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3 **MINUTES OF MEETING**
4 **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

5 The regular meeting of the Board of Supervisors of the Harmony Community Development
6 District (“CDD” or “District”) was held Thursday, August 29, 2024, at 6:00 p.m. at the Jones
7 Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

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9 Present and constituting a quorum were:

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|---------------------|---------------------|
| 10 Mark LeMenager | Chairman |
| 11 Daniel Leet | Vice Chairman |
| 12 Lucas Chokanis | Assistant Secretary |
| 13 Kerul Kassel | Assistant Secretary |
| 14 Joellyn Phillips | Assistant Secretary |

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

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| 17 Howard Neal | District Manager, Inframark |
| 18 Kate John | District Legal Counsel, Kutak Rock |
| 19 Jorge Baez | Field Services Supervisor, Inframark |
| 20 Nick Lomasney | Benchmark Landscaping/United Land Service |
| 21 Residents and Members of the Public | |

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23 *This is not a certified or verbatim transcript but rather represents a recap of the discussions and*
24 *actions taken at the meeting. The full meeting recording is available in audio format upon request.*
25 *Contact the District Office for any related costs for an audio copy.*
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27 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

28 Mr. LeMenager called the meeting to order at 6:00 p.m.

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

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31 **SECOND ORDER OF BUSINESS** **Audience Comments**

32 Mr. LeMenager indicated a three-minute time limit for comments.

33 Mary, 3831 Songbird Circle, comments were not included in the minutes for the budget
34 hearing.

35 Debbie, 7450 Oakmark Road, Care of the lawns around the lakes, things are improving.

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37 **THIRD ORDER OF BUSINESS** **Staff Reports**

38 **A. Landscaping: Benchmark Landscaping/United Land Services (“Benchmark”)**

39 Mr. LeMenager commented on the fine job Benchmark did with an abandoned house and the
40 work they did to clean it up.

41 Mr. Lomasney reported maintenance has been pretty wet but they have been able to get stuff
42 done. Irrigations issues have been replaced. Mainline repair has been fixed near the fire hydrant.
43 Did fertilizing around Cat Brier. Pallets of sod have been brought in to replace dead sod. Oak trees
44 on Cordgrass are not established to do a big cut, second run will be in the fall to raise them up

again. Two trees to be replaced in this area and a proposal will be at the next meeting. Sundrop street tree to be replaced in September. For the pocket park project – seeing some dying plants in the pocket parks.

Ms. Kassel requested a budget number for doing this from the Board.

Mr. Lomasney commented on the sod at the playground on Middlebrook area. Seeding is recommended. Previous proposal of Bahia sod was reviewed for all the missing sod.

Mr. Chokanis commented that the grass needs to be fixed, but the proposal is expensive.

Ms. Kassel asked is the irrigation working here.

Mr. Lomasney responded that it is.

Discussion ensued about seeding and Bahia. See discussion due to price and being cost effective followed.

Ms. Phillips asked how many miles of irrigation in the community?

Mr. Lomasney responded that he is unsure.

Ms. Kassel asked who is responsible for the trees at Five Oaks Drive in front of the Ashley Park townhomes?

Mr. Lomasney responded that is the homeowner.

Ms. Kassel inquired would this be the HOA.

Ms. Kassel asked about the trees around the Ashley Park pool.

Mr. Leet noted Ashley Park HOA owns the surrounding areas. Discussion ensued.

Discussion over signs on Clay Brick Road that state Residents Park Only ensued.

Mr. Chokanis asked about the mainline break and how it was caused.

Mr. Lomasney explained what happened to the pipe.

Discussion over Schoolhouse Road irrigation ensued. Ms. Kassel called the school to see when it is going to be addressed, Mr. Lomasney contacted the school also.

B. Field Manager: Inframark

i. Monthly Report

Mr. Baez went over the projects that are being worked on. Painting is happening, water drinking fountain replaced at Buck Lake, Swim Club lattice done, five dog stations replaced, paver's in Ashley pool are being done, restrooms are being done two times a day to check for cleanliness, wax rings were replaced in the bathrooms, drained kids pool and tried to remove the stains, resurfacing maybe needed, all swings throughout the community have been replaced.

Ms. Kassel would like to see responses from Inframark like Benchmark does, dates to be included.

Mr. LeMenager commented that the pocket park behind his home, between Schoolhouse and Beargrass was the staging area for the alleyway and the sod there is dead. This should be in the Field Inspection Report.

Ms. Kassel inquired if Inframark has a sidewalk crew.

Mr. Neal responded they do.

Ms. Kassel asked if there was any update on the Waste Management claim.

Mr. Neal responded that he is still waiting to hear back from them.

Ms. Kassel asked if there was any update on the No Commercial Vehicle Parking signs.

Mr. Neal responded that the applicable application has been submitted to the County, but they have not received an update.

C. District Engineer: Pegasus

i. Community Maintenance Facility Update

ii. Safety Ramp Improvements at the Intersection of Clay Brick Road and the High School

Mr. Neal reported Mr. Hamstra was unable to attend due to a conflict.

Mr. LeMenager commented that he was not happy with the Engineer sending stuff late, and that everything is last minute.

Ms. Kassel commented on the bathymetric survey and asked how you read it.

The following information was emailed to the Supervisors prior to the meeting.

- Garden Road Storage Shed – we have called and emailed Osceola County repeatedly to speak with someone about not required a Site Development Plan (SPD) submittal and only proceed with a Building Permit Application as we were informed originally. Unfortunately, to be continued.
- Five Oaks Drive Proposed Maintenance Facility – we have not been able to secure a proposal from a Civil Engineering company yet to prepare and submit development plans to Osceola County. We have a few more names to contact and request proposals for the Board's approval.
- The Estates Drainage Improvements – we have completed the construction plans (refer to first attachment) and have requested PJ Piney with Element Environmental to provide a quote that can be reviewed by the Board at the September 26th CDD meeting.
- Bathymetric Survey for Ponds P2-2 and P2-3 (refer to the second attachment for a copy of the Bathymetric Survey).

D. District Counsel: Kutak Rock

i. Consideration of Agreement with Flock and Related Negotiation Issues

Ms. John provided a Flock agreement status update, background on the agreement and what was holding it up. Flock did agree with the changes, and it was signed.

Discussion over what happened followed.

ii. Consideration of Resolution 2024-12, Security Access Policy

Ms. John noted the District Manager should be the only one with access.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, Resolution 2024-12 Security Access Policy

E. District Manager: Inframark

i. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series 2014

Mr. Neal noted this is for informational purposes. The report indicates that there is no cumulative rebate requirement liability as of June 29, 2024.

ii. Arbitrage Rebate Report Capital Improvement Revenue Refunding Bonds, Series 2015

Mr. Neal noted this is for informational purposes. The report indicates that there is no cumulative rebate requirement liability as of April 27, 2024.

iii. Consideration of LLS Tax Solutions Inc, Engagement Letter Capital Improvement Refunding Bonds, Series 2015

Mr. Neal stated this is the engagement letter for the next three years, \$600 per year. The arbitrage services are to assist in meeting requirements for federal income tax compliance purposes.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, the LLS Tax Solutions Inc, Engagement Letter Capital Improvement Refunding Bonds, Series 2015 was approved.

Mr. Neal commented on the meeting schedule and that the October meeting is on the 31st which is Halloween. It was suggested to move it one week earlier to October 24th.

On MOTION by Mr. LeMenager and seconded by Ms. Kassel, with all in favor, moving the October 31st meeting to October 24th was approved.

FOURTH ORDER OF BUSINESS

Business Items

None.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Minutes for the July 25, 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.

B. Financial Statements (July 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.

C. Check Register #291 (July 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 commented on user facility revenue being a negative. Access card revenue is so low, why is this so low. Discussion ensued.

Mr. Baez commented that he will take what he has to Celebration right of way for processing.

Ms. Kassel commented that Reserve - Other is negative \$59,801, why is this. This needs to be corrected and revised for the agenda.

Mr. Neal will talk to Christian, the accountant, about that.

Ms. Phillips commented that she has questions but she we will talk with Christian about them.

Mr. LeMenager commented that the District finally got all of our revenue, why did it take so long. He had one comment on the minutes, that when motioning to approve the budget with a 3.5% increase, he had thought that Mr. Leet said it specifically. Motion does not include the budget at 3.5%.

Ms. John noted the Board can approve the minutes to reflect that change.

Mr. Leet commented on the motion and clarified that the issues found on the financials within the consent agenda and the changes to the minutes are included in the motion Kerul/Dan made.

D. Ratification of Proposal #116697 from Benchmark Landscaping for 6839 Sundrop – Oak Tree

Mr. Neal noted this is to replace a tree which is scheduled for the second week of September.

E. Ratification of Proposal #26896 from Complete Access Control O.C. F. Inc for Ashley Pool

Mr. Neal noted this was to fix the access control to Ashley pool.

On MOTION by Ms. Kassel seconded by Ms. Phillips, with all in favor, the Consent Agenda was approved as amended.

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SIXTH ORDER OF BUSINESS **Supervisor Requests**
A. Discussion of Pools (Supervisor Phillips)

Ms. Phillips noted the pool is not staying as nice as it used to at Swim Club.

Mr. Baez stated EcoLab does the chemicals. Field does the cleaning of it.

Ms. Phillips continued that users should be showering to remove lotions and sunscreen.

Discussion ensued.

Mr. Leet suggested asking Ecolab and see what is going on and if more chemicals are needed to help with the lotions.

Mr. Leet stated a resident comment about the pond behind Oakmark, Field services could communicate even if nothing is there.

Ms. Kassel addressed plants in the pocket parks that they visited ten months ago, we now have dead plants. Asking the board what they want to approve for pocket park refurbishment work with Mr. Lomasney.

Mr. LeMenager commented that the pocket parks do not get used for anything, they are nice to look at but is this needed.

Mr. Leet stated there is \$45,000 in the budget.

Mr. Neal commented that there is \$5,000 remaining. Discussion ensued over pocket park usage. Resident made a comment about them.

Ms. Kassel asked the Board for a number.

Mr. Chokanis asked about the ramp for safety on Clay Brick Road.

Ms. Phillips asked what the ramp will do.

Mr. Chokanis responded that it would be to prevent kids falling off the curb.

Ms. Phillips stated back to the pocket parks. Discussion ensued over getting a proposal.

Ms. Kassel commented that we could use the line item for Landscape Services - Miscellaneous for field which is \$28,109. Discussion ensued.

Mr. Phillips asked about the ramp again. Discussion followed.

Mr. Chokanis tried to explain the purpose.

A resident commented on Clay Brick Rd and that school kids that are not from Harmony, are parking cars in the area.

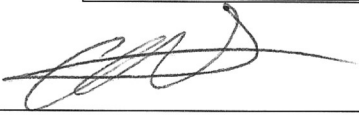
Mr. LeMenager commented that this issue is old and is a County issue.

Mr. Chokanis suggested contacting the County. Discussion ensued.

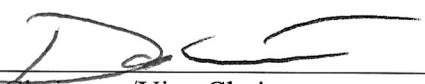
SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LeMenager, seconded by Mr. Chokanis, with
all in favor, the meeting adjourned at 7:15 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman