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Present and constituting a quorum were:

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

Howard Neal	District Manager, Inframark
Michael Eckert (<i>via Zoom</i>)	District Legal Counsel, Kutak Rock
Jorge Baez	Field Services Supervisor, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Residents and Members of the Public	

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

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

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

THIRD ORDER OF BUSINESS Staff Reports

Mr. Lomasney reviewed work efforts, and discussed items with the Board, including

The IMC, the irrigation report, the grounds were completed on June 15th and repairs are still underway. The South Lake and East Lake irrigation at the end of May, beginning of June, they received phone calls about irrigation and did a separate IMC report. They found and replaced two solenoids, cleaned one diaphragm, along with five heads and one bubbler. After they did this, they let it set for three weeks then mowed. The Bahia is at 3-inches, St. Augustine is at 4-inches, and they are looking to go to 4.5-inches by the end of July. They received a complaint about the

vegetation around the base of the lakes. With the drought the levels dropped dramatically, and weeds are growing almost to the middle in some spots; it will correct itself when it gets back to normal levels. They are string trimming areas they can stand on safely. The Oak tree project is complete and includes the list of people who said they did not receive the tree trimming.

The Cat Brier verge was addressed with it being noted in the beginning of the process they removed all of the leaves, and the next step was to put flags at every sprinkler, operating or not, during that time if one was not functioning properly, they would adjust the head, replace it or the nozzle. The day of the installation they had a sod scrapper come through to remove all vegetation currently there, including weeds up to the roots and then they took the rakes and did they best that they could. When it got closer to the trees, they will notice it kind of went up, with the roots it was hard. When they installed it the sod was laying on soil, but there was more wood in some areas than there was actual soil and even with irrigation working, with the drought it was hard. They plan to bring in an additional pallet of sod for the trees in July. They continue to monitor the irrigation weekly. This week it was reduced to two days as they are going to have fungal pressure. He will be meeting with TruGreen on Tuesday, and they are going to do a fungal application in some of the areas because there is a lot of moisture.

Mr. Lomasney noted he cannot avoid problems with walk paths with the deck heights. He saw one today that was mowed at 2¼-inches, and he cannot control that. He spoke with a couple of the landscapers, and he told them not to cut it lower than 4-inches; if it is not growing that much he would just edge it. On today's inspection he noted there is improvement and out of the 13 pallets just the one needs to be replaced; overall he would say it is a success and he does see it improving. Benchmark will continue to monitor weekly.

Ms. Kassel inquired if this includes 3306 Cat Brier noting it has a lot of sod that did not make it. Mr. Lomasney indicated if where they put sod was failing, the documented with pictures will be replaced.

Ms. Kassel requested an update on 3344 Cat Brier. Mr. Lomasney noted they investigated it further and found the original hockey puck timer in a valve across the street. The battery had died and it was not tied into any of the 31 satellites. There are two options, he can put a decoder on it and program it to the controller or he can run a wire directly. It is greening up, but if he needs to bring sod, outside of the one pallet he is willing to put sod in front of that individuals home, however, he would ask that the Board meet him in the middle because he did not know about the valve map. He will cover the sod but would ask that the CDD cover him programming it to the satellite to eliminate the hockey puck timer.

Ms. Kassel inquired why this was not found when the CDD paid \$60,000 to \$75,000 to have the irrigation system checked. Mr. Lomasney indicated after they went through everything, he had noted there was 15% of the system that was unknown. Discussion continued on this zone and the challenges with Cat Brier irrigation.

Ms. Kassel reported there is a cavity where there is a sprinkler head on Schoolhouse Road, a block or two down from her house at the outside of the sidewalk in the verge.

Mr. Lomasney reported he had another item, the seed option for the soccer field, but does not need approval on it now, it would be October. In the past they did a proposal for the sod and provided a proposal for the synthetic turf which was ruled out. The Bermuda/Celebration blend was just under \$50,000 for the soccer field. The application they just sent over has Double Eagle; they are going to do a rye blend. They would scalp it very low, flag the sprinklers and hand rake it. Mr. LeMenager addressed the soccer field noting that there used to be work down every year in November seeding with rye and getting ready for the winter and it just sort of vanished as they changed management companies. Ms. Kassel noted she does not know what is in the contract regarding the soccer field but they should find out.

Mr. Chokanis commented that the grass at Middlebrook park at the end of the cul-de-sac is in the same kind of condition and they had talked before about resodding it. The other item is the sprinkler timings on Five Oaks. He has seen them go off at 3:00/4:00 p.m. which is not good for the grass, and he wants to make sure they are not watering when it 97 degrees outside. Mr. Lomasney reported they are scheduled to run at night; a staff member may have noticed some wilting and tried to give it 20 minutes of watering. On Five Oaks this morning the valve was stuck on and it had to be shut off manually, a tech is coming out tomorrow to replace the solenoid. He will make sure all of the clocks are set to be done by 7:00 a.m.. He can provide an estimate for Middlebrook and in the past they have talked about a Bahia with rye. Ms. Kassel noted on the playgrounds on the far side of the sidewalk she is for mulch; whatever sod they put in is going to be torn up with the kids running around. The area in the verge needs to have something else, but it also gets walked on a lot. Mr. Lomasney reported if they do mulch, they will have to do a border to keep it in. Mr. Chokanis requested he provide both the sod and mulch option.

B. Field Manager: Inframark
i. Monthly Report

Mr. Baez reviewed field activities. They have been fixing the pavers in the Square.

Mr. LeMenager thanked Mr. Baez for the splash pad. Mr. Neal noted the monitor is still on backorder. Mr. Baez reported they will be testing the water every morning. He inquired what time

they want it turned on and off; it is currently 9:30 a.m. to 7:30 p.m. Ms. Kassel commented she would like to see them start at 7:30 a.m. Mr. Chokanis commented he would agree with Ms. Kassel and inquired if it is mandatory that they test the water every day. Mr. Baez responded that the filter should be cleaned once per week and the water tested three or four times per week.

Mr. Baez reported they have cut 15 or 16 Pine trees; they keep dying and they keep removing them. He inquired if they want to call an expert to treat them. Ms. Kassel inquired if this is something he can talk to Benchmark about. Mr. Baez reported he has not but he will. Mr. Baez reported they have also fixed pavers inside the Swim Club with the pole to go into the pool by the stairs. Florida health told them it needed to be fixed within 30 days. They removed the pavers, put concrete under the pavers to make it stronger. All of the boats are good to go, the seats have been finished and some of the batteries have been replaced. On the weekends the food trucks put grease in the trashcans, when they lift the trash bag it goes all over the sidewalk. They are trying to remove it with the pressure washer and degreaser, but it is not coming up. Ms. Kassel requested they contact Ms. Goldyn to let her know this is happening. Mr. Baez reported they have removed 70% of the trash, they still have more to remove and will be doing it next week. People from Harmony West dropped debris in front of the pallets of tiles. Ms. Kassel inquired how he knows they are from Harmony West. Mr. Baez noted it was the address in the boxes; he went to the address and told them they need to remove everything, and they did so.

Mr. Baez reported they are working on the inspection items. Ms. Kassel requested responses from Inframark be included on the list as to when things will be addressed. Mr. Baez noted he will include on the next one.

Mr. Chokanis requested the tiles inside the pool be cleaned; they have a layer of grime on them. Mr. Baez reported the product they have is not working and they are getting a new product tomorrow to clean the tiles.

Ms. Kassel addressed a discussion last month regarding a ramp on Clay Brick by the tunnel. Mr. Neal noted this is something Mr. Hamstra will need to be involved in to be certain it is in compliance for ADA purposes.

Mr. Baez commented that all of the street flooding has been reported to the county. The county said they would come check the areas. Ms. Kassel inquired if they know when the county will check it. Mr. Baez noted he does not.

C. District Engineer: Pegasus

Mr. Neal advised that Mr. Hamstra is on vacation but there are notes on his items.

i. Lakefront Park Community Maintenance Facility Update

No discussion.

ii. Bathymetric Survey Proposal for Ponds P2-2/P2-3

Ms. Kassel addressed the bathymetric survey proposal. She is trying to understand why it is for a bathymetric survey and includes a topographic survey with no explanation of why that would be needed. Mr. Neal will contact Mr. Hamstra for some insight. Ms. Kassel commented that when she addressed her concern about a lot of growth in the ponds, Mr. Hamstra said that it would be a couple thousand per pond, and now it is \$6,200 for a bathymetric and topographical survey. She would like to know if they need a topographical survey or if the bathymetric would be sufficient.

iii. Blazing Star Lane Alley

Ms. Kassel commented on the proposal being a better price and reviewed the proposal. She would like to know if Mr. Hamstra has worked with Element Environmental and can recommend them. Mr. LeMenager commented that he thinks this has gone on long enough, Mr. Hamstra has recommended that they approve it.

Mr. LeMenager MOVED to approve the proposal from Element Environmental in the amount of \$16,250 to repair the Blazing Star Lane alley and Mr. Leet seconded the motion.

Ms. Kassel requested Mr. Hamstra's note be read. Mr. Neal read the note. Ms. Kassel commented that it does not say he recommends them or that he has worked with them. Mr. Neal commented that Mr. Hamstra has worked with Element Environmental a lot and from Mr. Neal's personal experience they do a good job.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the Element Environmental proposal.

Mr. LeMenager commented that he also had questions on the bathymetric survey. He noted Mr. Hamstra also commented on Lakefront and the large list of requirements from the county.

D. District Counsel: Kutak Rock

i. Discussion of Mediation Representative

Mr. Eckert reported he has one item that does relate to pending litigation and would suggest if they have questions about the litigation or the specifics of it, that they give him a call after the meeting. He noted there is a mediation scheduled in an alleged trip and fall for the McCord case on July 23rd at 9:30 a.m. Zoom mediation and by the rules of the court the Board needs to appoint

a representative to attend the Zoom mediation. He needs to know if there is a Board member available and willing to be the mediation representative.

Mr. LeMenager commented that he can be the mediation representative.

On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor, the appointment of Mr. LeMenager to be Mediation Representative was approved.

Ms. Kassel inquired if they have heard anything from Waste Management regarding insurance to cover alleyway repairs. Mr. Neal commented that they have; the adjuster has been in contact with Mr. Neal. Waste Management did a field inspection Friday before last and are now working out the final amount for the payout. He reached out to them today to see if there was any further information, but this is where they are at the moment. Mr. Hamstra has been in contact with them regarding the contractor to use.

E. District Manager: Inframark

i. Acceptance of the Audited Financial Statements for Fiscal Year 2023

Mr. Neal reviewed the audit for Fiscal Year 2023. Page 91 shows that Harmony CDD was in compliance.

Mr. LeMenager MOVED to accept the audit for Fiscal Year 2023 and Ms. Kassel seconded the motion.

Ms. Kassel commented that someone posted on social media and quoted that within the audit the CDD went from \$1.4 million to \$197,000 for a loss of \$1.3 million. She noted that was incorrect and the \$1.4 million was a negative and the net condition of the CDD at the end of 2022. By the end of 2023, they were a net positive of \$197,000, a difference of \$1.6 million.

Mr. Leet commented it is the net position, it is Capital with deprecation and bond obligations the CDD has. Over time it is several million per year as things are paid off.

Ms. Kassel read the paragraph from page 91 of the audit regarding compliance.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the acceptance of the audit for Fiscal Year 2023.

FOURTH ORDER OF BUSINESS Business Items

A. Golf Course Maintenance Facility Financing Options

Mr. LeMenager commented the best price he can get out of them is \$2 million. Ms. Kassel commented that they have not seen any financial information regarding expenses and revenue. She

noted there are Board members who want to move forward with this, but she thinks it is a bad idea. Mr. LeMenager commented that he thinks it has been a useful exercise to go through financing and what is possible. The most interesting thing that came up is this body still has the authority to issue \$9.175 million in bonds. Discussion ensued regarding the golf course maintenance facility, possible alternate locations and county requirements. Mr. Chonakis inquired about the timeline due to the county saying they need to move the stuff out of the area. Ms. Kassel commented that Mr. Hamstra stated the county is currently lacking an engineer and everything is taking longer. She would like to ask Mr. Hamstra, if the Board were to consider the Five Oaks location of the things the county is asking for whether those plans might better address the issues the county is raising. Mr. Leet commented that some of the issues raised are the same issues they had with trying to use anything in the previous location outside the RV storage lot. Mr. LeMenager inquired about Neighborhood M. Areas where addressed on a map.

Ms. Kassel suggested having Mr. Hamstra look into the comments from the county and the feasibility of the Five Oaks Drive location would be. Mr. Leet commented that Cat Lake Osceola LLC owns the property wrapping around the sidewalk off the end of Feathergrass and everything surrounding the RV storage parcel. He pointed out the Five Oaks location noting there is a telephone easement that blocks off the top corner of the property; there cannot be another entrance right next to it and they would need an easement to have an easement off the maintenance road. Discussion ensued on the size of the building, parking and drainage management.

Mr. Leet commented that he would like to see what the numbers are for improving the road and what other steps they would have to take with the county. Mr. Chonakis commented on figuring out which path they are going to go forward with. They need a side-by-side comparison of whether the Five Oaks location is a loan or a bond and compare the two options, but they need to finalize something in the near future. Mr. Leet comments that they can give direction to Mr. Hamstra to provide something they can act on at the next meeting. Is there specific direction for Mr. Hamstra.

Ms. Kassel commented she would for Mr. Hamstra to look at the county's comments in relation to the Five Oaks Drive location. She addressed the construction cost of \$300,000 and the last the cost given for improvements to the garden road was \$225,000. She would Mr. Hamstra to look at the feasibility of the Five Oaks Drive location again as her preference.

Mr. LeMenager commented he does not understand enough about the speed with which the county wants them to do this. At a certain level, he favors getting a good idea of when this side of town is going to be 90% done, and then doing things the right way. His concern is that no matter

what they do, it is a band-aid approach, and they need to be thinking in terms of permanent solutions. Ms. Kassel noted the Five Oaks Drive location would be a permanent solution.

Mr. LeMenager commented that he is calling the golf course tomorrow to say it was not approved. They know they have landowners that are uncooperative with them now, and they will see. Ms. Kassel commented that she does not know if the Board wants to give Mr. LeMenager permission to ask what the golf course would want for an easement on Fives Oaks Drive, but it is information they will need if they move forward with that location. Mr. Leet commented that adding an easement would be another encumbrance on whoever they would be selling to.

Mr. Leet summarized the discussion noting from Mr. Hamstra is more information on the Five Oaks Drive location, his thoughts on the storage lot property and those improvements and whether it is a non-starter, and the other question would be how close are they to 90%. Mr. Neal will reach out to Mr. Hamstra with the questions.

B. Agreement with Ecolab Pool & Spa for Pool Services

Mr. Neal explained the issues that District Counsel identified in the agreement that the Board should review before making a final decision. He inquired if the Board was able to review the comments and if there were any concerns. He noted the equipment can be insured. Ms. Kassel inquired if this will be an increase in the premium. Mr. Neal commented they did not say how, they are going through the process now with the insurance and it could be included for next year.

Ms. Kassel MOVED to approve the Ecolab Pool & Spa agreement and Mr. LeMenager seconded the motion.

Mr. Leet commented on District Counsel's feedback on the indemnification. Mr. Eckert addressed his concerns noting in the event of a lawsuit, this language requires the District to get Ecolab's permission to defend the claim in order to preserve indemnification rights later on. If they say do not defend it and the District does, perhaps they could lose their indemnification. It is an unlikely scenario, but it is something Ecolab insisted on and something Mr. Eckert has not seen in a contract before.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the Ecolab Pool & Spa agreement.

C. Consideration of Access and Utility Easement with OUC for Tract L (North Lakes)

D. Consideration of Assignment of OUC Street Light Agreement for Tract L (North Lakes)

Mr. Eckert commented this easement is to allow the District onto the North Lake property so the District can be responsible for the streetlights there and access the streetlights. It is related to the second agreement – the first document gives the District the authority and ability to be on the property and the second document is assigning the OUC contract to the District and the District would be responsible for paying OUC on a moving basis.

Mr. LeMenager commented the second agreement is a non-starter. The District does not pay for streetlights; they pay for the electricity and the maintenance not the capital investment.

Ms. Kassel commented in F, G and H they had the developer cover the capital cost. The District does not want to be responsible for paying the capital investment. The developer who is trying to hand it off to the District needs to pay the capital investment themselves and the District would be willing to pay the maintenance and fuel cost.

Mr. LeMenager commented on previous Board's making the decision to not paying for the lights.

Mr. Eckert commented that he would not vote on this. He requested the Board turn to page 138 of the pdf agenda because it talks about the monthly lighting service charge. There is a capital investment which he is hearing is a no go for the District. There is a maintenance cost of \$343 and a fuel & energy cost of \$44.60. He needs direction from the Board to tell them Capital Investment is a no. Ms. Kassel commented they are paying maintenance and fuel & energy costs on other neighborhoods. It is the capital investment that is a no go. Mr. Eckert commented that today they can do one of two things – not approve anything or they could approve the Access and Utility Easement. They could approve the assignment subject to the removal of the capital investment obligation from the District. Ms. Kassel inquired if Mr. Eckert has a recommendation. Mr. Eckert commented that he recommends approving the easement and the assignment subject to the developer satisfying the capital investment so that it does not ride on through the assignment.

On MOTION by Mr. LeMenager seconded by Ms. Kassel, with all in favor, the Access and Utility Easement with OUC for Tract L (North Lakes) and Assignment of OUC Street Light Agreement for Tract L (North Lakes) contingent upon the developer first satisfying the capital and removal of the capital investment charge from the OUC Agreement was approved.

SIXTH ORDER OF BUSINESS **Consent Agenda**
A. Minutes for the May 23, 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 (May 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 #288 (May 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.

D. Ratification of Proposal #100464 from Benchmark Landscaping for Mainline Repair

Proposal #101464 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.

E. Ratification of Proposal #101741 from Benchmark Landscaping for Irrigation Controller

Proposal #101741 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 that she provided a potential correction to Ms. Burgess, Ms. Montagna and Mr. Neal.

On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor, the consent agenda was approved.
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SEVENTH ORDER OF BUSINESS Supervisor Requests

Ms. Kassel inquired if Mr. Neal has checked into the availability of when the model home is no longer going to be available to them. Mr. Neal commented he has called them several times and was hoping to speak with them before the meeting, but there was no one there.

Ms. Kassel inquired about what is happening with the TOHO water bills. Mr. Neal advised consumption is consistent with readings and patterns. There are clear patterns and TOHO confirmed it is not the meter. Mr. LeMenager commented on social media. TOHO water bills are being talked about by multiple people with them going up and down. Ms. Kassel suggested checking with Benchmark as they may have an explanation. Mr. Neal will speak with Benchmark to see if there is anything they have noticed.

Ms. Kassel inquired about the facility usage application update. Mr. Neal advised the application has been done and needs a final review before uploading to the website.

Ms. Kassel inquired on the status with the county for the request for no commercial vehicle parking signs at the entrances to the community. Mr. Neal advised he is still working on that with the county, but it has been a slow process.

Ms. Kassel commented that Ms. Montagna was supposed to provide information on some line items within the financials as noted on page 158 of the May 23, 2024 minutes. Mr. Neal will follow-up on the reclassifications and providing the report to Ms. Kassel. Ms. Kassel commented on her other question with regard to a minus \$642 user facility revenue and why it was a negative. Mr. Neal will find out about this.

Ms. Kassel inquired where they are with the garden shed. Mr. Neal advised that since it is going on a commercial lot the county requires a General Contractor for the permitting process. He has found one company that is a one-stop shop that will do everything from start to finish but their price is double. The other option is to have a General Contractor liaison and oversee the project. Mr. Satterwhite was to have a meeting with the General Contractor today, but they cancelled. As soon as he has any information, he will provide it to the Board.

Ms. Kassel commented on the TOHO invoice on page 116 of the check register for 7300 Five Oaks Drive noting it would be a good bill to send to TOHO to show them the spikes.

Mr. Leet commented he is glad the splash pad is up and running and inquired on the arrival of the monitor. Mr. Baez noted he will contact the company again this week. Mr. Leet inquired if there is any expected downtime with Ecolab getting their equipment installed. Mr. Baez commented that Ecolab was waiting on approval and can start the next day once received. Mr. Leet addressed keeping it running and is very important.

Mr. Leet commented on the Cat Brier resident in attendance earlier but missed the audience comment section of the meeting. Residents can contact them directly to get something fixed, but suggested a little less regimented and more flexible. Mr. LeManger commented this is Florida law, the audience has three minutes to talk about something on the agenda. They give them three minutes to talk about anything, so they do bend a bit. If they want something done, they should send an email.

FIFTH ORDER OF BUSINESS

Closed Session: Security System Discussion

The meeting was recessed and the closed session was opened.

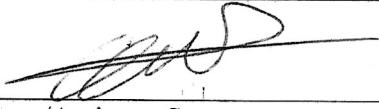
The meeting was reconvened.

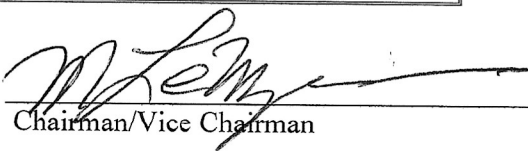
On MOTION by Mr. Leet seconded by Mr. LeManger, with all in favor, the Flock Safety proposal was approved.
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EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Kassel, with all in favor, the meeting adjourned at 8:23 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman