

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, October 24, 2024, at 6:00 p.m. at 7530 Old Melbourne Highway, St Cloud, FL 34771.

Present and constituting a quorum were:

Mark LeMenager	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:

Howard Neal	District Manager, Inframark
Michael Eckert	District Legal Counsel, Kutak Rock (via phone)
David Hamstra	District Engineer, Pegasus Engineering
Jose Pabon	Field Services Supervisor, Inframark
Nick Lomasney	Benchmark Landscaping/United Land Service
Joseph Gonzalez	District Manager, Inframark
Kerry Satterwhite	Director of Field Services, 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. LeMenager called the meeting to order at 6:00 p.m.

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

SECOND ORDER OF BUSINESS Audience Comments

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

Jeff - 6715 Oak Glen Trail addressed grass not being cut in the empty lots on the Estates. Commented on fixing the curbs, and that trailers are causing damage to the curbs. Commented that the storm clean-up around the community could be better.

Mr. LeMenager disagreed with this comment.

Shaun - 3339 Schoolhouse Road noted street sweeping needs to be done. More needs to be done by the CDD.

Ms. Kassel commented that the County does it two times a year with the street sweeping but that she does it herself weekly.

Ms. Phillips commented on her doing it weekly too like Kerul.

THIRD ORDER OF BUSINESS **Special Business Item**

A. Discussion of GOGOV App

Discussion of GOGov App:

Kevin Strauss - Described the GOGov App and what it does. Provides real live updates to the community. Explained the features of the app and the capabilities of it. Tracking of issues with timings.

Mr. Leet inquired if facility reservations is something that can be done.

Mr. Strauss noted there is no reservation system but could be a home screen button that connects to the reservation system.

Mr. Leet stated we have about five HOA organizations within the community, is there capabilities for this within the App.

Mr. Strauss noted they could provide a solution that closes the request out and sends it to the right people.

Ms. Kassel asked who is responsible for managing and hosting.

Mr. Strauss responded we do and we provide training.

Mr. Satterwhite commented that an Administrative Assistant does this for this position in Celebration. Discussion followed.

Someone would be dedicated to assist with the App but would evolve over time.

Ms. Kassel asked who sees the reports.

Mr. Satterwhite stated reports provided to the board each month.

Ms. Kassel asked about the costs.

Mr. Strauss responded \$13,860 per year. What about an admin to run this.

Mr. Leet noted he likes the system as it provides residents with communication of what is going on.

Ms. Phillips asked if it was ADA compliant.

Mr. Strauss responded that yes, it is.

Ms. Phillips asked about who delegates to who. Discussion followed.

Ms. Phillips asked if other residents see all requests.

Mr. Strauss replied no and discussion followed.

Ms. Kassel asked Mr. Eckert for any advice or suggestions.

Mr. Eckert responded that record retention would be needed.

Mr. Strauss commented that GOGov stores everything forever.

Ms. Kassel commented about an Administrative Assistant needed for running this. DM will have something by next month for the board to review.

Mr. LeMenager commented that we can't afford it. Discussion followed.

FOURTH ORDER OF BUSINESS Staff Reports

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

Mr. Lomasney reported maintenance remains the same, slowing down and will be going on to our biweekly schedule November 4th. Acorn and Sycamore trees are a focus. Irrigation repairs have been ongoing since the last meeting. One valve has had to be replaced. Annuals have been installed. Topsoil will be needed next time. Hurricane cleanup started on the main areas, cleaned up debris piles. There are trees that have limbs that are high in the canopy, once they fall closer they will be removed.

Mr. Lomansey provided proposals #130890 and #130413 for replacement of dead trees.

On MOTION by Ms. Kassel seconded by Ms. Phillips, with all in favor, Benchmark proposals #130890 and #130413 for replacement of dead trees was approved.

Mr. Lomansey outlined the rye grass seeding for the soccer field proposal # 107032 for \$2,290.43.

On MOTION by Mr. LeMenager seconded by Mr. Leet, with all in favor, Benchmark proposal #107032 for Rye grass seeding for the soccer field in the amount of \$2,290.43 was approved.

Mr. Leet asked about fire ants.

Mr. Lomansey provided an update on what they are doing.

Mr. Chokanis asked when will the soccer field seeding will be done.

Mr. Lomansey responded mid-November. For two weeks after that people will need to be off it.

Field staff to create signs and work with Mr. Lomansey to see what can be done to prevent people from going on it.

B. Field Manager: Inframark

i. Monthly Report

Mr. Satterwhite provided an update on the transition of Jorge to a previous district and Mr. Pabon is here and provided his experience.

114 Mr. LeMenager asked about regular schedule for draining the storm water drains in the
115 alleyway.

116 Mr. Pabon spoke with the City about the pond levels and provided information to the Board.

117 Ms. Kassel noted she did not understand what Mr. Pabon said.

118 Mr. Pabon provided his statement again about pond levels.

119 Ms. Phillips commented that she thought the storm drain cleaning was done every three years.

120 Discussion ensued.

121 Ms. Kassel asked about replacement sidewalk panels.

122 Mr. Pabon is in the process of marking these out and will provide a proposal to replace.

123 Ms. Kassel asked about the pool water quality.

124 Mr. Pabon provided an update on the water quality. Discussion followed.

125 Mr. Pabon noted pool furniture is bad and becoming a hazard. Discussions followed. Proposals
126 for replacing pool furniture with different qualities and various options requested by the Board.

127 Mr. Pabon commented on the inoperable Mules and that they are not worth fixing but should
128 be sold to a scrapper or someone.

129

130 On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor,
131 selling the mules was approved.

132

133 Motion to approve selling the mules - Kerul/Dan.

134 Mr. Leet commented that pool furniture was in the reserve study and was needing to be
135 replaced. Proposals will be sought.

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137 **C. District Engineer: Pegasus**

138 **i. Five Oaks Drive CDD Maintenance Proposal**

139 Mr. Hamstra provided information on the pond levels. Continued with the Five Oaks Drive
140 CDD Maintenance Proposal and that no local engineers would do it. Found someone to provide a
141 proposal for doing this which would be more cost effective than Pegasus Engineering doing it as
142 this is not their specialty.

143 Mr. Chokanis asked Mr. Hamstra's perspective on this.

144 Mr. Hamstra provided his opinion.

145 Mr. Hamstra provided a Garden Road shed update. Mr. Hamstra approached the County
146 directly, and got the permit started. Discussion followed.

147 Mr. Hamstra provided an update on the pond level control structure.

148

On MOTION by Mr. Leet seconded by Mr. Chokanis, with Mr. Leet, Mr. Chokanis, Mr. LeMenager and Ms. Kassel voting aye and Ms. Phillips voting nay, the Five Oaks Drive CDD maintenance proposal from Common Oak Engineering, LLC was approved.

ii. Pond PS-2 and PS-3 Bathymetric Survey

Mr. Hamstra explained the survey to the Board and what the outcome of the survey was. Slopes were good and performing at the water levels it should.

iii. Clay Brick Road Sidewalk Improvements

Mr. Hamstra explained the project.

Ms. Kassel confirmed what it should look like.

Mr. Hamstra confirmed the design and that it is compliant. Discussion followed. Inframark and Element Environmental to provide proposals for the work. Jorge could do this. Proposals for the next meeting for this work.

Ms. Phillips suggested a count of how many kids go over the sidewalk throughout a week and see what the traffic is like. Discussion followed.

iv. The Estates Drainage Improvement Bids

Mr. Hamstra reported a pipe was punctured when a resident put a fence up. The idea is to get the inlet functioning again and connect one inlet to the next.

On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor, the Element Environmental proposal in the amount of \$16,680.00 was approved.

v. Garden Road Storage Shed

Addressed under 4Ci.

vi. Greenwood Alleyway

Mr. Hamstra commented that it will be done the next meeting as there was not enough time. Discussion followed.

vii. Proposal for Final Design and Permitting Services – Maintenance Facility

Proposal approved under 4Ci.

viii. Fiscal Year 2023/2024 District Engineer Services – Change Order #2

Mr. LeMenager asked what fiscal year this is for which is 2023/2024.

Mr. Hamstra provided context on what this was for.

On MOTION by Mr. Chokanis seconded by Mr. Leet, with all in favor, the Fiscal Year 2023/2024 District Engineer Services – Change Order #2 was approved.

ix. Fiscal Year 2024/2025 District Engineer Services – Proposal

Mr. Hamstra stated this is for this fiscal year 2024/2025 which was confirmed.

Mr. LeMenager commented that \$70,000 is not a number we have to spend. Discussion followed.

Ms. Kassel asked what do you foresee the CDD spending this money on. What projects for this fiscal year.

Mr. Hamstra commented that maybe another alleyway would be looked into and the maintenance facility is another item. However, you never know, might be a quieter year.

On MOTION by Mr. Chokanis seconded by Mr. Leet, with all in favor, the Fiscal Year 2024/2025 District Engineer Services was approved.

D. District Counsel: Kutak Rock

i. Approval of McCord Litigation Settlement

Mr. Eckert provided an update for the ratification of the McCord litigation case. District funds are not being used to settle the case; insurance money is being used.

On MOTION by Ms. Kassel seconded by Mr. Chokanis, with all in favor, the McCord Litigation Settlement was approved.

Mr. Eckert commented that a budget amendment is needed by November, if one is appropriate.

Mr. Eckert commented on the affidavit on human trafficking for agreements.

Mr. Eckert noted Ethics training is required by December 31. DM can provide this information.

Mr. Eckert noted there is a new person, his colleague Kubra Metin, who we will see on emails moving forward.

Mr. Eckert reported the OUC matter with Tract L appears to have been resolved and they are just waiting on a signature from them.

A Capital charge was spotted by the Board but has been removed.

E. District Manager: Inframark

Mr. Neal noted we talked about the three old mules earlier in the meeting. Transfer excess funds from the general fund to the reserve fund? In recent years the District has moved funds budgeted as 'reserve-other' less year to date spending. Page 144 shows \$60,440 is the fund balance.

Mr. LeMenager commented that the verbiage on page 144 is ridiculous and needs to be made more palatable like a sum. Discussion followed.

On MOTION by Ms. Kassel seconded by Mr. Chokanis, with all in favor, a fund balance transfer was approved.

Mr. Neal provided a Flock Security update. System is installed and they are just waiting on them to setup our account access.

Mr. Neal reported Falcon Construction were able to start the permitting process for the garden shed this afternoon, so we have progress.

Mr. Neal provided a commercial no parking signs update for Ms. Kassel. He emailed them last week but has not heard anything back.

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion of Harmony Tower Sign

Mr. Neal reported business owners have reached out about putting signs up on the Harmony tower to showcase their businesses at no cost to the District. Discussion followed.

Ms. Phillips suggested receiving payment for the space.

Mr. LeMenager is for the idea.

Mr. Eckert noted some sort of policy for usage of the tower for signs would be needed.

Mr. Leet commented that there has been signs but have it approved by the Board.

Ms. Phillips clarified the charges comment and what it would look like. Discussion followed.

Mr. LeMenager, Ms. Phillips, Mr. Chokanis, and Mr. Leet are for it.

Mr. Leet suggested making a sign policy.

Mr. Neal to look at any policies to see if there are policies in place for signs.

B. Discussion of Waste Management Claim for Blazing Star Lane

Mr. LeMenager commented on the insurance claim and his view on it.

Mr. Neal noted Page 85 has the net claim insurance is willing to pay which is \$14,419.16.

On MOTION by Ms. Phillips seconded by Ms. Kassel, with all in favor, the Board accepted payment in the amount of \$14,419.16 to resolve the Waste Management Claim for Blazing Star Lane.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes for the August 29, 2024 Regular Meeting

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

B. Financial Statements *(August & September 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 #292 & #293 *(August & September 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 #119293 from United Land Services for Mainline Repair at Catbrier and Schoolhouse Road

On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor, the Consent Agenda was approved.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Kassel addressed the new fiscal year, budget for refurbishing pocket parks, is there a number for this work. Discussion followed.

Ms. Kassel noted \$20,000 is what is requested. Board is fine with this. Ms. Kassel will report back.

Ms. Phillips inquired about the cost to do a street sweep. Discussion followed. We can find out the price for this service.

Mr. Chokanis requested they pull together high-level accomplishments from the last year fiscal year. Highlights of what the Board has done. Second item is Kevin Shea and the outlets in the town square.

Mr. Neal advised this has been taken care of.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the meeting adjourned at 8:09 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman