

**MINUTES OF MEETING
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harmony Community Development District (“CDD” or “District”) was held Thursday, May 23, 2024, at 6:00 p.m. at the Jones Model Home, 3285 Songbird Circle, Saint Cloud, FL 34773.

Present and constituting a quorum were:

Mark LeMenager (<i>via Zoom</i>)	Chairman
Daniel Leet	Vice Chairman
Lucas Chokanis	Assistant Secretary
Kerul Kassel	Assistant Secretary
Joellyn Phillips	Assistant Secretary

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

Angel Montagna (<i>via Zoom</i>)	District Manager, Inframark
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
Kerry Satterwhite	Area Field Manager, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents a recap of the discussions and actions taken at the meeting. The full meeting recording is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Leet indicated a three-minute time limit for comments. It is not a question-and-answer period.

There being no audience comments, the next order of business followed.

THIRD ORDER OF BUSINESS

Staff Reports

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

i. **Proposal #97871 for TopChoice**

42 Mr. Lomasney reviewed proposal #97871 for TopChoice fire ant treatment, in the amount of
43 \$2,290.

ii. Proposal #98556 for Summer Annuals

45 Mr. Lomasney reviewed proposal #98556 for summer annuals in the amount of \$3,500.

46 **iii. Proposal #98919 for Bed Edging**

47 Mr. Lomasney reviewed proposal #98919 for about 500 feet of bed edging for all the beds at
48 the roundabouts and Harmony Square at the corners, in the amount of \$2,215.24.

49 Ms. Kassel commented the Board does not know what the edging looks like and asked why
50 the proposal was provided. Mr. Lomasney indicated it was discussed by the Board and is a black
51 vinyl edging. Mr. Chokanis had previously requested a proposal for bed edging. Ms. Kassel
52 requested future proposals show the number of feet under quantity, and the unit price should be
53 the price per linear foot. Mr. Chokanis reviewed the benefits of bed edging, such as retaining
54 mulch in the beds.

55

56 Mr. LeMenager made a MOTION to approve the following
57 proposals from Benchmark Landscaping: #97871 for TopChoice
58 fire ant treatment, in the amount of \$2,290; #98556 for summer
59 annuals in the amount of \$3,500; and #98919 for bed edging, in the
60 amount of \$2,215.24.

61 Mr. Leet seconded the motion.

62

63 Ms. Kassel commented proposal #97871 for TopChoice would have been nice to list out the
64 specific areas and generally more details on future proposals. Mr. Lomasney will include more
65 details going forward, and confirmed the proposal includes all park areas.

66

67 Upon VOICE VOTE, with all in favor, unanimous approval was
68 given to the following proposals from Benchmark Landscaping:
69 #97871 for TopChoice fire ant treatment, in the amount of \$2,290;
70 #98556 for summer annuals in the amount of \$3,500; and #98919
71 for bed edging, in the amount of \$2,215.24.

72

73 **iv. Emergency Repairs for Mainline Breaks**

74 Mr. Lomasney indicated he provided two emergency proposals today for mainline breaks on
75 Cat Brier Trail to use a stump grinder to get to them due to the roots. The breaks are unrelated to
76 the other issue. One area has sod, and one does not. With the irrigation moisture control (“iMC”),
77 one was discovered, and the other is being repaired. Mr. Neal indicated the proposals have been
78 approved and signed today as emergency repairs, and will be ratified at the next Board meeting.

79

80 **v. Soccer Fields**

81 Mr. Neal discussed with Mr. Lomasney regarding the soccer field. Everything that can be
82 done has been done, and it needs replacement. Renovations for the soccer field were proposed at
83 the same time as the pocket parks, and Mr. Lomasney will review the proposals and look at all
 options for replacement. Ms. Kassel asked if the soccer field is getting irrigated. Mr. Lomasney

84 indicated the irrigation system has been tested, but the turf is worn out. Weeds grow faster than
85 turf, and the field is used a lot, especially evening hours. Irrigation has been tested and is
86 working, but the turf is at the end of its life. The condition was discussed last month, including
87 options to lengthen the useful age by closing the field for a period of time. Mr. Chokanis
88 suggested perhaps seeding it with bahia and closing it down for a month. He suggested other
89 options are viable before considering total replacement of the turf. Mr. LeMenager made the
90 comment regarding seeding the field with rye at the beginning of winter, which had been done in
91 previous years and worked well. Ms. Kassel suggested seeding it with both rye and bahia since
92 bahia takes six months to germinate and will start to grow at the same time the rye will start to
93 die off. Mr. Lomasney will provide options for the next meeting. Ms. Kassel asked if a broadleaf
94 herbicide is being used, but it is not because the turf has too many weeds. Mr. Leet asked how
95 the field will be closed off and how to enforce not using it. Ms. Kassel indicated stakes were put
96 down with caution tape, but it did not keep people off. Mr. Leet suggested thinking about how to
97 limit use of the field or closing it off with the other options. Ms. Phillips suggested having a
98 conversation with the soccer organization to help get the word out. Mr. Lomasney suggested
99 planting rye in November, which takes 14 days to germinate and close the field during that time,
100 which Mr. LeMenager indicated is what used to be done and worked quite well. Mr. Neal will
101 add this to the project board. Soccer season starts in November, so we can shoot for late October.

102 **vi. Miscellaneous**

103 Ms. Kassel indicated the verge at the entrance to Buck Lake Park at Cat Brier Trail and Pond
104 Pine does not seem to be getting any water for many months. That area is irrigated.

105 **vii. U.S. Hwy 192 Trees**

106 Mr. Lomasney provided pictures of the trees proposed at a previous meeting to be lifted at
107 the entrance near the fence. Ms. Kassel indicated the concern was damage to the fence and
108 foliage underneath the trees that might get shaded out because of the trees. Ms. Kassel prefers to
109 spend that amount of money refurbishing other areas that residents see. Mr. Chokanis suggested
110 providing the proposal and pictures for the next meeting. Mr. Lomasney's concern is the
111 viburnum and magnolias, but this could be revisited in the fall. Pictures #31 and #32 in the
112 Inframark field report show these trees. Ms. Phillips pointed out picture #30 shows tree branches
113 stuck in the wires, and Mr. Neal will reach out to OUC to trim those trees.

114 **viii. Sod Installation**

115 Mr. Lomasney commented the sod has been installed and they are waiting 30 days before
116 applying any chemicals, which will close out the last phase for Schoolhouse Road, Five Oaks
117 Drive, and Cat Brier Trail. Ms. Kassel suggested the irrigation was not working at 3344 Cat

118 Brier Trail and sod was lost, and Benchmark should be responsible for those areas because they
119 had several months of no irrigation and are struggling; irrigation needs to be repaired, and
120 Benchmark should refurbish those areas since irrigation has not been working for several months
121 but the Board was told irrigation in that area was working. Mr. Lomasney will investigate the
122 whole block.

123 Ms. Kassel also raised the small dog park at Brackenfern Drive and Primrose Willow Drive
124 where the verge in front of the park on Cat Brier Trail has not been getting water, either. It is not
125 as bad as the area in front of houses, but Mr. Lomasney will investigate.

126 B. Field Manager: Inframark

i. Monthly Report

127 Mr. Baez reviewed field activities. Sidewalk grinding continues. The splash pad chemicals
128 are on hold pending the contract with EcoLab, but staff will continue to use Pool Sure until the
129 contract is executed. The health department will perform an inspection prior to being able to use
130 the splash pad. They inspected the other pools, which passed the inspection. Staff will clean the
131 drains before rainy season.

132 Mr. Leet asked if items in the report need Board input to proceed. Mr. Baez indicated they
133 are still working on last month's report. Staff is down by one person, which Mr. Baez is covering
134 Saturdays. Mr. Satterwhite indicated other staff from the Celebration office are covering the
135 other days until the position gets filled.

136 Ms. Kassel asked if the monthly items in the field report are also on the task list for the
137 project board. Mr. Neal indicated only major items are on the project boards, but they can be
138 added. Ms. Kassel requested field items requiring action be included. Mr. Chokanis asked if they
139 are recommendations for things to be taken care of, or if they are things to be fixed and brought
140 to the Board's attention. Mr. Baez indicated they will begin fixing things and catching up. Mr.
141 Chokanis agreed with Ms. Kassel to include them on the project board, or an action item list with
142 a location since many are repeat items. Some items need Board input but not necessarily Board
143 action. Before proposals are obtained, staff should ask if the Board wants to proceed, as in the
144 example of proposals for a surveillance system that was never discussed. Security systems have
145 different rules for what should be disclosed in a public forum. Mr. Leet reached out to a security
146 camera vendor, Flock Safety, which only deals with incoming traffic license plates. Mr. Eckert
147 requested conversations of this nature—including locations for cameras—be handled in a closed
148 security session. Mr. Neal asked if the Board would like to proceed with getting more proposals
149 or not. Ms. Kassel noted a closed session has not been included on an agenda. Mr. Satterwhite
150 confirmed for any field items that need approval from the Board, it will be noted as needing
151

152 action. Mr. Leet gave the example of fences. A recommendation was made but no proposals
153 provided. Ms. Kassel indicated water coming out possibly from telecommunication equipment or
154 drainage, behind houses on Dark Sky.

155 Ms. Phillips asked about item #36, parking on District property with recommendations, and
156 suggested putting down gravel for a parking area. Construction is occurring in that area. Ms.
157 Kassel asked if the vehicles are construction workers or residents, who may be displaced by
158 construction. Ms. Kassel asked if the small trees that are not doing well could be flush cut, as
159 suggested by Benchmark. Ms. Phillips questioned if the tree canopy had to be maintained, but
160 Ms. Kassel indicated they are not a street tree and are very small.

161 Ms. Kassel asked about item #7 for grass at a playground at Middlebrook, and replacing
162 grass would be foolhardy. The proposal was for bahia, but anything will be destroyed.

163 Ms. Kassel asked if the boat upholstery has been replaced on the seats. Two are complete and
164 the seats for the third are with the vendor to be complete.

165 **C. District Engineer: Pegasus**

166 **i. Lakefront Park Community Maintenance Facility Update**

167 Mr. Hamstra provided an update on the maintenance facility. Osceola County (“County”) is
168 lacking an engineer and is lacking complete comments for the original concept of the
169 maintenance facility at the lakefront.

170 **ii. Blazing Star Lane Alley**

171 Mr. Hamstra reviewed a second bid for asphalt milling option to compare to the first one at
172 \$60,000. A second contractor that will do this small of a project will provide a proposal that will
173 be provided at the next meeting. The other contractors contacted would not provide a price for a
174 project this small.

175 Ms. Kassel asked if anything had been received from Waste Management. Mr. Neal received
176 a response to set a call, which he will continue to work on a time to set.

177 **iii. Golf Course Maintenance Facility**

178 Mr. Hamstra discussed a meeting with Mr. Satterwhite, Mr. Vincent Morrell, and Mr. Baez
179 with the general manager for the golf club on May 10, had a tour inside and outside, and made
180 some notes about what can be done to expand or quarantine different sections for a site plan to
181 discuss if the Board moves forward to acquire the facility.

182 **iv. Alley Inspections**

183 Mr. Hamstra reviewed an inspection performed in 2020 by the previous engineer for six of
184 the alleys, two of which have since been milled and resurfaced. Two are coming up that should
185 be revisited: A-1 Ashley Park and G Green. Mr. Hamstra will review those the first week in June
186 and report to the Board if they can wait another year in lieu of being milled and resurfaced.

187 **v. Permits for Harmony West CDD (“Harmony West”) with South Florida Water
188 Management District (“SFWMD”)**

189 Mr. Hamstra reviewed the permit criteria from SFWMD for Harmony West to control the
190 Old World climbing fern to see if the same criteria apply to the District. Ms. Catherine Bowman
191 is back from vacation and will provide a report to Mr. Hamstra if both districts have to maintain
192 the same standards in keeping it under control.

193 **vi. Miscellaneous**

194 Ms. Kassel asked about the bathometric survey for Long Pond at the bridges, which Mr.
195 Hamstra has not yet done but will look into.

196 Ms. Kassel asked if Ms. Bowman will report if the District has met its invasives management
197 goals, and she will provide a maintenance report that will outline if the District is close to
198 achieving or has met the percent removal of nuisance species.

199 Mr. Chokanis commented on Clay Brick Road and the tunnel that runs under U.S. Hwy 192
200 where middle school kids are running fast and fall into the road, and asked if a rail could be
201 added to the sidewalk along the verge. Some kids have crashed and fall off the curb, and some
202 parents have asked what the cost would be to install a rail at that curb. Discussion ensued
203 regarding ownership of the road and the sidewalk, location of the rail, a ramp going from the
204 sidewalk to the roadway, which includes a pull-off, with a ramp coming off the sidewalk by
205 excavating part of the sidewalk to install a ramp. Ms. Kassel asked if field staff could perform
206 that work. Mr. Hamstra will meet with Mr. Satterwhite and Mr. Baez to see if staff can do it and
207 meet ADA requirements.

208 **D. District Counsel: Kutak Rock**

209 **i. District Requirement to Identify Goals and Objectives**

210 Mr. Eckert provided information to Mr. Neal regarding identifying goals and objectives as
211 well as performance measures to determine if the District has met its goals and objectives. A
212 report is due every December that is posted on the website, noting if you have met the goals and
213 objectives. The manager will look at it and provide to the Board. This report is required for all
214 districts, and the reports should have some uniformity.

215 **ii. Golf Course Maintenance Facility**

216 Mr. Eckert reviewed conversations with bond counsel regarding the golf course maintenance
217 facility, which will be discussed further under that agenda item.

218 **iii. Agreement with Ecolab Pool and Spa (“Ecolab”)**

219 Mr. Eckert reviewed conversations with staff and Ecolab regarding the agreement and six
220 items related to insurance, termination, early termination fees, and so forth. Progress continues.

221 For the benefit of the audience, Mr. Leet reviewed the presentation from Ecolab at the last
222 meeting for pool chemicals and automated equipment for all pools, including the splash pad.
223 Pool Sure will continue to provide chemicals in the interim. Mr. Neal pointed out counsel has
224 been diligent in protecting the District's interests with the Ecolab agreement. Mr. Chokanis
225 indicated the Ecolab representative is a resident of Harmony and believes this will be more
226 efficient and cost effective. Ms. Kassel asked if the monitor for the splash pad was working yet,
227 which is still on backorder to be delivered. Ecolab will only be responsible for chemical delivery
228 and balancing to make sure the water meets health department standards. The splash pad runs but
229 is not safe now. Mr. Leet asked if anything needs to be done in the interim until the agreement
230 with Ecolab is executed, and Mr. Neal indicated field staff has done everything possible until the
231 monitor arrives. Then the health department will test the water so the splash pad can be opened.
232 Mr. Leet clarified the Ecolab contract is a separate issue from receiving the monitor. Regardless
233 the status of the Ecolab agreement, the District can still get chemicals from Pool Sure, have field
234 staff test the levels, and get the health department to perform an inspection. Mr. Neal confirmed
235 the Ecolab agreement does not include monitoring. Ms. Kassel asked Mr. Neal to contact the
236 supplier for the monitor to request an estimated time of arrival. Mr. Chokanis indicated school is
237 letting out and summer is coming, so the splash pad is one of the highest priorities, which Mr.
238 Neal confirmed is a priority for staff. Mr. Leet asked if a cost is associated with delivery,
239 installation, monitoring, or testing that would require Board action. Mr. Baez indicated
240 installation was not included. Ms. Kassel pointed out the dollar amount would be within the
241 manager's or Chairman's purview to approve.

242 **iv. Potential New Meeting Location**

243 Ms. Kassel discussed potentially needing a new meeting location. Previous counsel advised
244 against meeting at a facility Ms. Kassel's owns, even at no cost, and asked if Mr. Eckert is of the
245 same opinion. Mr. Eckert indicated if it is no cost to the District, there is no concern because the
246 conflict of interest laws and enrichment laws apply when receiving a financial gain, and he does
247 not have the same concern.

248 Board members expressed agreement and willingness to meet at Ms. Kassel's ranch, if the
249 Jones model home becomes unavailable. Ms. Montagna suggested the Board schedule a start
250 date to begin meeting there since no one knows how much time the Jones model home will be
251 available. Ms. Kassel indicated the change in meeting location needs to be advertised. Mr. Leet
252 asked if Mr. Neal would reach out to Jones Homes, noting the number of residents at tonight's
253 meeting, which is within walking distance for some people. Ms. Montagna indicated the Board

254 will be considering its annual meeting schedule at the July meeting, and it will be cheaper to
255 advertise all the meetings at one time, so the Board could begin meeting at the new location
256 October 1; otherwise, the District will have to advertise multiple times and incur fees each time.
257 Ms. Goldyn suggested advertising the budget hearing for that location. Mr. Chokanis asked why
258 the District should advertise for a new location until this one becomes unavailable, and asked if
259 the ranch could be a backup location. Mr. Leet asked if the Jones model home is expected to be
260 unavailable in fiscal year 2025. Mr. LeMenager shared comments from residents that the current
261 setup is not very professional, and the ranch has a very large meeting room that could be well set
262 up for a meeting and look more professional. Ms. Kassel suggested tabling this item to the next
263 meeting while Mr. Neal finds out what options and timing are available. Mr. Eckert asked if the
264 ranch is within Osceola County, which Ms. Kassel confirmed it is. The ranch used to be in the
265 Harmony development of regional impact (“DRI”), which the legislature did away with and is
266 now the planned development (“PD”). Mr. Leet pointed out the ranch is not as far away as some
267 past meeting locations have been.

268 **E. District Manager: Inframark**

269 **i. Number of Registered Voters—2,349**

270 Mr. Neal entered the number of registered voters into the record, as of April 15, 2024.

271 Ms. Kassel asked if anyone is planning to qualify for seats 1, 3, or 5. Mr. LeMenager
272 indicated he is.

273 **ii. Watercraft in Retention Ponds**

274 Mr. Neal discussed a resident on Buttonbush Loop who saw someone in the retention pond in
275 a watercraft, looked like kayaks, and asked direction regarding signs or means to notify residents
276 of what is and is not allowed on the water. Ms. Kassel commented signs were installed
277 previously but people removed them.

278 **iii. Ashley Park Pool**

279 Mr. Neal indicated he met with Toho Water Authority (“Toho”) at the Ashley Park pool, and
280 they require a backflow installed at the meter, which is now a requirement for commercial pools.
281 Ms. Montagna commented the report will be at the Celebration office probably on Tuesday.

282 Mr. Leet asked if the Swim Club was also impacted, and Mr. Baez confirmed it already had a
283 backflow. Mr. Leet asked if the splash pad had a backflow, but Mr. Neal commented Toho only
284 mentioned the Ashley Park pool. Ms. Montagna clarified they did the backflow report which will
285 be sent to the Celebration office by Tuesday, and no other facility at Harmony was mentioned.
286 Mr. Satterwhite stated the water at the splash pad is self contained and is not exchanging water
287 with Toho’s water.

288 **iv. Toho Water Authority Invoices**

289 Mr. Neal reviewed the large bill from Toho that he has been discussing with Toho. They
290 were seeing spikes and dips in the bills. Mr. Neal will research further to determine if they are
291 the District's or not. Some are substantial, going from \$2,000 down to \$85. Consumption was
292 dropping at those times. This is listed on the project board, and Benchmark has searched for
293 leaks but has not found anything.

294 Ms. Kassel suggested it might be a meter reading error since the consumption goes down.
295 Mr. Neal thought the same thing, but the use is based on meter readings, not estimates. Ms.
296 Phillips suggested Toho is having issues, noting her personal water bills, mostly for reclaimed
297 water but her system was turned off during that time. A lot of residents are having issues with
298 Toho bills. There seems to be no rhyme or reason.

299 The Board directed Mr. Neal to continue to try to resolve this with Toho.

300 Mr. Leet asked if it was a leak or broken head, and Mr. Neal explained the bill in question
301 was for a specific meter. They investigated around that meter but could not find anything. Mr.
302 Neal will continue to discuss with Toho and also try to find out why these spikes are happening.

303 **v. Event Use Application from Soccer Shots for Use of the Soccer Field**

304 Mr. Neal reviewed the event use application from Soccer Shots for use of the soccer field for
305 their summer program. Mr. Neal reviewed the user fees associated with use of the District's
306 facilities pursuant to the rules adopted in 2019, which is \$5 per hour. Ms. Montagna indicated
307 former boards have waived that fee, but not the deposit.

308 Ms. Kassel noted trash again after use last night, and every time it is used. The cost is
309 minimal, but it may help.

310 Mr. Neal reviewed the application, noting the soccer camp is eight weeks June 6 through
311 August 8, once a week on Thursdays from 4:25 - 4:55 p.m., 5:00 - 5:30 p.m., and 5:35 - 6:15
312 p.m. Total fees would be less than \$100. They submitted the \$250 deposit. Ms. Phillips pointed
313 out Soccer Shots is a for-profit company, charging for participation, and the camp is for
314 Harmony kids who can afford to attend. Ms. Montagna suggested if the Board will waive user
315 fees, then consider withholding part of the deposit due to trash and debris left behind that staff
316 cleans up afterward. Mr. Leet advised field services needs to document their cleanup activities to
317 justify withholding part of the deposit.

318 Mr. Leet suggested documents on the website be updated to reflect the current rules and
319 policies, and asked if the Board could implement fees if they were not listed on the application.
320 Mr. Leet is in favor of approving the application and letting the applicant know monies might
321 potentially be withheld from the deposit if the field is left in a worse condition than they found it.

322 Ms. Kassel pointed out Mr. LeMenager lives across the street from the soccer field and can note
323 any trash and debris left behind afterward. Ms. Phillips indicated the Board can say it will start
324 charging user fees after August, and Mr. Leet suggested updating the applications to include the
325 fees. Mr. LeMenager suggested letting them know the District will deduct \$5 per hour from the
326 deposit at the end of camp. Mr. Leet feels not listing the fees on the application was an oversight
327 on the District's part, so they should be updated to list the fees.

328 This application does not require Board approval but was brought to the Board's attention.

329 Mr. Neal will update the applications to include the list of fees.

vi. Security Cameras

331 Mr. Neal discussed security cameras, which proposals have been provided previously, and
332 asked if the Board would like to discuss further in a closed security session. Mr. Eckert indicated
333 the process is to have a private session on the agenda, where the public is asked to leave, and
334 then afterward would open the public meeting back up. Any votes would be taken in the public
335 portion of the meeting. Locations for cameras can only be discussed in the private session, as
336 required by law.

vii. **Parking Signs for No Commercial Vehicles**

338 Ms. Kassel discussed previous conversations regarding signs indicating no parking on
339 residential roads for commercial vehicles within Harmony, citing the County Statute for deputies
340 to enforce, and requested an update. Mr. Neal indicated the Chairman requested no signs because
341 it does not make sense for the District to install them because the roads are owned and
342 maintained by the County. Mr. Eckert confirmed the District has no authority to regulate parking
343 on County roads, but only in a couple parking areas that are not in rights-of-way. The District
344 can petition the County to establish No Parking zones, which sounds like based on Ms. Kassel's
345 question that the County already has an ordinance for no commercial parking. The District
346 should not be expending funds for regulation of parking on a County right-of-way. Mr. Leet
347 indicated the County installed signs in the District's right-of-way to regulate golf cart usage on
348 County roads and asked if the District could petition the County to install signage to enforce
349 commercial parking. Mr. Eckert confirmed the District can do so, and Ms. Kassel asked Mr. Neal
350 to request those signs from the County.

FOURTH ORDER OF BUSINESS

Business Items

A. Golf Course Maintenance Facility

354 Mr. LeMenager indicated an offer was made significantly less than the appraisal price.

355 Discussion ensued regarding the direction of the Board at the last meeting, which was to
356 engage a real estate expert to look at the issue but not to make an offer. Ms. Kassel and Mr.

357 Chokanis pointed out the Board did not approve making an offer for the facility. Ms. Montagna
358 indicated we are waiting for some answers from bond counsel on outstanding questions to see
359 what direction the Board can take, if and when the Board decides to acquire the facility.
360 Hopefully those answers will be available by the next meeting to be able to advise the Board.

361 Ms. Kassel requested some realistic financial data, as well. It is her understanding the facility
362 is a corrugated metal shell with no insulation. The financials need to include interior
363 improvements. Ms. Kassel has not seen the facility, and Mr. LeMenager encouraged her to do so.
364 Ms. Kassel is also aware the air conditioning units need replacement, as well as other equipment
365 that needs to be incorporated into an estimate of costs.

366 Mr. Chokanis asked how the Chairman makes an offer without the Board agreeing in
367 advance. The Board agreed to engage a commercial real estate agent and start discussions, but
368 not to make an offer. The Board did not discuss the amount of the offer.

369 Mr. Eckert indicated a valid offer has to be authorized by the Board in advance or ratified at
370 a later date. Neither has happened at the current time. It seems negotiations are occurring, but if
371 the Board wants to be more involved, it should be an agenda item. Mr. Eckert understands the
372 concerns about negotiating from a position of strength, but the Board has to comply with Florida
373 law. Ms. Montagna shared management was not aware a formal offer had been made, either. Mr.
374 Leet pointed out financing is not settled. Mr. Eckert indicated answers will be provided by bond
375 counsel in a couple weeks, which is taking longer because he is not original bond counsel, but he
376 understands the issues. His advice will determine if the Board can issue bonds or a bank loan in
377 lieu of bonds. If neither of those options work, the Board will need to pursue other alternatives.
378 Mr. Eckert has not been involved in any negotiations thus far.

379 Ms. Phillips asked if Mr. LeMenager was going to share details of the offer with the Board,
380 which he is hesitant to do because it is a public meeting. Mr. LeMenager cannot share the details
381 with other Supervisors directly, but it can be provided to the manager as a public record, which
382 can be shared with the other Supervisors. Mr. LeMenager will provide the details to Ms.
383 Montagna.

384 **B. Discussion of Sidewalks**

385 Mr. Neal reviewed a request from a resident regarding the sidewalk on Buttonbush Loop.
386 Where the apron is to the driveway is directly the sidewalk that continues the driveway. Staff has
387 researched this sidewalk, which shows the responsibility is that of the homeowner. Outside of
388 that is the responsibility of the District. When the issue came up, staff consulted with Mr. Leet
389 who had concerns after looking on the property appraiser's website that it was the responsibility

390 of the District. Staff is asking for direction from Mr. Eckert or Mr. Hamstra. Ms. Montagna
391 discussed the issue, which has been brought to the Board several times. Mr. Jason Weber raised
392 the issue when trees were lifting the sidewalks in front of his home, which was part of the
393 District repairs that were made. The sidewalk goes into the middle of his driveway that had some
394 cracks in it, which was brought to the Board previously and it was determined even though the
395 District owns the sidewalk, it is through his driveway. The District was not going to make any
396 repairs because it would be on private property. Staff has not engaged with Mr. Eckert on this
397 issue previously. Mr. Eckert indicated in most communities, declarations provide the driveway is
398 the responsibility of the homeowner.

399 Mr. Leet asked if any documentation could be provided to close this issue with the resident.
400 Ms. Phillips asked if the tree causing the damage is in his yard or in the verge. Mr. Eckert
401 indicated generally if roots grow into his property, he has a duty under Florida law to cut the
402 roots at his property line to prevent damage to his property. Roots are handled the same as limbs,
403 where the owner can cut them at the property line. Ms. Kassel asked Mr. Eckert to share the
404 Statute to Ms. Montagna to be able provide to the resident. Mr. Eckert will forward a memo his
405 office has prepared on this subject.

406
407 **FIFTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2025 Budget**
408 **A. Fiscal Year 2025 Budget**
409 Ms. Montagna reviewed the change made this afternoon to the budget. Counsel, Ecolab, and
410 Mr. Neal are trying to resolve the agreement, which cost needed to be included in the budget.
411 Changes from the last version included only R&M-Pools from \$35,000 to \$60,000, to cover
412 Ecolab's costs and additional monies for repairs for any of the pools. Vehicles could be reduced
413 by \$15,000 if the Board has no plan to purchase a vehicle in fiscal year 2025, but staff does not
414 recommend removing those monies because the District will need to purchase a vehicle in the
415 future. Contribution to reserves is still \$412,000 and is a point of discussion. The resulting
416 increase to assessments is 8.6% compared to 7.6% from the last version. Ms. Kassel reviewed
417 notes from the last budget workshop minutes. Without an executed contract with Ecolab, Ms.
418 Kassel suggested approving the budget as presented at the last meeting, since Ecolab might not
419 be able to meet the requirements legal counsel is requesting. Any additional cost for the pool
420 service could be taken from fund balance to apply to that line item. Ms. Montagna reminded the
421 Board only \$60,000 remains available in reserves. Ms. Kassel pointed out the current budget
422 contemplates contributing \$412,000 to reserves. Mr. LeMenager disagreed with the larger
423 contribution to reserves, which was discussed at the budget workshop.

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Ms. Kassel made a MOTION to approve the budget provided at
the April workshop, with a 7.6% assessment increase.
Mr. Chokanis seconded the motion.

429 Mr. Leet discussed the Ecolab contract awarded at the last meeting, and the budget numbers
430 should reflect that agreement even though it is not executed. Mr. LeMenager suggested reducing
431 the contribution to reserves, which was suggested at the workshop. Ms. Phillips reviewed the
432 workshop discussions regarding reserves, resulting in 7.6%. Ms. Montagna indicated upon award
433 of the contract for Ecolab, the numbers would need to change. Ms. Kassel commented previous
434 boards have always figured out how to handle unanticipated expenditures. Mr. Leet indicated the
435 contract with Ecolab is not unanticipated unless it falls through, which the line item will then be
436 more than needed. Mr. Chokanis asked if the contract amount with Pool Sure would be
437 eliminated, which was only for chemicals. Ecolab's contract for maintenance includes chemicals
438 and is higher than the chemicals from Pool Sure.

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Ms. Kassel AMENDED the motion to approve the current
budget provided at the meeting, including \$60,000 in R&M-Pools
and reducing contribution to reserves from \$412,000 to \$387,000,
with a 7.6% assessment increase.

Mr. Chokanis seconded the amendment.

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Mr. LeMenager indicated the District has \$1,150,000 fund balance anticipated for the end of
next year. Increases have been significant the past two years, and he wants to increase only the
rate of inflation. Ms. Kassel indicated previous conversations were to try to do that this year but
will end up being for next year. Ms. Phillips suggested the rate of inflation is not even across the
board. Tying assessments to the rate of inflation is not wise, but she suggested budgeting the
dollars needed and anticipated to be needed. Mr. LeMenager pointed out not all residents in
Harmony are well to do, and he does not want this to be a burden on them but would like to keep
it at 3.5%. Ms. Kassel discussed Mr. LeMenager's desire to purchase the golf maintenance
facility for over \$1 million that will increase everyone's debt considerably, so that statement is
confusing in wanting to keep O&M assessments low while looking at issuing bonds for the
facility. Mr. Leet believes all line items have been discussed and agreed upon except for
contribution to reserves. Mr. Leet reviewed the contribution suggestions at the workshop by
Board members. Lowering contribution to reserves to \$387,000 and increasing R&M-Pools to
\$60,000 results in a 7.6% O&M assessment increase, or 4% overall including debt service. Mr.

460 Leet discussed previous conversations for a healthy, functioning District not being built out but
461 maintaining existing facility to have the goal of an increase that matches consumer price index or
462 inflation, which the Board is slowing going in that direction. Ms. Phillips indicated the budget
463 does not have a lot of discretionary monies. Another paving project next year would consume
464 most of the reserve if it needs to be done versus another year or two. The C-1 C-2 alley paving
465 project last year was about \$760,000 which depleted the reserves.

466

467 Upon VOICE VOTE, with all in favor and Mr. LeMenager
468 opposed, approval was given (by a margin of 4-1) to the current
469 budget provided at the meeting, including \$60,000 in R&M-Pools
470 and reducing contribution to reserves from \$412,000 to \$387,000,
471 with a 7.6% assessment increase.

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B. Resolution 2024-09, Approving the Budget and Setting a Public Hearing Thereon

473 Mr. Leet read Resolution 2024-09 into the record by title.

475

476 Ms. Kassel made a MOTION to approve Resolution 2024-09,
477 approving the proposed budget for fiscal year 2025 and setting a
478 public hearing for Thursday, July 25, 2024, at 6:00 p.m. at the
479 Jones model home.

480

Mr. Leet seconded the motion.

481

482 Upon VOICE VOTE, with all in favor and Mr. LeMenager
483 opposed, approval was given (by a margin of 4-1) to Resolution
484 2024-09, approving the proposed budget for fiscal year 2025 and
485 setting a public hearing for Thursday, July 25, 2024, at 6:00 p.m. at
486 the Jones model home.

487

SIXTH ORDER OF BUSINESS

Consent Agenda

488

A. Minutes for the April 25, 2024, Budget Workshop and Regular Meeting

489

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

491

Ms. Kassel noted line 256 in the budget workshop minutes, the overall percent is incorrectly
492 shown as 1.6% and should be 4%.

493

Ms. Kassel provided changes to both sets of minutes to Ms. Montagna.

494

B. Financial Statements (April 2024)

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

534 categories. It might be a good opportunity for both parties. Ms. Kassel requested a written
535 proposal for the District working with students to have a clearer understanding of obligations and
536 expectations. Mr. Henley indicated the student signs a service learning contract as to what they
537 will do, and he can put Harmony CDD on the list for the students to select. Mr. Henley will
538 provide what the service contract looks like.

539 Mr. LeMenager suggested Mr. Henley reconsider qualifying for a seat on the Board. Current
540 members are not politicians but are residents who love Harmony, and he feels Mr. Henley would
541 be an asset to the Board. Mr. Henley would like students to be exposed to special districts, and if
542 he were to qualify for a seat, he does not think any student should work with the District, so
543 Harmony would be taken off the list for student projects. Ms. Kassel reviewed the qualification
544 dates June 10 through June 14 with the County supervisor of elections.

545 Mr. LeMenager asked if his financial disclosure upon being appointed to his seat in October
546 will suffice or if he has to fill out a new one to qualify for his seat in June. Mr. Eckert suggested
547 the supervisor of elections will probably need a new disclosure, so Mr. LeMenager will make a
548 phone call to find out.

549 Mr. Leet agreed Mr. Henley would be an asset to the District and the HROA. Mr. Henley
550 expressed gratitude for the Board members serving.

551 Ms. Phillips asked if the garden shed was ordered. Mr. Neal explained none of the vendors
552 would get the permit. The engineer is looking into what permits are required. Mr. Neal looked
553 into stronger floors. The motion was \$4,500, and currently the shed is \$4,000, leaving \$500 for a
554 permit. Mr. Neal did much of the preliminary work, and Mr. Hamstra will complete procuring
555 the permit.

556 Mr. LeMenager asked Mr. Neal to get the splash pad working as soon as possible.

557
558 **EIGHTH ORDER OF BUSINESS** **Adjournment**
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560 On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in
561 favor, the meeting adjourned at 8:13 p.m.

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565 Secretary/Assistant Secretary


Chairman/Vice Chairman