel stated obviously. Anyone can reserve one for August or September.

Mr. LeMenager stated we are looking at a month's worth of activity. The large pontoon boat was used 19 times and the small one 13 times. That is four weekends. At least three of those usages of the pontoons were not on weekends. We are looking at 16 uses of the 20-foot pontoon on weekends and 13 uses of the small one on weekends.

Mr. Berube stated that calculates to three or four times a day.

Ms. Kassel stated people often take them out for three to four hours at a time.

Mr. LeMenager stated that is over a three-day period, not a day. We are talking about 16 total uses on Monday, Friday, Saturday, and Sunday in the past month. I am sorry and maybe there was a backup, but the numbers do not support that there is a ton of usage out there. It looks like they get used one or two times a day on the weekend.

Mr. Berube stated I suspect if you analyze it, most people want the boats at the same time and that creates a backlog.

Mr. Walls stated if you look at the calendar, there are three requests for the pontoon every Saturday.

Mr. LeMenager stated I agree, but I still come back to my point that having community boats is great for marketing, but the reality is each trip costs a small fortune for a small number of people and the rest of us are all subsidizing it. I am much more in favor of usage fees for the boats. It is a great community facility, but the bottom line is, a small handful of people actually use them.

Mr. Berube asked how much do you want to charge, \$100?

Mr. LeMenager responded I have no idea. I am just saying that there is a huge cost to offering the boats for free.

Mr. Berube stated I understand that, but if we are going to put in a fee, then we have to think about that. What is the fee going to be, \$10? If you did 100 trips a year at \$10, it will cost \$1,000. That does not even bite into the fee.

Mr. LeMenager stated I am not disagreeing.

Mr. Berube stated people are complaining about \$10 for a pool card.

Mr. LeMenager stated a lot more people use the pools than the boats. My point is, it is wonderful to have the boats, but we need to have a clear understanding of what the boats really cost.

Mr. Berube stated they are expensive.

Mr. LeMenager stated as well as the cost on a per-usage basis.

Ms. Kassel stated as we said before, part of the relatively low-use issue is that a lot of people do not realize the boats are here, that they can take them out, and what the process is. If they know the process, they mean to take the orientation, but just have not gotten to it yet. There are steps involved.

Mr. Walls stated I can tell you the reality of the situation. Because of my schedule, I can take the boats out on Saturday or Sunday. When I go to reserve a boat on Saturday or Sunday, they are almost always gone. A lot of people feel the same way that I do. If you break it out over a six-day period when they are available, that is not a true representation.

Mr. LeMenager stated this tells us what weekend usage is versus weekday usage.

Mr. Haskett stated keep in mind, if you take a pontoon boat out, you can only take it out twice in one day.

Ms. Kassel stated the batteries have to be charged.

Mr. LeMenager stated perhaps the solution is not to let them take a boat out for four hours. Maybe the solution is for two hours.

Mr. Berube stated it takes two hours to charge and two hours to take it out and back. On an eight-hour day, that is two times.

Mr. LeMenager stated actually it is three times. Maybe the issue is figuring out a way to get them to charge faster.

Mr. Berube stated you can swap the batteries, which is not practical. We are using high-capacity chargers already. You can only charge that battery so fast.

Ms. Kassel stated I think we are fine. We are looking at getting a new pontoon boat in the next fiscal year, which will ease things up a bit. I do not think anyone begrudges the CDD paying for the boats, even though a small proportion of people use them. I think we need to increase the visibility of the boats and be clear about what the process is so people are more likely to use them.

Mr. LeMenager stated we have been having this conversation for years. I do not know how much clearer you can make it. How many times do we have to tell them to go to HarmonyCDD.org? It has all of the links. You can click on a link and make your reservation.

Mr. Berube stated that is not the issue. It is a lot more complex than that when you get into it. There are a lot of people who do not like the deposit. It is a complex system. They have to go to orientation, sign the forms, and give a deposit. Even with all of that going on, we have a demand for boats that creates a backup. It is what it is. It is an expensive facility. Everything we do there is expensive.

Mr. Haskett stated I noticed the report does not show the wait list. I will start including it.

Mr. LeMenager stated I am a reasonable man if you can demonstrate to me what you are saying.

Ms. Kassel stated we understand what you are saying.

Mr. LeMenager stated I am just trying to save the residents some money.

Mr. Berube stated I think the reality is, there is a high demand for boats, people want those boats, and I think it falls on us.

Mr. LeMenager stated when you use words like “reality,” it has to be backed up by facts. I am sorry, but the facts do not back up the reality.

Mr. Berube stated we have that fancy ADA lift at the pool, but it does not have a cover on it.

Mr. Haskett stated it does not have one.

Mr. Berube stated it is going to degrade quickly in the sun. It needs a cover. I know the aesthetics of the cover that they offered bothers you. There was going to be a custom-made cover. The reality is, we need a cover.

Mr. Haskett stated it will be ordered.

SIXTH ORDER OF BUSINESS

Developer's Report

Mr. Glantz stated Mr. Brock Nicholas was running the community on behalf of the developer. He has moved on to accept a position with Lennar. The majority partners, Starwood Capital, tapped into Starwood Land Ventures, which is an affiliate, to manage the community. Starwood Land Ventures has numerous communities throughout Florida, in fact several communities within Orlando. We manage communities with a management team, and that team works on multiple communities. We do not have one person sitting at a desk, such as it was here. With our involvement, we are going to be taking a team approach that allows us to have experts in various disciplines work on the community. Today I have three gentlemen here: Mr. Kouwenhoven from Starwood Land Ventures, and Mr. Tramell and Mr. Webb, who are with Tramell Webb, a development company out of Orlando. They have been actively developing in Orlando for about 35 years.

Mr. Tramell stated since 1980.

Mr. Glantz stated they have extensive experience in Osceola County as well as Orange and Seminole Counties and elsewhere. We brought them on to help us with development activities. They will handle anything having to do with planning and development of the parcels for sale and long-term planning for Harmony West, Harmony Central, and beyond. They are working very closely with Mr. Boyd and will continue to do so going forward. Additionally, Mr. Kouwenhoven works with me at Starwood Land Ventures in Sarasota. Mr. Kouwenhoven's area of expertise, among other things, is

representing the developer on HOA and CDD Boards. He has extensive experience doing this for 25 years in this field. We are also going to be doing some management at our Sarasota office. We are certainly going to retain the local team in place. You may see some changes going forward on how we address a variety of issues. Keep in mind that this community needs some help. We need to get more homes on the ground and let our development activity match the overhead that we apply to this community because right now, it is reversed. We will be working on that and these gentlemen will assist you.

Ms. Kassel stated Starwood Capital has the majority share or full ownership in Harmony Development.

Mr. Glantz stated that is correct.

Ms. Kassel stated Starwood Land Ventures is contracted by Starwood Capital to run Harmony Development.

Mr. Glantz stated yes.

Ms. Kassel stated I am just making sure because residents are going to ask me and I did not want to get it wrong.

Mr. Glantz stated we are an affiliate of Starwood Capital. When you see Starwood Land Ventures communities in the newspaper, Starwood Capital is our parent company. Starwood Capital is involved even though they are listed as Starwood Land Ventures. These gentlemen work on all of the Orlando communities. Mr. Kouwenhoven works on the ones outside of this area as well. That is a quick overview on some immediate items. We are finishing some punch list items on Neighborhood H-1. I told my team that we can no longer call it H-1. In two weeks, we need to have a name.

Ms. Kassel stated it is supposed to be Heron.

Mr. Glantz stated it may or may not be. I am just not thrilled with the name Green in one neighborhood, but that is going away.

Ms. Kassel stated there is some history.

Mr. Glantz stated history or not, the name needs to be sales related.

Mr. Berube stated the name Green is eco-friendly.

Mr. Glantz stated I am not sure why Mr. Shad Tome chose that name for that neighborhood.

Ms. Kassel stated I think the names were chosen long before Mr. Tome was here.

Mr. Glantz stated nonetheless, we are going to address them. Obviously that has been presented to us and we have two new communities coming on board right across the road from H-1. Maybe it will be known as Heron. We have a community on Parcel H-2, which will have 40 lots. We will also have the neighborhood on Parcel F, which is along the lake on the north side of Green. That community will have 66 lots. Mr. Boyd's firm is preparing the documents and will be submitting them, post haste. Mr. Tramell is going to be in charge of developing the property. He will contract with the general contractor to make sure everything is in place. He has a team of people. We anticipate no lakes to be excavated for those two parcels. The lakes are already in place, and we anticipate starting sometime in late summer or early fall and finishing work by January. We will have a firmer time schedule once we have an idea of how quickly Osceola County will make their approvals. The Board had asked questions at the last meeting about the timing of some lights and so forth. That will be consistent with the timeframe I just mentioned to you. The lights will go in as soon as the development is completed.

Ms. Kassel asked how many lots are in H-1, H-2 and F?

Mr. Glantz responded H-2 will have 40 single-family homes. Parcel F will have 66 lots. H-1 will have 112 lots.

Ms. Kassel stated I am just thinking about what the street lighting bill is going to be.

Mr. Glantz stated I believe you probably have programmed H-1 and you will have to program going forward for H-2 and F. In 2015, we will be bringing on Parcel O. We hope to be signing up someone fairly soon to bring on Parcel I as well. We have quite a few builders interested at this point. Starwood Land Ventures has quite a few builder relationships since we have so many communities around the State. We were the number-one supplier of lots to home builders in the State for a number of years and are well connected, which is very important.

Ms. Kassel asked how many lots will Parcel O have?

Mr. Glantz responded Parcel O is currently being designed. It will have between 60 and 70 single-family lots.

Ms. Kassel asked where is this one located?

Mr. Glantz responded it is the first parcel past the golf maintenance road.

Ms. Kassel asked will it have single-family or commercial lots?

Mr. Glantz responded single-family lots. We just removed the trailer from down the street. I rode around with Mr. Haskett today, and he is going to be cleaning up that area. Mr. Haskett's developer/CDD trailer is going to be relocated at the developer's expense to the golf course maintenance area. That area will be reclaimed by the golf course since it is on golf course land. The enrichment trailer is going to be removed as soon as Mr. Tramell's guy comes up with a quote. We are going to get that moved offsite and clean up that area. We will get rid of the chain link fence.

Ms. Kassel asked what about the Harmony Institute trailer?

Mr. Glantz responded it has already been removed. Now we have what looks like a war zone. We are going to clean it up as it is not to our standard. Those are some minor items, but they are immediate and everyone will see it.

Ms. Kassel stated thank you for the street signs.

Mr. Glantz stated that was just the beginning. The street signs will be coming out in three different phases. That was just the first phase. The second phase inclusive of Parcel H-1 will be coming out within the next few weeks. I believe I just signed a proposal for that. We are also replacing all of the directional signs within the community with new signs. The new sheriffs in town are unhappy with those signs, as they give too much information.

Ms. Kassel asked which directional signs?

Mr. Glantz responded all of the directional signs that are throughout the community.

Mr. Berube asked the Buck Lake and school signs?

Mr. Glantz responded yes. They have too much information and are too confusing. People are getting lost all the time. There are too many arrows. We are going to have less information.

Mr. Berube stated there are some areas where the signs can lead you around in a circle.

Mr. LeMenager stated we have made comments over time as to this place being sign happy. To the extent we reduce the number of them, that would be good.

Mr. Glantz stated what is going to happen is all the home builder signs will be 100% removed, with the exception of anything on a model lot. All of those will be removed so when you first come in at the western entrance, it is not littered with signs. We will remove them if someone tries to put one up. We will be very strict. The place is really

cluttered, and we are going to try to clean that up. We are also going to be starting a major landscaping program at the western entry. The reality is, that is our marketing entrance. We can try to force everybody to the main entrance, but it does not work. We are not going to fight the reality, and you will see some changes to the signage. We are going to bring the white fence all the way up onto the northern intersection on the H-1 side all the way to Dark Sky. We will probably match it on the other side. We are going to be installing a large 10x10 sign when you first enter into the community at that western entry. It will have a map so the delivery guy who comes in will be able to pull over to the side and see where they are going. Prospects will also be able to find the models quickly. We want to capture the traffic and sell homes. I think that pretty much covers it. There will be quite a few changes going on that you will see.

Ms. Kassel asked what about events?

Mr. Glantz responded we are not changing anything with the events in the short term. We have some goals on how to convert some of these events from developer control and developer payment of 100% on both to phase it over time to HOA control and HOA payment. As the community grows, it should be an HOA function, provided the HOA elects to do so. We just cannot be funding these things forever. There is an HOA in place where Mr. Kouwenhoven will be instrumental.

Mr. LeMenager stated there is an unelected HOA in place.

Mr. Glantz stated what I would suggest and how it works in other communities that are developer controlled is to have three seats on the Board filled by the developer, but that is not how it is set up. We are going to have committees made up of residents because we need resident input.

Mr. LeMenager stated my wife is the Chairman of the Covenants Committee.

Mr. Glantz asked the Covenants Committee for the HOA?

Mr. LeMenager responded that is correct.

Mr. Glantz stated we will have things like Welcoming Committees and other committees. We are going to be very committee oriented when it comes to things that the developer wants or the residents want. Obviously, the developer is going to remain in control for a variety of reasons, but I do not think it is a detriment. Right now, the HOA does one thing, which is to make sure the documents are enforced. I do not think it does anything else. The challenge that you have is the CDD is a Board that manages property.

You are not here to throw parties and hand out baskets to new residents. It is inappropriate for you to have committees to do so. That is really the purview of the HOA. Mr. Kouwenhoven will help you normalize that. He has a lot of good ideas and does this all the time. Mr. Kouwenhoven is not the manager. He manages the manager. Just as a point of interest, Mr. Kouwenhoven is working hard with finishing what Mr. Nicholas started. He may not finish at the same way Mr. Nicholas intended with the management company representing the HOA. Perhaps the best-laid plans are not going to work out. I think Mr. Nicholas intended to transfer to another company that would have a full-time manager onsite. After reviewing the numbers, I think Mr. Kouwenhoven found out that the numbers did not work and they could not have a manager full-time. Therefore, we are going to let someone who does this for a living figure it out. At the next HOA meeting, we will hopefully have an answer as Mr. Kouwenhoven is now on the HOA Board.

Mr. Berube stated Mr. Nicholas had indicated a trend toward economizing on street lights as new neighborhoods come online. That is our biggest expense. Is that trend going to continue as you revise the design plans for new neighborhoods?

Ms. Kassel stated it was spreading the distance between street lights because of how they spread light.

Mr. Glantz responded that is an excellent idea. I am going to refer this laterally to Mr. Tramell who has been involved in developments for a long time and can figure out what lamps spread more lights. He will work with the Dark Sky concept. We will take this under advisement and report back.

Mr. Tramell stated typically the utility companies design the street lights. They design the photometrics. I do not know exactly what Mr. Nicholas was thinking. There is not much manipulating you can do.

Mr. Boyd stated not specifically. We can talk to OUC about it and see what ideas they have.

Mr. Trammel stated we will get them to spread them as much as we can, but we do not have much control.

Mr. Berube stated we understand that. All we are asking for is consideration as the single largest expense we have is the street lighting when a neighborhood comes online. The street lighting bill for neighborhood H-1 was \$161,000, which we either need to

finance or pay. That is a fairly large hit to the budget, and we ultimately ended up deciding to pay for it. That is what we need to plan for as we go ahead. What I am hearing is fast tracking the neighborhoods. As much as we can, we should economize on street lights without compromising quality lights. We appreciate whatever effort you can put into that.

Mr. Tramell stated certainly.

Mr. Berube stated we already had the discussion about the type of lights and type of pole, and we decided that we like the pole and the light and color, and we understand they are expensive because they are a special light. As we get into the design phase, whatever you can do to economize that would be really appreciated.

Mr. Glantz stated we have an open-door policy if anyone has any questions. I am here probably one or two days a week, and these gentlemen are here on an as-needed basis. The local team is always here.

Mr. LeMenager stated we entered into a contract with the developer to manage our staff because we felt it was a better solution than having them go through Severn Trent. Who is Mr. Haskett's boss?

Mr. Glantz responded technically, it would be me. We already have a program where I am going to show up and we will drive around and take notes. We already started to have discussions about the staff. It is interesting that you bring this up because frankly, it is our staff that you are reimbursing us for.

Mr. LeMenager stated no, that is not the deal. It is our staff that we are allowing you to have on your payroll. That was the deal. If you do not like that deal, we will need to find a different solution.

Mr. Glantz stated we may need to do that because we are getting the risk of having employment and are not getting the benefit. You are getting the benefit by shifting the risk to us. It is something that I would like to look at. It is not something to deal with today. We are not looking to change things that are already working, but we may want to modify it down the road. Any time we can lay things off as a developer to subcontractors, we typically try to do that rather than bring on additional staff and payroll. Then all of a sudden you have to take up issues with employees. I would trend the other way. Right now when you look at it, we are getting the risk of having people on

our staff, and you are getting the benefit of us having that risk. I realize it came from a certain direction.

Ms. Kassel stated it also came from the developer because there were difficulties with having the employees being with Severn Trent and Mr. Haskett being the onsite manager. So it was expedient for the developer, the CDD, and the management company to have the staff be with Harmony Development Company.

Mr. Glantz stated the takeaway from my position is, this is something that I am going to look at. It will not be a June or July item, but I will be looking at it. We talked specifically about it today in the example about a new person coming in and what happens if someone gets hurt.

Mr. Berube stated we understand.

Mr. Glantz asked do you want to pay for the person who is not doing any work? For us to pay for it does not make any sense because we are getting the benefit. That is the challenge.

Mr. Berube stated there are certain issues with that employment package that can be difficult for both parties to administer. We get it. Technically, we are providing a job, but indirectly only. You have the risk, but the risk is fairly great on your side, which we understand. We are paying for these employees but do not have direct control. It was an expedient thing to do at the time because there was a problem that needed to be solved. Everyone put their heads together and said this works. However, you run into conflicts with managing it.

Mr. Glantz stated that is correct. The way you mitigate that type of risk is to hire a subcontractor. You have to pay more, but you are paying to not have the risk. We would rather pay to not have the risk. Right now, the CDD does not have any employment risk and that is all with us. I am willing to look at it. Let me understand more of what goes on. I will spend more time with Mr. Haskett to understand what your employees do. He had to drive around to show me what they do. I realize that they are working on CDD items, but anytime you can shift to subcontractors, that would be a benefit.

Mr. Berube stated we get it.

Mr. LeMenager stated in understanding where the solution came from, we were looking at other subcontractors and companies who typically do that, and it was Mr. Nicholas who suggested the alternative. What you are saying now is there is a new man

in town, so maybe we need to go back and look at those other companies we were looking at. Instead we went with Mr. Nicholas's solution.

Mr. Glantz stated Mr. Kouwenhoven is on my team and has tremendous experience with this. He may have some recommendations. He has worked with Mr. Moyer before. I think all of you are agreeing that it is probably not a fair relationship and is something we should probably look at.

Mr. Berube stated you heard me earlier talking about the Maxicom system. As time goes on, this operation gets bigger and bigger. We probably need to stand on our own in many areas. It is not always easy to do it. We considered standing on our own when we did this switch to Harmony Development Company managing the employees. The most expeditious road to go at that time was to have Harmony Development Company manage it, mainly because he was already managing those employees and had the experience and it all fit. We get it. We are not averse to change, and everything is moving along. We appreciate the openness and know you swallowed up a lot of things. It is a learning curve for all of us. This Board has always had a good relationship with Harmony Development Company, and I do not anticipate that will change.

Mr. Glantz stated that is correct. Our first couple of weeks here was downloading information from Mr. Nicholas, and the next couple of weeks were working diligently with a bunch of people to help crank out these documents for the bond refinancing. There was a lot of work that we had to do behind the scenes. We worked very closely with Ms. Alice Carlson. We are now going to address these other areas.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. May 30, 2014, Financial Statements

Mr. Moyer reviewed the financial statements, which are included in the agenda package and are available for public review in the District Office during normal business hours.

Mr. Moyer stated we are currently 97% collected on our non-ad valorem assessments. We expect to receive the balance through the tax certificate process.

B. Invoice Approval #170 and Check Run Summary

Mr. Moyer reviewed the invoices and check summary, which are included in the agenda package and are available for public review in the District Office during normal business hours, and requested approval.

Ms. Kassel asked can you discuss the Insight Irrigation bill?

Mr. Haskett responded it was a big job. All of the communication wires run to controller number 23, which is in the Estates. We tracked it for a month and a half trying to locate the issues. The bottom line is, when the directional bore was done by a utility company, they bored through half of the wires, which all had to be rerouted and spliced together because they were broken under a BrightHouse box.

Ms. Kassel asked why was BrightHouse not billed for this?

Mr. Haskett responded we are attempting to do that.

Mr. Berube stated good luck, because that boring was done a long time ago and they are going to say we are out of luck because it took too long and how do they know that we repaired it. That is what is going to happen. However, we can at least try.

Mr. Haskett stated we have photos showing that the damage that was done.

Mr. Berube stated my concern with this is, we have guys on staff to handle irrigation issues and we pay them. The bottom line is, we have a controller somewhere that is not turning on a valve somewhere. Clearly, there is a broken wire somewhere. I am just wondering why we did not have our guys do this but we spent \$1,200. We spent \$6,000 last year to map all of our irrigation lines. I realized you had to do some digging, but it should be a matter of power here, no power here, dig up this area. I am sure Mr. Aaron Smith did that and we paid a markup for him to do it. One of the ideas of having people on staff is to avoid contractors. That is my thought.

Mr. LeMenager stated my thoughts are that Mr. Haskett does a fine job. If, in his judgment in this particular instance that this was the right thing to do, I am more than willing to give him the benefit of the doubt.

Ms. Kassel stated I am, too. I assume that your men tried to locate the issue and that is why it took a month. They were unsuccessful and that is why you had to bring Insight Irrigation onsite with their experience to be able to locate the problem.

Mr. Haskett stated that was our last resort. Otherwise, we were going to lose turf and landscaping. It would have cost a lot more than \$1,200.

Mr. Berube stated that is why I was asking for your input. We all had the same thought when we saw the bill from Insight Irrigation. Was Century Link in here, too?

Mr. Haskett responded they were, but it was evident because the wires were pushed right into the BrightHouse box.

Mr. Kouwenhoven asked did you send them a letter demanding payment?

Mr. Haskett responded not yet.

Mr. Berube stated there is an invoice from Davey Tree for the replacement or addition of three trees in the Green neighborhood. This is a brand new neighborhood. Are we adding trees or replacing them?

Mr. Haskett responded two of them were in the park at Blazing Star and Sundrop. The other one was at a house, which had been there a year and a half and was replaced.

Mr. Berube asked were these dead trees?

Mr. Haskett responded yes.

Mr. Berube stated some supplies were purchased from a supply store including six Rainbird solenoids and some valve boxes. Where were these items used?

Mr. Haskett responded three were used in the Estates. The remainder are either used to replenish stock or used somewhere. I can look into that for you. Do you need things that detailed?

Mr. Berube responded no. It just seemed like an unusual purchase to purchase six at a time. Those solenoids control a zone.

Mr. Haskett stated that is correct.

Ms. Kassel stated maybe three went out at the same time and they figured they would receive a discount by purchasing six.

Mr. Berube stated it caught my eye because when you purchase six solenoids, that is generally to run six zones. That is a highly unusual failure to have six solenoids go out at one time.

Mr. Haskett stated not typically. It is lightning season, and solenoids are first to go.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the invoices, as presented.
--

C. Questions and Comments on the Proposed Fiscal Year 2015 Budget

Ms. Kassel stated this item was discussed at the workshop.

Mr. Walls asked is the reason the assessment is split from CDD collected to tax collector collected because of the commercial properties?

Mr. Moyer responded because of the commercial properties and when the plats were recorded.

Mr. Walls stated the commercial properties went up 6% from last year. Why is that?

Mr. Moyer responded collections and discounts.

Mr. Walls asked does this require any special notice?

Mr. Moyer responded no. It was part of original assessment methodology.

Mr. Walls asked so they are, in effect, already on notice?

Mr. Moyer responded yes.

E. Public Comments/Communication Log

The complaint log is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Moyer stated there was a concern expressed to me about the use of the pools.

Ms. Kassel stated to me, also. I asked a couple of people recently about the pools and they had some bad experiences.

Mr. Walls stated a couple of people actually contacted me this week or last week about the high school using the pools for P.E. class in the morning. Several parents tried to take their little kids there, and the pool was full of teenagers. I do not think they were causing any problems, but you do not want to take your three-year-old or four-year-old kids to the pool when there are 20 teenagers in the pool. I do not think we should have our pools be open to anyone and everyone for free, even with the best of intentions, because that is what is happening right now, especially at a point in time of where we are telling people that we are beefing up security and will take care of problems that they are noticing. When you come out here, it is full of people who do not have cards. They just filled out a form and are coming in. There is no accounting who is there and what they are doing in there. People do not know. I think we need to stop that. I understand that it is being done with the best of intentions. We even have the summer camp here at the golf course. These people pay the golf course to put their kids into summer camp, and they come over here and use the pool. I may as well run my own summer camp and have people pay me to use the pool. I do not think that is what we are intending the use of the pool to be. I think we should discontinue this usage.

Mr. Berube stated to add to that, Heavenly Hooves has a summer camp going on, and they are bringing a gang of kids over every day, too.

Mr. Walls stated the pools are here for the residents who pay for their use. If we want to establish a fee, I think there should be a reasonable fee for these people to pay. I think it would be prohibitive for them to pay that fee for the number of kids they have and

access issues. If it were up to me, I would not allow outside groups to use these pools, especially for free.

Ms. Kassel stated on Tuesday, a resident said she was at the pool from 1:00 p.m. until 3:00 p.m. Things were clean and the water was comfortable, but a group came in around 1:30 p.m. There were two adults and 10 or 11 five and six year olds.

Mr. Berube stated it was a summer camp.

Ms. Kassel stated it could be. She said there were many young children with far too few adults to supervise them safely. They stayed for an hour and a half and behaved in the expected manner of running amok and so forth. Then there were three young mothers with three or four children from the ages of six to toddler. Her gripe was that the toddler was in a diaper with swimwear. Diapered children should not be allowed in the pool.

Mr. Berube stated they had a swim diaper. As some of you know, I have made myself available to people as all of this discussion has come up about pool security. I get two to five text messages or emails every single weekend. Most of them, I turn over to Mr. Haskett and we receive a response. I ran across an issue today, and Mr. Gerhard Van der Snel was nice enough to come over and assist me because we had a gang of teenagers hanging around outside of Ashley Park. I noticed them. There was a mother with her child, and they attempted to follow her in through the gate. She did the right thing and told them they could not come in. Then they hung around and were somewhat verbally boisterous. She ultimately called somebody else. She and her daughter left the pool because she was clearly uncomfortable. As she was leaving, they grabbed the gate from her, and she was trying to argue with them. Finally, she just gave up and left. Then they walked in. Of course, I was just sitting there and I stopped them. Then it turned into a verbal altercation with them swearing and screaming at me. I was not going to get into that, but their argument was that they live there. I asked where their card was, and they did not have one. Ultimately it was diffused, but they were working hard to come into that pool. The security issues are still alive. When the P.E. class showed up the other day, my phone rang almost immediately. They were 16 boisterous high school kids in the pool, and they took over the pool. It does not appear to be a P.E. class. It was a gang of kids with a cooler of water on the side of the pool having a good time with not much adult supervision.

Mr. LeMenager asked was a teacher there?

Mr. Berube responded there were adults, but it was out of control. I did not see it, but I am just relaying what I was told.

Mr. LeMenager stated I understand, but you can contact the Principal. If it is a legitimate class and they are behaving like that, trust me, the Principal will squash them like a bug.

Mr. Walls stated the bigger question is why they were let in.

Mr. Berube stated if there was no pool in this community and there was one at the school and the community people wanted to use the pool at the school, I can almost bet that the answer would be we cannot use their pool. I realize it is a civic use. We get into funny things because we have a request for resident swimming lessons. Now the chatter on Facebook is people have been screaming for swimming lessons here and they are going to finally put them in place. We have done that with the school down the street by allowing them to do swimming lessons. I think that is a little bit different use than a gang of high schoolers coming in and having a party in the pool. We walk a fine line. What is a good civic use of the pool? I think the reality is that summer camp is a paid activity. Somebody is making money on the summer camp. It should not happen. Heavenly Hooves may be a non-profit, but they have a summer camp and are marching kids right across the street, coming into the pool, and taking over the pool. Whether they like it or not, that is a paid business. I do not think any paid business should be able to use our pool for free, especially when we are telling people that we are spending good money on securing our pools and then we just let the groups come in.

Mr. Haskett stated paid businesses pay CDD fees.

Mr. Walls stated but so do residents. If I had a business such as a summer camp and brought 10 kids to my house and used the pool, I do not think that is fair.

Mr. Haskett stated all parcels, whether a business or a residence, pay a CDD fee. I am not saying I advocate for all of that, but keep that in mind as you are talking about businesses not being able to use the pool.

Mr. Berube stated I understand, but the people running the business do not have a pool access card. As a non-resident owner, they should at least pay for a pool card. I do not think it is right for a paid business to come in, especially when we are telling residents how many people they can bring in and they are paying for security and improvements and then we just let a summer camp use the pool. The same thing

happened at the developer's pool party on Sunday afternoon. The gates get opened, people come in, and no one is checking cards because people just open the gates. Maybe it is all residents, but maybe it is not. I do not know. We walk a fine line, but all I am saying is that I do not like high school kids using the pool unsupervised. Summer camp is already going on, but going forward, summer camp probably should not be allowed to use the pool.

Ms. Kassel stated here is the problem with a paid activity. If you give someone permission to bring a paid activity into the pool, then they have the sense that they have paid to be there so they should be allowed to have the use of the pool and take over. That is not what we are about or something that we want to happen.

Mr. Walls stated we do not let people who live here and pay CDD fees but do not have a card to use the pool.

Mr. Berube stated that is right. This application says P.E. class. What can you do in a pool besides swim that is physical education? Physical education is usually out on the grounds.

Mr. LeMenager stated swimming is physical education.

Mr. Berube stated but they were not swimming. They were not doing laps back and forth.

Mr. LeMenager stated let the Principal know.

Mr. Moyer stated there are a couple of applications from the Town of Harmony, which is the developer. What is your opinion on the swimming program?

Mr. Haskett responded as far as I know, the swimming programs are for the residents.

Mr. Walls stated correct me if I am wrong, but these summer camps, like the one run by the golf course, are open to anyone.

Mr. Berube stated for \$200 per week.

Mr. Haskett stated I am not aware of what they do.

Mr. LeMenager asked did the golf course ask for permission?

Mr. Walls responded yes, they did. We are letting them because that has been the policy.

Mr. Berube stated when I saw that come up, I got a hold of Mr. Nick Deacon and told him at the very least, he needs to ask for permission to use the pool. Mr. Nicholas somehow got involved in that email and said to Ms. Rosemary Tschinkel that this is a

development-sponsored activity, and everyone who is going to be at the summer camp is going to be a Harmony resident. At that point, the application got approved.

Mr. LeMenager stated if they are Harmony residents, that is pretty clear.

Mr. Berube stated yes, but we just allow any resident in there.

Ms. Kassel stated we allow residents with cards only.

Mr. Berube stated that is exactly right. Kids do not have cards.

Mr. Walls stated I do not think these groups fall under our access policy.

Mr. LeMenager stated if you are under a certain age, you do not need to have a card.

Mr. Berube stated but you need to have a parent or guardian watching you. Mr. Deacon and another adult with a gang of 14 to 15 kids is clearly above what is good supervision.

Ms. Kassel stated it is one thing when the community is young and the pools are not being used that much to allow these groups in.

Mr. Berube stated the pools are crowded now.

Ms. Kassel stated so it is a different story now.

Mr. Berube stated I am saying that the high school can no longer use the pool after this month.

Mr. Walls stated I agree.

Mr. Kouwenhoven asked have they already been approved?

Mr. Moyer responded they have been approved, but the ones for July were rescinded.

Mr. Berube stated let them finish June as a courtesy, and then they can no longer use the pool starting in July.

Ms. Kassel stated kids come to the pool training during the week.

Mr. Berube stated those are for swimming lessons.

Mr. Walls stated I do not like that either because it is the same principle. You are taking up space in the pool from residents who are paying for it.

Mr. Qualls stated if I recall, there is a contract for that activity, which can be terminated.

Mr. Berube stated here is the deal on the swimming lessons. It was driven by people living here who asked for swimming lessons.

Mr. Walls stated they are paying for those swimming lessons.

Mr. Berube stated I understand. I do not know exactly what to do.

Mr. LeMenager stated we discussed this before. I am not in agreement with Mr. Walls. I cannot think of a higher purpose than using the pools to teach kids to swimming lessons.

Mr. Berube stated it is a good civic activity. I agree with you.

Mr. Walls asked why is it our job to pay for that? I am not disagreeing with you that it is a good or a bad thing. I am just looking at it differently.

Mr. LeMenager stated point of fact, it costs us nothing.

Ms. Kassel stated my opinion is if they take over the pool so that residents cannot have their quiet enjoyment of the pool because of these activities, for me that is problematic.

Mr. Walls stated the swim lessons completely shut down the pool.

Mr. Berube stated the community school lessons are a totally different issue.

Mr. LeMenager stated that is a one-time thing for a few weeks in the fall and the spring. I think it is a wonderful activity.

Ms. Kassel stated right now, I think we should only deal with what is being proposed and what is in front of us.

Mr. Berube stated in regard to the resident swimming lessons, realistically residents have been begging for swimming lessons. Mr. Deacon did a lot of work to get this done. In light of the civic aspect of it, it is a good civic use of the pool, despite the fact that it is paid for.

Mr. Walls asked what is the difference if you approve this one?

Mr. Berube responded I agree it is a fine line, but we are coming in at a late moment, after a whole bunch of planning and expectations.

Mr. Walls stated I would be okay if this was the last time.

Mr. Berube stated that is what I am saying.

Ms. Kassel asked what if we were to insist on a certain amount of adult coverage?

Mr. Berube responded parents have to be here with their kids.

Mr. LeMenager stated here is the problem with the discussion we are having; we are talking about rules. If you wanted some rules for the pool, why did we spend four months going on and on about rules?

Mr. Walls responded it is not even covered in the rules.

Mr. LeMenager stated it is covered in the rules. This is a form that comes from the rules.

Mr. Walls stated but it does not say how you apply this. It is our job to determine how those rules are applied.

Mr. Berube stated we have a form, but the reason for conversation is to approve or not approve the application.

Mr. LeMenager stated I do not think this body should be involved in the approval at all. I think it should be delegated. This is a policy-making body. It is not a management body. Mr. Qualls, please confirm that this is a policy-making body and not a management body.

Ms. Kassel stated we have not asked Mr. Moyer what his opinion is based on this conversation and his experience.

Mr. Moyer stated it has always been a sensitive issue. Mr. Walls brings up a good point. Just about every place that has recreational facilities is faced with the same discussion: who is paying for it and who benefits from it.

Ms. Kassel asked what is the best way you have seen it resolved?

Mr. Moyer responded there is a part of me that wants to say the easiest way to do this is you just have a uniform policy that says we are not going to do any of it or we are going to permit those organizations that we think benefit our Harmony residents. Usually when I get these types of things, I would run them by Mr. Nicholas to see if they fit with what Harmony wanted to support. If he said he was okay with it, then the normal course was to issue the permit.

Mr. Berube stated we are not picking on you with this discussion.

Mr. Moyer stated I am not taking any personal offense on any of this. I am just saying that there needs to be a gatekeeper who determines which requests fit with what all of you want to see take place in Harmony. I am surprised to hear that you have a bunch of high school kids frolicking in the water. That, to me, seems a little strange.

Mr. Walls stated my bottom line is, we had a lot of people contact us personally or through Facebook to say they want the pools to be locked down and secured. When we let outside groups in, we are doing the opposite because none of those people have cards. We do not know who they are or who is watching them and have no control over it.

Mr. Berube stated there have been a number of people who said they want cards checked at the gate all the time.

Mr. Walls asked how are you going to have card checks with outside groups coming to the pool?

Ms. Kassel asked did you say the parents of the children in the golf camp will be there and have cards?

Mr. Berube responded the parents of the kids having swimming lessons will have cards. In fact, the first day is tomorrow. I presume they are going to go ahead with or without our approval. They are going to presume it will be approved. The parents usually stay with their kids who have swimming lessons.

Mr. LeMenager stated they are for Harmony residents.

Ms. Kassel stated I am talking about the golf camp where they have access to the pool.

Mr. Berube stated the golf camp is run by Mr. Deacon and Mr. Spencer Price.

Ms. Kassel asked do they have access to the pool?

Mr. Berube responded they get in. Mr. Deacon has a card. I presume he lets them in.

Ms. Kassel asked have we had complaints?

Mr. Berube responded yes, not necessarily because they are out of control, but because there is a gang of kids with two adults. I believe there are 13 kids in that class.

Ms. Kassel stated we need somebody to tell Mr. Deacon and Mr. Price that they need to get a better handle on those children.

Mr. Berube stated I am not saying they are out of control. The kids are well behaved. There is just a limited amount of adult supervision.

Mr. Qualls asked do they have approval or not?

Mr. Berube responded they do have approval.

Mr. Moyer stated the ones we issued permits on where it was too late to cancel them, in good conscience, we are letting them go ahead. The ones for July, I sent them a note saying that we are going to address the July permit use at the meeting tonight. Therefore, they do not have permission for their July activity.

Ms. Kassel asked what do we have for July?

Mr. Berube responded the high school P.E.

Ms. Kassel stated which we are denying.

Mr. Berube stated resident swimming lessons.

Ms. Kassel stated which we are approving because they are residents who have cards.

Mr. Berube stated there is also the Harmony summer camp, which has two adults and a group of kids for a couple of more weeks. There is some conflict with that because some of the times when they are happening, we will have all of these entities here at the same time. Were Heavenly Hooves permitted?

Mr. Walls responded I did not see anything.

Mr. Moyer stated I do not have an application from them.

Mr. Berube stated they showed up on Tuesday. I received a phone call informing me there was a gang in the pool with two adults taking head counts every 10 minutes. Their t-shirts said they were from some ranch. The adults were not in the pool. I think they are just coming in. I did not see a use permit from them. Usually Mr. Moyer provides them to me.

Mr. Walls stated on the website it just says summer camp swimming – June 23 through June 27, July 14 through July 18 and August 4 through 8.

Mr. Berube stated that is the golf course summer camp. Heavenly Hooves does not have permission to use the pool. They are just coming over.

Ms. Kassel stated so we have one application we are denying and one we are approving because they are Harmony residents with cards. Then there is this summer camp, which is four days per month in July and August. We have to figure out whether or not to approve this.

Mr. LeMenager stated we do not have a request for that.

Mr. Moyer stated yes, we do.

Mr. Berube stated it is already approved. We either have to let it go or rescind it.

Ms. Kassel stated I do not think we can rescind it as it has already been arranged, but we can make a request of someone if the kids are not well behaved or if there is not enough adult supervision. If the kids are well behaved, they do not need adult supervision. Either the kids are well behaved and do not need supervision, or they need supervision.

Mr. Berube stated they are little kids. The point is, how many adults are enough for 12 to 13 kids? I do not know.

Mr. Walls stated there is liability on our part.

Mr. Qualls asked do we not require insurance?

Mr. Moyer stated yes, we do.

A Resident stated they had three adults with the kids today with the summer camp.

Ms. Kassel asked how many kids?

The Resident responded probably about 10. They were all big enough to stand in the shallow end of the pool.

Mr. Berube asked did you see any issues that bothered you?

The Resident responded I was about to walk in when all of the teenagers were there. We left because those kids were trying to get in.

Mr. Berube stated so you felt uncomfortable with that group of teenagers.

The Resident stated yes. We saw that they were outside smoking and turned around.

Mr. Walls stated I think for the summer camp, we told them okay and they made their plans. Let them finish out the summer but send them a note telling them they need to have enough adults, at least three for every 10 kids or whatever number. Going forward, I do not think we should approve those anymore.

Ms. Kassel stated unless the kids have pool passes.

Mr. Walls stated then they are not part of the group. If they have cards, they are there on their own.

Ms. Kassel stated what we say to them is they can use the Swim Club as part of their summer golf camp as long as the students in the summer golf camp have passes.

Mr. Walls stated some of these kids do not have passes. I do not think you can control that.

Ms. Kassel stated you can get guest passes for your kids.

Mr. Walls stated they are little kids. What are they going to do with a pass?

Mr. Berube stated no. We issues passes to 12 to 16 year olds.

Mr. Walls stated most of these kids are going to be younger than that. That is why they are in summer camp. I think we just need to stop approving summer camps.

Mr. Berube stated I agree.

Mr. LeMenager stated I do not agree. I think that is what Harmony is all about.

Mr. Berube stated I am listening to the residents who pay the bills and complain about crowding. The summer camp is taking in money and not paying any of the bills. That is

part of the issue. They come in and take over the pool so that residents cannot use the pool that they spend good money to use.

Ms. Kassel stated I think we discussed what we need to for this month, and we will address it again next month.

Mr. Berube stated to clarify, the resident swimming lessons as requested by Mr. Deacon can proceed as scheduled.

Mr. Moyer stated the summer swimming camp can proceed, and I will contact them to ask them to provide additional adult supervision.

Mr. Berube stated the high school P.E. request is denied. Going forward, I think you have the basics. If it is a paid activity, it is probably nixed. If it is just because it is the school, it should not get approved just because it is the school. When it comes back to us, we are likely to approve the swimming lessons from Harmony Community School. I think we will probably all agree that is not a bad idea.

Mr. Walls stated except for me.

Mr. Berube stated we need to have consensus, but I think that is the consensus of the Board.

Ms. Kassel stated we will deal with it when we get there.

Mr. Berube stated we all have some disagreements.

Mr. LeMenager stated my position is, we have a rule book and are a policy-making body. This is not the first time we have had this exact same discussion. Let us have a nice written policy. Why are we reinventing the wheel?

Mr. Berube responded because there has been a major change. We are now enforcing pool security. Before it was anything goes.

Ms. Kassel stated it is also because we have had a lot of complaints.

Mr. Berube stated we are accountable to the residents who live here, and we are hearing from residents that they are not happy about certain things. We are trying to react to that. I agree with you that we should not spend all of this time on policies and rules, but we cannot ignore the residents. They pay the bills.

F. Website Statistics

The website statistics are contained in the agenda package and are available for public review in the District Office during normal business hours.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Qualls stated the quit-claim deed issue has been taken care of from the continued meeting.

B. Engineer

Mr. Boyd stated I distributed hard copies of an email you received earlier today. I apologize for being late for this meeting, but I was trying to hold out until I received an additional bid from Florida Site & Seed, which I did not receive. Mr. Davis politely declined due to their workload and ability to get to this work efficiently. When we talked about alley maintenance at our March meeting, the Board elected to proceed with the repaving of neighborhoods B-1 and D first as part of the alley resurfacing rotation. These bids include neighborhoods B-1 and D. I also included a small section of neighborhood G, which addresses a portion of an alley where a resident expressed concern about a large puddle. That was one of the spot locations that we identified in the report. I identified enough of that alley that if necessary, we can mill and resurface to eliminate that problem. That is the first section and will cost \$51,590, where All State was the low bidder. The second item I asked for pricing on, in the event the bids came in really low as we budgeted \$61,800, was an amount for milling and resurfacing they could do on a per-day basis. All State's price was \$18,000 per day, but they could do 2,000 yards per day, which would translate to 1,200 feet of alley. Neighborhood D is about that size. For another \$18,000, they can work an additional day of milling and another day for asphalt.

Mr. Berube stated I am unclear about why you would ask for this.

Mr. Boyd stated I asked for it because I wanted a gauge for future projections on a per-day basis. In the future, I wanted to know how much we could count on getting per day and at what cost. The other reason was in the event this bid came in at \$30,000 for a basic scope of services, we may decide to do another 1,000 feet of alleys. I am not recommending that though, based on the prices. This was just informational.

Mr. Berube stated I agree. Are you saying these prices are fairly high in comparison to your original estimate?

Mr. Boyd responded the two high bidders are. All State is actually lower than what we estimated. The third component of the bid was to address four specific locations that are not part of the resurfacing. One area was the inlet close to Mr. LeMenager's house. The second area is a manhole patch that was done in Neighborhood C, which settled quite

a bit. This will repair that area. There are two locations where the alleys need their radii repaired. That work can be done for an additional \$8,500. The total amount from All State Paving would be \$60,090. Our estimate was \$61,800, so we are right in line with the estimate for Neighborhoods B-1 and D, with some additional spot repairs that we did not anticipate.

Mr. Walls asked do you have experience with All State?

Mr. Boyd responded I do not have specific experience working with All State or Central Florida Site, but I have experience working with JMHC and Jr. Davis. I know All State has been in business for a long time in Central Florida, and other developers use them. I have not heard any bad experiences. Right now, I do not have any reservations about All State doing the work.

Mr. Walls asked what is the warranty? People may have noticed pooling in the Green neighborhood right away after it is done. If we notice things like this are happening, what should we do?

Mr. Boyd responded when we enter into a contract, we just have the prices. When we enter into a contract, we will ask for a one-year warranty.

Mr. Walls asked is that typical?

Mr. Boyd responded yes.

Mr. Berube stated it is fairly easy upon completion to flood the alley and see what goes on right then and there.

Mr. Boyd stated that is a good idea.

Mr. Berube stated most of these contractors have a water truck and can spray these alleys down like a rainstorm. We are trying to eliminate ponding. Having a one-year warranty is fine.

Mr. Boyd stated that is more for the workmanship, not for the materials.

Mr. Berube stated if we are trying to eliminate ponding, when this is finished, we should not have any ponding. If we are going to award a contract, I would like to have them know right up front that part of the deal is to flood the alleys that are fixed to make sure there is no ponding. The water should all flow down toward the drains with no ponding. Of course, we should have the one-year warranty. If we are going for eliminating ponding, that needs to be part of the fix and not fixing them nine months down the road. Does that make sense?

Mr. Boyd responded yes.

Mr. Berube stated in reading over all of this, I have seen All State around and they seem like they have decent equipment. I like Jr. Davis because he has been here before, but he is busy because he does good work and he is cheap and he is telling us he has no time.

Mr. Boyd stated he was very careful to say that they enjoy working in this community and they want to work in the community, but this specific project at this time did not fit their work schedule.

Mr. Berube stated I think this is routine work and I am okay going with the low bidder.

Mr. LeMenager asked did we budget for this work in this year's budget?

Mr. Berube responded no. We are taking the funds out of a reserve.

Mr. LeMenager asked the reserve for replacement?

Mr. Boyd responded yes.

Mr. LeMenager asked is this project small enough that it does not require a formal RFP?

Mr. Qualls responded that is correct. This is under the threshold.

On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the proposal from All State Paving in the amount of \$60,090 for alley resurfacing, as presented.

Ms. Kassel stated I noticed that in the linear parks line item in the reserve schedule, we do not have all the shade structures, and we need to add one across from Beargrass Park. It is at the corner of the golf course and Indiangrass.

Mr. Berube stated we always discuss what we need to put into reserves, but we need to finalize the budget first. What is the anticipated time for this work?

Mr. Boyd responded they can start within three days' notice and be finished in 30 days. I assume we will not be starting until after the 4th.

Mr. Walls asked what kind of upheaval will there be for the people who live in these areas?

Mr. Boyd responded they will receive notice. The milling should be done on one day and the paving will be done the next day. For two days, they will have to park in the

street. Once the milling is complete, they can use the alley, but they might get trapped in their driveway the next day if the paving starts.

Mr. Walls asked will you send a letter?

Mr. Boyd responded maybe we need to delay the start until we can give proper notice.

Ms. Kassel stated we can also post signs on those streets.

Mr. Berube stated because of our funding, we do not have to wait until next fiscal year to do this work. We can do it right now.

Mr. Moyer stated you have \$130,000 in reserve accounts. We spent \$25,000 for the dock and are spending \$60,000 on this work.

Mr. LeMenager stated we have \$250,000 in unallocated funds.

Mr. Berube stated I presume these contractors have been out to look at these alleys.

Mr. Boyd stated yes.

Mr. Berube asked do they understand that some driveways are raised and others are lower, and we will hear complaints from owners if the repaving does not match their driveways.

Mr. Boyd stated that is why we are milling and repaving. The elevation will be the same except for where we are trying to eliminate ponding.

Mr. Berube stated I presume District Counsel heard the request to make sure we do not have ponding as part of this acceptance.

Mr. Qualls stated yes.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. LeMenager stated I sent a couple of emails to Mr. Moyer with a copy to Mr. Qualls. I thought it was inappropriate for the Chairman to be saying in a public forum that you were contacting a member of Mr. Moyer's staff and suggesting what they should be doing with respect to the issue of access cards without a lease. I do not think someone from this body should be stating in a public forum that you just told a member of Mr. Moyer's staff what they should be doing. We are a policy-making body, not a management body. We have the Sunshine Law. I was actually in disagreement with your interpretation of the rules. I thought it was fairly clear. If you do not have a written lease, you do not get a card. You must have a piece of paper to get a card. That is what we had discussed. I have actually contacted the property manager in question and given

them a solution. She said no problem and they will get all of their stuff changed. That was what we were talking about in the rules. At the time, I was not that crazy about it, but I knew there was an easy fix to it. I do not think we should be seen to be acting as a management body in public forums, when that is not what we are. The other comment I made was, I saw someone make a comment about whether or not we should be enforcing rules that are not on our website. I must admit, I was pretty much in favor of the person who made those comments. Maybe we should not be enforcing this no written lease/no card until it is actually published. I was in favor of that. It did not seem like an unreasonable request.

Mr. Moyer stated I would agree and frankly, I do not know where the communications broke down. I am not throwing anyone under the bus, but I think Mr. Qualls provided the changes to the rules. Ms. Brenda Burgess is looking for a total set of rules and combine everything so when you pull up the website, it has a complete document of rules and not section changes.

Mr. Qualls stated what I sent to the District Manager was the packet I distributed to the Board. I think this is just a formatting issue. I sent it as a pdf as it is easier to read in Word. Ms. Burgess had converted pdf to Word many times without problems, but this time it had to be reformatted.

Mr. LeMenager stated I appreciate that, but if you go to the website today, it does not say no written lease/no card. In fact, it does not say that at all. That is on our website as our rules. At a certain level, I have a great deal of sympathy with someone who says they tried to follow the rules and this is what the rules say and now we are telling them those rules were changed a few months ago.

Mr. Walls stated at the very least, maybe we can take down what is there now because it does not apply.

Mr. Berube stated as an addendum to your comment, a whole bunch of people complained that they were not there and we could not enforce them. If you noticed, I posted that if they want a copy, give me their email address and I will send it to them. Do you know how many people responded? One realtor did.

Mr. LeMenager stated I sent them the right solution anyway so we are fine.

Mr. Berube stated people moan, groan, and complain and that is fine, but when you give them a quick solution of providing them the rules package, no one responds. Give me your email address and I will send it to you. They should be there, no doubt.

Mr. LeMenager stated it was our mistake because we should have said these rules are effective once they get posted on the website, and that was a mistake we made. We did not think it was going to take this long, but at the very least, we should not be enforcing new rules if they are not posted.

Mr. Walls asked who would have gone there to look at them anyway?

Mr. Berube responded very few.

Mr. LeMenager stated it does not matter because they are still there. We point them to the website. If we are going to do that as a way to get people to understand what the community is about, we need to have the correct information on the website.

Mr. Qualls stated you are correct. What I will say about Ms. Burgess is she does things instantaneously. They are not up there because there are some serious technical challenges.

Mr. Berube stated items get posted overnight sometimes. Does she have a postable copy?

Mr. Qualls responded yes. I sent them in pdf format because I did not think you wanted to pay me to retype it into Word. She told me today that she was able to convert the pdf version to a more readable version. She is just reading it through to make sure there are no problems. She is just being thorough.

Ms. Kassel stated good. There is your resolution.

Mr. Berube asked can we get a commitment from Mr. Moyer on when those might be posted?

Mr. Moyer responded I would like to tell you that based on what Mr. Qualls said, the problem goes away and we can get them posted tomorrow. If Ms. Burgess has to type the entire set of rules over again, that will take some time. She is struggling because she has some problems with her hands. I will try to expedite it as quickly as possible.

Mr. Berube stated it may not look pretty, but if we have to put it up there in pdf format, post it. At least it is there. Take down the old one.

Mr. Moyer stated I agree.

Ms. Kassel stated do this by sometime next week or right after July 4.

Mr. LeMenager stated otherwise your staff should not be saying to people that these are the rules when, in fact, your staff cannot provide them.

Mr. Berube stated I was surprised when people said they were not up there.

Ms. Kassel asked what is happening with our teleconference device?

Mr. Haskett responded the one we bought, Mr. Berube has and is going to sell it. There are two options. One is to spend \$227.12.

Mr. Berube stated I thought I told you to go ahead with it.

Ms. Kassel stated let us just do it. We have needed a teleconferencing unit. You have been on those calls and have heard how awful they are.

Mr. Moyer stated it is terrible.

Ms. Kassel stated it is inexcusable. Spend the money, get the device, and get it working.

Mr. LeMenager stated I agree.

Mr. Haskett stated if that is the direction, we will certainly do that.

Mr. LeMenager stated my constituent asked me about the power washing of sidewalks and how they are getting behind.

Mr. Haskett stated yes, they are.

Mr. LeMenager stated I appreciate all of the work that our staff has been doing on behalf of the developer in the new neighborhood, earlier comments notwithstanding.

Mr. Berube stated we received a credit of 11 hours.

Ms. Kassel stated you are talking about power washing sidewalks but not in front of homes.

Mr. Berube asked where else?

Mr. LeMenager responded in the parks.

Mr. Berube asked did she want the sidewalk in front of her house power washed?

Mr. LeMenager stated no, it is clean, just in general.

Mr. Haskett stated as time allows, the power washing gets done.

Ms. Kassel stated that is why we need a contractor to power wash the fence, because there is not time to do it all.

Mr. Berube stated I think there is with 160 hours each week.

A Resident stated we are going to end up in the situation where our lease is up at the end of August, but we are going to continue to rent while our house is being built. We

technically own property. We are going to have a mortgage. We are going to be renting and not going to be moving into the new house yet.

Ms. Kassel asked are you renewing your lease?

The Resident responded no, because we are only staying until the house is completed.

Ms. Kassel asked how long will that be?

Mr. LeMenager responded ask me after the meeting and I will give you a solution. It is trivial and I use it as a landlord myself to overcome the exact same problem in Artisan Park in Celebration.

The Resident asked are you selling the road signs that were up before or do you still have them? I thought of using them in my kids' playroom.

Ms. Kassel responded they belong to the developer.

Mr. LeMenager stated we did not know the developer was going to install fancy new ones. It was a surprise to me when I saw them on the ground. People are taking them as souvenirs. Ask Mr. Kouwenhoven if you can have some and see what he can do.

TENTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Thursday, July 31, 2014, at 6:00 p.m.

On MOTION by Ms. Kassel, seconded by Mr. Walls, with all in favor, the meeting was adjourned at 8:10 p.m.

Gary L. Moyer, Secretary

Steve Berube, Chairman