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Present and constituting a quorum were:

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

Howard Neal	District Manager, Inframark
Jennifer Goldyn	District Manager, Inframark
Michael Eckert (<i>via Zoom</i>)	District Legal Counsel, Kutak Rock
David Hamstra	District Engineer, Pegasus Engineering
Jorge Baez	Field Services Supervisor, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Leah Popelka	Director of Finance & Accounting, Inframark
Kerry Satterwhite	Area Field Manager, Inframark
Residents and Members of the Public	

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

Mr. LeMenager called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS Audience Comments

Mr. Joe Janeczek commented on Resolution 2024-02 and two names he did not recognize, and requested information on who Mr. Neal and Mr. Stephen Bloom are. He suggested another assessment methodology that should be considered, which is using Osceola County (“County”) home assessments based on values. He asked for clarification regarding work to be done for Blazing Star Lane alley, commented on the prices provided, suggested Mr. Hamstra look at other alternatives, and recommended waiting to do this work for six to 12 months. Regarding the budget process, Mr. Janeczek commented assessments have increased about 43% over the past two years

and would like to see an increase at the inflation rate of 3% to 4%. Last year's \$350,000 increase was for the new maintenance facility that was not built and is still available, and another \$350,000 this year could go for purchase of the golf facility.

THIRD ORDER OF BUSINESS Staff Reports

A. Landscaping: Benchmark Landscaping/United Land Services ("Benchmark")

Mr. Lomasney reviewed work efforts, and discussed items with the Board, including trees are ongoing, and vehicles have impeded some trimming and Benchmark will go back to complete. Leaf cleanup is ongoing, and leaves should be done falling. Crews will aerate turf and address tree rings and flower beds. Tree removals for proposal #81428 approved February 29 were completed this week. Two were done today and the stumps were ground. Annuals are scheduled for May but can be done in April upon consultation with Ms. Kassel as to what is available. Turf is being mowed bi-weekly. Irrigation repairs and inspections continue. Beginning April, mowing will probably begin weekly depending on rainfall.

Discussion ensued regarding work to be done in the verges—fertilizing, weeding, resodding—which will begin next week and be complete in April with irrigation reviews and repairs.

Ms. Kassel discussed some small diameter trees in the courtyards, which are not included in the proposals below but will be provided at a later date.

i. Proposal #81424 for Tree Removal on Blue Stem

Mr. Lomasney reviewed proposal #81424 for three tree removals on Blue Stem.

Mr. Chokanis requested pictures in the proposal. Pictures may have been provided in previous field reports, but it is hard to match with current proposals. Mr. Lomasney will include the proposal numbers on the report. The trees are leaning but do not pose a safety issue over sidewalks.

This proposal was tabled.

ii. Proposal #81431 for Tree Elevation Along U.S. Hwy 192

Mr. Lomasney reviewed proposal #81431 for tree elevation along U.S. Hwy 192.

Discussion ensued regarding concerns about the fence as well as foliage around the trees that may be impacted by not lifting the trees. The branches are lower than three feet. The right side has a viburnum hedge and bahia sod. The left side has branches a little higher, but it is starting to thin the bahia. Not lifting the branches to allow sunlight might lead to washouts and dead vegetation. Ms. Kassel commented on other landscaping projects and is concerned about spending \$6,000 for this work.

Further discussion ensued regarding concerns over having washouts, and branches will scratch vehicles parking near the trees. Mr. Chokanis requested pictures of the trees on both sides. Mr.

Leet asked if a number fewer than 16 could be trimmed, and the west side of the west entrance is the priority. Mr. Leet also requested a map or location to be noted on the proposal.

The record will reflect Ms. Phillips joined the meeting.

iii. Proposal #87858 for Sycamore Tree Replacement

Mr. Lomasney reviewed proposal #87858 for sycamore tree replacement.

Ms. Kassel made a MOTION to approve proposal #87858 from Benchmark Landscaping/United Land Service for sycamore tree replacement, in the amount of \$459.13.
Mr. Leet seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to proposal #87858 from Benchmark Landscaping/United Land Service for sycamore tree replacement, in the amount of \$459.13.

iv. Proposal #87866 for Leaf Removal on Verges

Mr. LeMenager asked what makes up 480 hours to remove the leaves. Mr. Lomasney indicated it would take a month for a whole crew. The leaves would be raked, blown, picked up by hand, and then disposed at the dump. Mr. LeMenager suggested renting an attachment for a mower, but mowers cannot get in due to parking and trees, which is the current situation. Mr. Chokanis clarified the proposal is for collecting leaves on the main boulevards on residential properties. Equipment would only get maybe 30% with the rest done by hand. Ms. Kassel indicated she had ten bags on her property with another ten to go. Mr. Lomasney further clarified they estimated two or three trips to the dump per day. If the Board approves the proposal but it only took three weeks instead of four, those crews could be put to use elsewhere in the community. This would be a one-time cost. Work would begin April 1 and last for a month.

After a brief discussion, the Board is not interested in moving forward with this proposal.

This proposal has been tabled indefinitely.

v. Miscellaneous

Ms. Kassel mentioned the improvements at Buck Lake Park and Harmony Square are finished. Mr. Lomasney will follow up with Ms. Kassel regarding the irrigation on Harmony Square that was not modified enough for that area.

Mr. Lomasney indicated they audited all the pocket parks at the end of last year, and suggested the dog park on Cat Brier Trail be the next priority. Ms. Kassel will discuss further locations and priorities with Mr. Lomasney.

Mr. Chokanis expressed thanks for Benchmark's hard work, and discussed the park at Middlebrook Place cul-de-sac where the grass is destroyed and has ants. Ms. Kassel asked why the grass is destroyed, if it is foot traffic or lack of irrigation. That area is bahia, so it is not irrigated. Ms. Kassel suggested treating it for ants and mulching the area, to which Mr. Chokanis agreed. Mr. Leet asked for clarification of the area to be sure it is the District's responsibility. Mr. Lomasney indicated they are treating some of the beds, and will target spray to kill massive mounds. He can provide a proposal to use TopChoice at the playgrounds, similar to what was done at Buck Lake Park.

Mr. Chokanis commented on the flower beds on Five Oaks Drive at the roundabouts and suggested doing a plastic border around the perimeter to keep the mulch contained, help with weed control, and look cleaner. Mr. Lomasney will provide a proposal.

B. Field Manager: Inframark

i. Monthly Report

Mr. Baez reviewed the landscaping report and discussed the east tower painting will be done next week, with equipment to be rented.

ii. Pontoon Boat Seats, Boat Console

Discussion ensued regarding proposals received at the meeting for upholstery work on the boats, including seats and a console, and some repairs on the Sun Tracker.

Ms. Kassel made a MOTION to approve the proposals from J&M Upholstery and Supplies for upholstery work on boat #1 in the amount of \$3,000, boat #2 in the amount of \$800, and boat #4 in the amount of \$350, in the total amount of \$4,150, subject to the materials being marine-grade upholstery.

Mr. Leet seconded the motion.

Discussion ensued regarding the removal fee of \$500 listed on two proposals does not apply, and the vendor said those could be removed.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposals from J&M Upholstery and Supplies for upholstery work on boat #1 in the amount of \$3,000, boat #2 in the amount of \$800, and boat #4 in the amount of \$350, in the total amount of \$4,150, subject to the materials being marine-grade upholstery.

Discussion ensued regarding the option to reconsider all proposals if J&M Upholstery and Supplies does not provide marine-grade material.

iii. Splash Pad and Pools

Mr. Baez provided an update on the splash pad. The motor broke and was replaced with a new one. They added new equipment for the chlorine, but staff still has to empty the tank and clean it. Staff is still looking for a quote for the computer and has contacted several vendors. Ms. Kassel expressed concern over the delay in getting the splash pad operational with summer coming soon, and feels a company as large as Inframark ought to have brought multiple quotes for replacing the computer months ago. Mr. Chokanis asked to be shown how to turn it on and off. The water still will not dance, but it can run several hours a day. Mr. Baez offered to turn it on at 7:00 a.m. Mr. LeMenager and Mr. Leet asked if the splash pad could run continuously, which would lead to higher electricity use, more wear and tear, and nearby neighbors maybe not wanting to hear it running 24/7. Mr. LeMenager suggested doing as Mr. Baez suggested, turning it on at 7:00 a.m. and off when he leaves for the day. Ms. Phillips suggested it can run longer than when field staff leaves and is willing to also learn how to turn it off. Ms. Phillips discussed the fountain in Celebration that had similar issues, and they replaced the system because parts are unavailable. Ms. Kassel is unclear what the issue is with the computer, whether parts are not available or companies do not provide this service.

Mr. Leet discussed an issue with the pool being cloudy. Mr. Baez commented it was closed for one day for cleaning. The heater is working fine. Mr. Baez is getting quotes for motors for the Swim Club, which typically last three or four years. Discussion ensued regarding if the motors are still under warranty or have a service contract, which staff will investigate.

C. District Engineer: Pegasus

i. Final Decision for the Blazing Star Lane Alley Repairs (*Tracts AC-6 and AC-7*)

Mr. Hamstra requested direction for Blazing Star Lane alley repairs and asked if a response was received from Waste Management's insurance carrier about contributing to the cost. Mr. Neal has followed up with them, but no response received. The contractor is willing to hold the bid 30 more days, which is today. Mr. Hamstra explained options regarding the bid: deny it, accept it, rebid at a later date.

Discussion ensued regarding location of repair, which is at the corner of the intersection. Ms. Kassel asked if there were options other than \$88,000, and Mr. Hamstra explained band-aid solutions that will last maybe a couple weeks. Mr. Leet referenced the reserve study which shows doing that alley in 2026, and suggested it might make more sense cost-wise to do the corner when repaving the alley, which might cost \$600,000 and would absorb the corner. Mr. Leet suggested a short-term band-aid approach for now, and schedule full alley re-mill and overlay in the next two to five years. Mr. Chokanis and Mr. LeMenager agreed with a short-term solution until the alley

is scheduled for repaving. Mr. Hamstra will work with Inframark on a quote for repair. The price was below the bidding threshold, so no motion is needed to deny the proposal, and Mr. Hamstra can notify them informally.

Ms. Kassel asked why such a large disparity between the engineer's estimate and contractor's price. Mr. Hamstra explained the Department of Transportation ("DOT") provides databases and unit counts, which the engineer adjusts based on the size of the project. Unfortunately, pricing is more of a guessing game, post covid. Mr. Hamstra's team has a methodology in place and uses the DOT database and recent bids as well as adjustments for small-scale projects and contingencies. Smaller projects have been priced outrageously high. Mr. Chokanis asked if Mr. Hamstra grades various suppliers on how well they do their job and how they bid the work. Mr. Hamstra suggested larger projects with a lot of line items may attract more bidders and allow room to hide their profit. Smaller projects have fewer places for them to hide their profit. Some contractors are too busy so they may decline or guess at a number instead of spending time on a proposal. This work was outside Jr. Davis's comfort zone.

ii. Lakefront Park Community Maintenance Facility Update

Mr. Hamstra indicated the County reported the District will need to re-establish a new address for electricity, phone land line, and dumpster. While the Board considers the golf course facility option, Mr. Hamstra can continue with the Buck Lake location to get the project submitted and keep it moving.

The Board agreed to move both projects in parallel.

iii. Ponds at Middlebrook Place

Mr. Hamstra reviewed the ponds at Middlebrook Place that are on golf course property, which was an issue raised by Mr. Chokanis. Mr. Hamstra reviewed the plat and South Florida Water Management District ("SFWMD") permit, which show the District is to maintain those ponds. Mr. Hamstra directed Inframark staff to address the north pond with the extensive cattail growth.

iv. Inspections

Mr. Hamstra mentioned he will be performing inspections of the alleys and stormwater ponds, for structure and cattail growth, which will be discussed at the April budget workshop and the priority level and timing to address.

v. Ponds

Ms. Kassel asked if the reserve study addresses a frequency to clean out the ponds, knowing leaves and debris often go down the storm drains. Mr. Hamstra indicated it is more a water quality concern and has nothing to do with flooding. Most communities will go 20 or 25 years before dredging because it is very costly. Ponds average six to eight feet deep, and a bathymetric survey

can be done to see how much was compromised, but it is all below the water level. The work done by Element Environmental was debris stuck in the pipe versus accumulation on the pond bottom. Pipes can be blown out every couple years. Mr. Leet referenced a drainage repair allowance in the reserve study and commented the recent clearing of the pipes has worked really well. Ms. Kassel asked if other areas need the same treatment, but Mr. Hamstra has only heard of three areas that flooded: Cat Brier Trail, Five Oaks Drive, and the Estates. The flooding in the Estates was in the backyards. Ms. Kassel noted some of the ponds are 20 years old and asked if the Board needed to start thinking about adding dredging to the reserves. Mr. Hamstra suggested doing a bathymetric survey to see if the ponds have filled up a lot, which can be added to the budget for about \$2,000 per pond. Mr. Leet mentioned a pond by Feathergrass that was not dug deep enough. Ms. Kassel discussed Long Pond that is narrow in places and looks like vegetation is thickening up, and she expressed concern it will be clogged in a year or two. Mr. Hamstra will walk around it. Mr. LeMenager indicated Long Pond is extremely deep, but Ms. Kassel indicated not at the pedestrian bridges where it is narrow, which are the problem areas.

D. District Counsel: Kutak Rock

Mr. Eckert reported things have been pretty quiet. He agrees it is wise to start looking at methodologies, and will review once Inframark provides options. One piece of legislation that passed requires all special districts to come up with performance standards, goals and objectives, as well as performance criteria, to figure out if you have met those goals or objectives, and provide a report every year whether or not you have met your goals and objectives. Once the governor signs it, the first one will be due October 2024 and will be an annual requirement. Inframark may have ideas, and Mr. Eckert can assist in that effort if needed.

Mr. Leet asked if it is a self assessment, and Mr. Eckert indicated it is internal. The Board will approve the goals and performance measures, and the Board will evaluate if it has met those, with the assistance of the District Manager. Mr. LeMenager suggested Inframark will have a boilerplate that they can apply to most of the districts they manage, which Ms. Goldyn confirmed.

Mr. Leet discussed the mandatory ethics training and asked what the deadline is. Ms. Kassel indicated December 31, 2024, which Mr. Eckert confirmed. Mr. LeMenager asked if the requirement had to be met if you are not a Supervisor on December 31. Mr. Eckert indicated the reporting that a Supervisor has met the requirement does not take place until June 2025.

E. District Manager: Inframark

i. Assessment Methodology Options

This item was discussed immediately following audience comments.

Ms. Popelka reviewed the methodology options and history of the current methodology for non-ad valorem assessments. The operation and maintenance (“O&M”) methodology is different than the debt methodology, which is common when areas remain vacant for a period of time. When development begins to build out and transition, the methodology is often re-evaluated. Harmony has developed residential units with a comparable footprint based on product size. The District has flexibility in determining what methodology to use that makes the most sense for the development. The equalized methodology calculates the same assessment for each product type. The most common methodology—equivalent assessment unit (“EAU”)—is used when bonds are issued and is based on front footage, so smaller lots have a lower assessment than larger lots with the rationale that larger lots have a larger footprint and larger impact on the infrastructure. The EAU methodology follows the debt methodology, which has been evaluated by a number of professionals. Other options are available, including trip counts, stormwater runoff, and others. Professionals will then need to be engaged to provide an analysis, and each line item in the budget has to be assigned to a category, which has to be justified annually. Regarding using the assessed value to determine O&M assessments, Ms. Popelka explained cautions in using value as the basis for O&M assessments.

Discussion ensued regarding what methodology to use for the future apartment project, and belief that the current residential assessments are fine. Ms. Popelka explained how to apply EAU weighting to derive assessments of a comparable nature. Further discussion ensued regarding equitably assessing apartment units that will result in more use of District facilities. Ms. Kassel explained development and ownership of the apartment buildings, where units are rented by individuals, and the building owned by a company. Future apartments could be treated the same as existing apartments.

Mr. Eckert opined assessments should not be levied based on the home’s assessed value because the assessments are based on special benefits that the property receives, and value should not be the predominant factor. Regarding apartment buildings, they receive essentially the same benefits as a townhome or smaller single-family home for recreation costs, but perhaps costs for stormwater management are higher. The District can and should fairly allocate the costs based on benefits received. Mr. Eckert described examples of allocating certain maintenance costs where some are spread equally and others are based on square footage or front footage. Mr. Chokanis asked how to determine what that delta will look like, which will be provided in an assessment methodology and decided upon by the Board, showing the impact of assessments on product types. Ms. Popelka suggested not making the model too complicated, e.g., splitting line items. Staff can

evaluate the impacts based on disparity of uses in the community, where residential product types are more uniform.

Further discussion ensued regarding the timeframe for the apartments. South Lakes has not submitted a pre-application with the County, but came for a meeting and indicated maybe 2026. The apartments in the front have not been discussed yet but they are moving ahead with planning.

ii. Resolution 2024-07, Designating Officers

Mr. LeMenager read Resolution 2024-07 into the record by title.

Ms. Goldyn explained the persons listed on the resolution, including Mr. Neal who is assisting Ms. Angel Montagna. Mr. Bloom heads the Inframark finance team and currently serves as Treasurer.

Ms. Kassel made a MOTION to approve Resolution 2024-07, designating the following officers: Mr. LeMenager as Chairman; Mr. Leet as Vice Chairman; Ms. Montagna as Secretary; Mr. Bloom as Treasurer; and Mr. Neal, Mr. Chokanis, Ms. Kassel, and Ms. Phillips as Assistant Secretaries.
Mr. Leet seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2024-07, designating the following officers: Mr. LeMenager as Chairman; Mr. Leet as Vice Chairman; Ms. Montagna as Secretary; Mr. Bloom as Treasurer; and Mr. Neal, Mr. Chokanis, Ms. Kassel, and Ms. Phillips as Assistant Secretaries.

FOURTH ORDER OF BUSINESS Business Items

A. School Request to Reserve the Pool for ESE Students

Mr. LeMenager reviewed the request from the high school to reserve the pool for ESE students.

Ms. Kassel made a MOTION to approve the event use request from Harmony High School to reserve the pool for ESE students on May 12 from 8:30 a.m. to 1:00 p.m., as presented.
Mr. LeMenager seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use request from Harmony High School to reserve the pool for ESE students on May 12 from 8:30 a.m. to 1:00 p.m., as presented.

Discussion ensued regarding prior authorization given to the District Manager to approve these requests.

B. Discussion of Golf Course Maintenance Facility

Mr. LeMenager suggested there might not be much to discuss at the meeting. He spoke with the owner of the golf course yesterday. The appraisal was received late yesterday. Mr. LeMenager asked a few questions of Ms. Montagna and Mr. Eckert yesterday, and more information will be forthcoming in the next couple weeks, including financing options. Mr. Eckert provided several financing options and an opinion on which one he thought was best. Mr. LeMenager will be pushing this issue to move ahead.

Ms. Kassel believes the facility is bigger than the District needs, which Mr. LeMenager suggested the extra space can be rented out. Ms. Kassel asked if other districts rent out their facilities. Mr. Eckert reviewed situations where that has occurred, which might result in losing a real estate tax exemption and should be included in the financial analysis if the rented space is being used for a non-governmental purpose. If financing with tax-exempt bonds or notes, renting the space might not be allowed in the bond covenants for that issuance. Mr. Eckert provided the example of a district renting out part of the amenity center to the developer for their sales office. Ms. Kassel indicated the facility would be rented out to the landscaping vendor for equipment and supplies on a permanent basis, possibly the golf course on a temporary or permanent basis, and other uses. Those are concerns for Ms. Kassel, as well as the management of it. Mr. Leet asked if use by the District's landscape vendor would be different than renting to some other third party. Mr. Eckert suggested making that argument to bond counsel. The two issues Mr. Eckert raises are federal tax issues which would not apply if not issuing bonds, and the annual real estate tax issue. The tenant could pay those taxes, and other issues can be resolved.

Mr. Leet asked of any restrictions if the District issued bonds for the purchase of the property and generated revenue from the existing RV lot behind it, which bond counsel will have to answer. The District might be able to do that through the recreation power, and if the lot is open to everyone, you could probably resolve that issue. Ms. Goldyn offered to reach out to bond counsel for those answers. Mr. Leet suggested it would be beneficial to rent out the RV lot. Ms. Kassel asked if there is access, which might have to be done for the backside. Mr. Leet indicated they are contiguous, and suggested the PD might have to be modified for a roadway to that site.

Mr. LeMenager will be working to provide much more information over the next couple weeks.

Ms. Phillips asked if a solution to the tax problem would be if the District purchased the equipment and the landscape vendor rented it from the District. Mr. LeMenager suggested renting the facility to more than just the landscape vendor. Ms. Phillips will schedule a visit the facility.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Minutes for the February 29, 2024, Regular Meeting

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

Ms. Kassel commented on the wonderful job with the minutes. They are not "near verbatim," but they still capture a fair amount of the discussions and are much shorter.

B. Financial Statements (February 2024)

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

Mr. LeMenager asked why assessment collections from the tax collector are \$344,000 under the prorated budget. Ms. Goldyn indicated Ms. Popelka's team will research that. Ms. Kassel asked if it was a couple owners or one entity.

C. Check Register #286 (February 2024)

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

Ms. Kassel questioned an invoice for 000 Harmony Square Drive from Toho Water Authority for mid-December to mid-January that was ten times more than the month before, perhaps due to a leak or some other issue. Mr. Lomasney will follow up.

Ms. Kassel made a MOTION to approve the consent agenda, as presented.

Mr. Leet seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, as presented.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kassel asked if the District still needs to purchase a garden shed, and Ms. Marilyn Ash-Mower indicated they do. Ms. Kassel reviewed previous proposals she obtained and requested they be on next month's agenda, with newer proposals if these have expired.

Ms. Kassel discussed previous discussions for Children At Play signs or boulders for some ribbon curbs at alleys, and asked the resolution. Mr. Hamstra indicated clarification needs to be obtained from Waste Management that they will not stop service if boulders are installed because residents indicated they stopped collected trash. Mr. Hamstra will follow-up with Ms. Montagna and Ms. Goldyn. Mr. Neal will follow up regarding Waste Management's insurance carrier.

Ms. Kassel asked if Garden Road had enough rocks, and Ms. Ash-Mower indicated no. Mr. Baez will order more for next week.

Ms. Kassel indicated a picnic table is not in use. The Nature and Animal Committee discussed purchasing a new one, at a cost of \$905 but will use that existing one to put at the entrance to Billy's Trail on District property. Ramps that had been used for one of the mobile buildings that had been trashed will also be utilized on Billy's Trail.

Ms. Kassel asked when the next report is coming from SFWMD or Army Corps of Engineers regarding monitoring and maintenance of invasive species. Mr. Hamstra indicated Ms. Katherine Bowman sends a semi-annual or quarterly report to SFWMD. He will follow up with her to see if the District has met the goal of the percentage reduction of Old World Climbing Vine because it is in a conservation area. This will be important for the budget process.

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in favor, the meeting adjourned at 7:39 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman