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Present and constituting a quorum were:

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

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.

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.

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.

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

Mr. Lomasney reviewed proposal #97871 for TopChoice fire ant treatment, in the amount of 290.

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

iii. Proposal #98919 for Bed Edging

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

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

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

Mr. Leet seconded the motion.

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

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

iv. Emergency Repairs for Mainline Breaks

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

v. Soccer Fields

Mr. Neal discussed with Mr. Lomasney regarding the soccer field. Everything that can be done has been done, and it needs replacement. Renovations for the soccer field were proposed at 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

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

vi. Miscellaneous

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

vii. U.S. Hwy 192 Trees

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

viii. Sod Installation

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

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

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

B. Field Manager: Inframark

i. Monthly Report

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

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

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

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

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

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

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

C. District Engineer: Pegasus

i. Lakefront Park Community Maintenance Facility Update

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

ii. Blazing Star Lane Alley

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

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

iii. Golf Course Maintenance Facility

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

iv. Alley Inspections

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

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

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

vi. Miscellaneous

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

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

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

D. District Counsel: Kutak Rock

i. District Requirement to Identify Goals and Objectives

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

ii. Golf Course Maintenance Facility

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

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

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

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

iv. Potential New Meeting Location

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

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

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

E. District Manager: Inframark

i. Number of Registered Voters—2,349

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

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

ii. Watercraft in Retention Ponds

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

iii. Ashley Park Pool

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

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

iv. Toho Water Authority Invoices

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

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

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

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

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

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

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

Mr. Neal reviewed the application, noting the soccer camp is eight weeks June 6 through 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 p.m. Total fees would be less than \$100. They submitted the \$250 deposit. Ms. Phillips pointed out Soccer Shots is a for-profit company, charging for participation, and the camp is for Harmony kids who can afford to attend. Ms. Montagna suggested if the Board will waive user fees, then consider withholding part of the deposit due to trash and debris left behind that staff cleans up afterward. Mr. Leet advised field services needs to document their cleanup activities to justify withholding part of the deposit.

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

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

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

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

vi. Security Cameras

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

vii. Parking Signs for No Commercial Vehicles

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

FOURTH ORDER OF BUSINESS Business Items

A. Golf Course Maintenance Facility

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

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

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

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

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

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

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

B. Discussion of Sidewalks

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

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

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

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Budget

A. Fiscal Year 2025 Budget

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

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.

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

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.

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.

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

Upon VOICE VOTE, with all in favor and Mr. LeMenager opposed, approval was given (by a margin of 4-1) to 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.

B. Resolution 2024-09, Approving the Budget and Setting a Public Hearing Thereon
Mr. Leet read Resolution 2024-09 into the record by title.

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

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

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes for the April 25, 2024, Budget Workshop and 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 noted line 256 in the budget workshop minutes, the overall percent is incorrectly shown as 1.6% and should be 4%.

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

B. Financial Statements (April 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.

Ms. Kassel asked if Ms. Montagna received the report indicated in the regular meeting minutes related to costs coded to Miscellaneous Services. The accountant did some reclassifications and will be providing the report in the next day or so.

Ms. Kassel asked about -\$642 user facility revenue and why it is a negative number. Ms. Montagna will provide the answer and is not sure why anything is coded to that line item.

C. Check Register #288 (April 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 made a MOTION to approve the consent agenda, minutes as amended.
Mr. Leet seconded the motion.

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

SEVENTH ORDER OF BUSINESS Supervisor Requests

Ms. Kassel introduced Mr. Terry Henley who attended the last homeowners association ("HROA") meeting and submitted his name for a position on the board. For his doctorate, he did research on financial stability for CDDs, and he teaches public administration at the University of Central Florida ("UCF"). Ms. Kassel suggested he run for her seat, which he declined but offered to provide consultation for financial matters as well as goals and evaluations. Ms. Kassel asked Mr. Henley to share his thoughts and comments with the Board.

Mr. Henley discussed courses he teaches, including financial management, land use planning, project management, with more than ten years of experience with state and local government, and training graduates for advanced degrees to improve their agencies. Mr. Henley considered qualifying for Ms. Kassel's seat but he is an administrator, not a politician. UCF offers a service learning program to engage with students to do projects such as strategic planning or performance measurement. He infuses special district information in his course work with the great number of special districts compared to cities in Florida. He will be attending the Florida Association of Special Districts conference in June and will be offering their programs at the conference. There is no cost for the students working with the District for things like strategic planning, applying for grants, internships, and special projects. A workshop could be held on performance measurement or financial condition analysis.

Ms. Kassel asked if these options are viable, which Mr. Eckert indicated they are. Powers of the District include recreational, cultural, and educational, and this would fall into those

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

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

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

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

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

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

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in favor, the meeting adjourned at 8:13 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman