

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

MARCH 27, 2014

AGENDA PACKAGE

DM

Harmony Community Development District

Steve Berube, Chairman
Ray Walls, Vice Chairman
David Farnsworth, Assistant Secretary
Kerul Kassel, Assistant Secretary
Mark LeMenager, Assistant Secretary

Gary L. Moyer, District Manager
Kenza van Assenderp, District Counsel
Steve Boyd, District Engineer
Todd Haskett, Project Coordinator

March 17, 2014

Board of Supervisors
Harmony Community Development District


Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held **Thursday, March 27, 2014 at 6:00 p.m.** at the Harmony Golf Preserve Clubhouse located at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Approval of the Minutes of the February 27, 2014 Meeting**
3. **Audience Comments**
4. **Public Hearing for Rulemaking**
 - A. Public Hearing to Consider Adoption of the District's Parks and Recreational Facilities Rules, Chapter 2 for Water Utilities, Chapter 4 of the District's Rules and Rule 1.4 of the District's Rules of Procedure
 - B. Consideration of Resolution 2014-02 Adopting Said Rules
5. **Subcontractor Reports**
 - A. Aquatic Plant Maintenance – Bio Tech
 - B. Landscaping
 - i. Davey Tree Monthly Highlight Report
 - C. Field Manager
 - i. Dock and Maintenance Activities Report
 - ii. Buck Lake Boat Use Report
 - iii. Discussion of Sidewalk Policy
6. **Developer's Report**
7. **District Manager's Report**
 - A. February 28, 2014 Financial Statements
 - B. Invoice Approval #167 and Check Register
 - C. Discussion of General Election
 - i. Qualifying Information
 - ii. Consideration of Resolution 2014-01 Confirming the District's Use of the Osceola County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election
 - D. Public Comments/Communication Log
 - E. Website Statistics
8. **Staff Reports**
 - A. Attorney
 - B. Engineer
 - i. Recommendations Regarding Maintenance of CDD Alleys
9. **Supervisor Requests**
10. **Adjournment**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,


Gary L. Moyer/js
District Manager

District Office:
610 Sycamore Street, Suite 140
Celebration, FL 34747
407-566-1935

www.harmonycdd.org

Meeting Location:
Harmony Golf Preserve Clubhouse
7251 Five Oaks Drive
Harmony, Florida 34773
407-891-1616

MINUTES

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, February 27, 2014, at 6:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube	Chairman
Ray Walls	Vice Chairman
David Farnsworth	Supervisor
Kerul Kassel	Supervisor
Mark LeMenager	Supervisor

Also present were:

Gary Moyer	Manager: Moyer Management Group
J.D. Holt (<i>by phone</i>)	Attorney: Young, vanAssenderp, P.A.
Todd Haskett	Harmony Development Company
Brock Nicholas	Harmony Development Company
John Miklos	Bio-Tech Consulting
Garth Rinard	Davey Commercial Grounds
Residents and Members of the Public	

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. Berube called the roll and stated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the January 30, 2014, Regular Meeting

Mr. Berube reviewed the minutes of the January 30, 2014, regular meeting, and requested any additions, corrections, notations, or deletions.

Ms. Kassel stated page 37, third line from the bottom should read "~~feature~~ future lots."

Mr. LeMenager stated page 28, the first paragraph regarding street lights should read "the people in this room were not part of this, but the bottom line is, we have financed assets off of a balance sheet".

On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the minutes of the January 30, 2014, regular meeting, as amended.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Glen Boisseau Becker stated I am here once again to speak about my opposition to the idea of opening the retention ponds for fishing. I am hoping to shed some more light on the subject, bearing in mind Mr. Farnsworth and other reasonable parties have expressed doubt about whether or not the regulation is enforceable. I would like to remind everyone that America is built on rules, policies and laws that are often unenforced and in many cases, unenforceable. As an example, I do not think I have ever known a motorist who does not occasionally drive faster than the posted speed limits. Many drivers surpass the posted limits more than twice a day. It is not possible for the local officials to apprehend and prosecute as many as 1% of the people who drive faster than the speed limits. This law is generally unenforceable. I hate to think what would happen if we did not have those policies posted. I maintain there would be more fatalities and much more reckless driving if we did not have some reasonable guidelines. I remember from driver education when you come to a stop sign, you are expected to come to a full stop. As a pedestrian, I have never seen a driver stop their vehicle completely if there was no other traffic on the road, no kids playing in the street or no animals within sight. People slow down drastically and continue. Can you imagine what would happen to a high-ranking Sheriff if they made a policy of monitoring every stop light and arresting anyone who rolls past the stop light of one mile an hour? The Sheriff would very promptly be voted out of office. The policy is, to some extent, unenforceable, but I believe there is a good reason for it being there. I am grateful for the stop signs and know they serve a purpose. I have some background in the retail industry. If you are a small shop owner and somebody comes into your store determined to steal a small item of merchandise or maybe a large one, you would apprehend the shoplifter, call the police and if you are lucky, the officer arrives in a minute or two. The officer is going to ask you if you want to press charges, even if it means taking some time off work and appearing in court. If you are the small shop owner you are going to say "I cannot afford to disappear from work for half a day as I am needed here." So the shoplifter does not get punished. As a result, this person is embarrassed enough to return the merchandise and maybe never try that in your store again. The law serves a purpose. The final example would be right here in Harmony. If you visit the dog parks or Buck Lake pier, we have signs posted indicating these parks are closed half an hour before sunset, even

during the winter. They remain closed until half an hour after sunrise. I have never seen anyone question whether it is enforceable or try to enforce it. The rule is very widely disregarded, and yet if I see teenagers goofing around in the park at 9:00 p.m. in the dark, I can politely point out the policy and ask them to leave, and they will cooperate. I hope the analogy is clear. We have already heard plenty of debate about whether the Sheriff's Office is willing to support a policy against trespassing and fishing in the retention ponds. The answer is, up to a certain point, we get some cooperation. If someone were to really fight back against the Sheriff's ruling, maybe the law is not enforceable; we are not sure. I maintain the policy is a good one to advertise, promote and encourage through the use of strategically posted signs saying "No Trespassing" and "No Fishing" in our ponds. There is nothing to be lost by maintaining that position.

Mr. Anthony Pressley stated I am against fishing in the ponds and would hope you would see that 95% or more of the people at the meetings I attended asked for your vote not to allow fishing. I think the Board has a responsibility to listen to the people who come to the meetings and voice their opinion. They may come to you outside of a meeting, but they are not here. I also know the vote is planned for the next meeting, which happens to be during school vacation, meaning a lot of people may not be able to attend because they may be off with their children. I live on a pond. Some people do not think I do because I have 15 feet of grassy area between me and the pond. I have a requirement not to erect a fence and various other restrictions. I personally do not want people hanging out behind my house. Please consider what the residents have said.

Mr. Walls asked were you aware when you purchased your lot that the pond was open to the public?

Mr. Pressley responded yes. When I purchased my lot, there was a "No Fishing" sign on it.

Mr. Walls asked were you aware people could walk, jog and sit behind your property?

Mr. Pressley responded yes, and they can.

Mr. Walls stated you are okay with this, but not with them fishing.

Mr. Pressley stated I am not okay with them hanging out, drinking and leaving trash.

Mr. Walls asked does every fisherman drink? Should we ban all fisherman?

Mr. Pressley responded no, I am not saying every fisherman drinks. However, we have a nice place to fish in Harmony, which is Buck Lake. I have a retention pond for drainage, not for fishing. What good is coming out of that retention pond? There are two alligators in the pond that we enjoy walking around. The bait that is left behind is going to make them more apt to come looking for food.

Mr. Berube asked which pond do you live near?

Mr. Pressley responded it goes towards Dark Sky and Five Oaks.

Mr. Berube asked does this pond have a "No Trespassing" sign?

Mr. Pressley responded it had a small "No Fishing" sign on the Dark Sky side, which was removed once this discussion started.

Mr. Berube responded it was not removed as a result of any discussion here. It was on one of the old green posts with a small sign saying "No Fishing." Those have been around for a while.

Ms. Kassel stated when you purchase a home, you sign a Declaration of Covenants, which includes the No Fishing Policy. You agree to this when you buy a home.

Mr. Walls stated that is an HOA policy.

FOURTH ORDER OF BUSINESS

Subcontractor Reports

A. Aquatic Plant Maintenance – Bio-Tech Consulting

i. Monthly Highlight Report

The monthly aquatic plant maintenance report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Miklos stated we touched up on some of the algae around the ponds. There were a few cattails here and there, but we thought everything else was looking good. Some of the new growth is going to be coming around. The growing season will start soon. Hopefully we will start to see some of the native plants grow back and look good. They are brown right now due to winter.

Mr. Berube asked do you see anything on the horizon that we need to address at an early stage?

Mr. Miklos responded I think everything is working out well. I like the monthly maintenance schedule. Everything seems to be doing well.

Ms. Kassel stated when I walk around the pond at Lakeshore Park, I see what looks to be a bunch of algae or some other type of growth.

Mr. Berube stated it is filamentous algae.

Ms. Kassel stated I do not mind it, but perhaps other residents do not.

Mr. Miklos stated this is totally up to you. From what I hear, everyone wants the algae gone. I do not spray it as often as I usually do in other neighborhoods, because I know no one here is worried about the algae on the ponds.

Ms. Kassel asked will it become a further problem as it gets warmer?

Mr. Miklos responded no. If it stays within a couple of feet of the shore, it should be fine as long as it does not get more than 50% coverage. That is when it starts to be a problem, and we definitely want to remove it then because it will block some of your fountains.

Mr. Berube stated if you stand on the bridge, you will see baby fish in and around the edge of the algae.

Mr. Miklos stated some of that is called Slender Spikerush, which looks like grass under the water. This is hard to get rid of and takes a lot of chemicals. The fish like it. As long as it does not take over or choke anything out, we leave it alone, especially here. Since it does not bother anyone here, it does not bother me.

Mr. Berube stated it sounds like a good plan as long as we are not headed for trouble. We will continue on the same path.

Ms. Kassel stated there were three alligators in Long Pond the other day.

Mr. Berube stated they have been pretty active. One was fairly large.

B. Landscaping – Davey Tree

i. Monthly Highlight Report

The monthly landscape maintenance report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Rinard stated last month we discussed mulch and we were in the process of getting our final load. This load was due the next day; however, we had some delays by a couple of weeks. This has thrown our schedule back. With one more load delivered today, next week our mulching will be complete. Three areas remain: the bedding areas along east Five Oaks toward the golf course, the U.S. Hwy 192 beds, and the bedding areas along the back side of the fence line along U.S. Hwy 192. This has been our major project. The prepping for Dark Sky is complete. We have some internal training tomorrow where our site crew will be at Celebration for a full day of training, but we will have people here on Saturday for trash and touch-up purposes.

Mr. Berube stated back in June, you gave us a multi-page proposal. We picked and chose services, and it is eight months after this was originally presented. Maybe we can ask you to take another look to see if things have changed after eight months and perhaps

revise it. We had a big hit to our budget due to receiving some late invoices, but there are still some line items, which need to be adjusted. I hate to look at an eight-month-old proposal.

Mr. Rinard stated I would be happy to take a look at this and clean it up.

Mr. Berube stated tell us what we need to do, and we will discuss it next month.

Ms. Kassel stated please send it to me so you and I can go over it.

Mr. LeMenager asked when do you have the crepe myrtles scheduled for pruning? I would like to put in my vote for shorter rather than taller ones. There are crepe myrtles behind my house on Beargrass Park. They are taller than the oak tree. That is totally out of scale.

Mr. Haskett stated they are healthy.

Mr. LeMenager asked do you have any idea high crepe myrtles can be if you do not trim them back? They are three stories tall in some places in Celebration. I am not sure this is really what you want to have for your look.

Mr. Haskett stated we can look at them. The policy is to keep the natural form and do not do any pruning larger than a pencil size unless it is conflicting with other plant material. If you look down through Town Square, you will see how those have progressed over the years. They are beautiful. This is the shape that crepe myrtles are supposed to be. It kills me to see stems with nubs on them.

Ms. Kassel stated they call it "crepe murder."

Mr. Berube stated there seems to be two schools of thought on these: clip them off every year, or let them grow.

Mr. Haskett stated it is a quick and easy maintenance item, which you see in highway departments. All this does is create long shoots and more maintenance in the future.

Mr. Walls stated I understand what you are saying because it depends on where the crepe myrtles are. I have one right next door to my house. If I let it grow, it will be all over my roof. I have to trim mine back completely.

Mr. Haskett stated I totally agree. The ones at the Sales Gallery have to be trimmed back because they conflict with the roof.

Mr. Berube stated I would like to hear a response from a tree guy's perspective.

Mr. Rinard stated years ago when I first arrived in Celebration, this was a big topic.

Mr. Moyer stated it still is.

Mr. Rinard stated I have taken a neutral position, which is the safe position. Through my experience in the field, I have seen certain responses with the pruning back. I understand the hands-off approach, as well. The reason why I take a neutral position is, I think both are valid. We come back to our clients and explain if we do one thing, then this is what you can expect. There are arguments and data for both sides. It really becomes an individual choice in the approach, and I am okay either way.

Mr. Berube asked is it safe to presume with a hard prune, the tree is going to spend all of its energy trying to redo that growth, where if you do not give it a hard prune, the tree continues to expand its overall size?

Mr. Rinard responded you are right on both respects. Whenever you do any pruning on the tree, the energy the tree is producing has to go somewhere. Whether you do it on a harder basis, or on a selective basis or less severe, whatever proportion you are taking out, this energy has to go somewhere. You have not changed what the tree is producing from an energy standpoint. There are some rules of thumb with certain types of trees, depending on the type of pruning. You are not going to take any more than 25% in a crown-reduction scenario. As you have seen probably seen, whether here in the community or in other communities, crepe myrtles have been severely pruned, and yet they pop back every year. They tend to get thicker and thicker. That is where this energy is going as part of the maturity process. The energy from the pencil pruning is going up as well as in the thickness. It really makes no difference, and again I ask what your position is.

Mr. Moyer stated I will share one suggestion with you. Consistency is important. Part of the problem is one year we will do the pencil pruning and then next year we come back in and cut it more than just a pencil pruning. Then people get upset because they get used to what you have done. Then when you change the protocol, this is when you start getting phone calls. Whatever you decide as a Board to do, it needs to be consistent year after year.

Mr. Berube stated I think we are on the consistent plan right now of nothing bigger than a pencil.

Mr. Haskett stated that is how the scope of services was written. I do not always put my personal opinions or expertise into it but just reference the University of Florida. We are one of their model communities and we are linked to their websites. I always

reference their recommendations or suggestions, which is how the scope of service came about.

Mr. Rinard stated in some areas where they are planted, we get some encroachment and some crowding out, so maybe some heavier pruning is necessary. But maybe we do that on an isolated case-by-case, location-by-location basis versus changing the consistency.

Mr. Berube asked is there a problem with what is going on behind your home?

Mr. LeMenager responded they are taller than the oak tree.

Mr. Berube stated trees are a big part of this community, and we are just trying to make sure we do the right thing most of the time. It sounds like we have a plan.

Mr. LeMenager stated we are having a meeting in February at the end of winter, and I have heard no complaints about Davey Tree. I think the property probably looks as good as it ever has at the end of February. You are doing something right.

Mr. Rinard stated thank you. I think over the past couple of weeks, the warmer temperatures have helped. For the fall fertilization, we used the Polyon product, which is based on soil temperature. We are starting to see temperatures warm up. For the most part, spring is here. You can see where things are coming back in from the January frost, which we experienced a couple days. I appreciate the comments, and we hope to keep it going for you.

Mr. Berube stated I noticed our staff has been changing out sprinkler heads to get more water volume in certain zones that are browning up. I presume Mr. Jon Rukkila and Mr. Haskett are in close contact to make sure we have enough water going underground.

Mr. Haskett stated yes, constant contact. This is the season when you recognize where your irrigation is not getting the best coverage. The best indication is areas where plants are greening up and certain areas are not.

Mr. Berube stated it is also nice to have our staff do the changing because we are buying hundreds of sprinkler heads.

Mr. Haskett stated yes, we are.

Mr. Berube stated we would be in the tens of thousands of dollars in labor changing those heads out. This is another advantage of having our people doing them as needed.

Mr. Farnsworth asked what is the general policy as to going around and confirming that heads in various areas are functioning properly? The reason I ask is because some of them in front of our house are spraying out into the street and some barely work.

Mr. Haskett responded we get to them as often as possible. In our report, we have 28 different zones and 546 valves. We average about half of the community per month. Right now it is taking slightly longer because of the other projects. However, they are skipping around and taking care of problem areas first. We understand the system.

Mr. Farnsworth stated in regard to tree trimming and street lights, in some cases there are street lights with branches hanging below the lights. There is one in front of my house and others around the community. Are these going to be addressed? Or will they be left that way? They cast a shadow and will get worse.

Mr. Rinard responded we will need to address those. Mr. Rukkila has just recently completed east Five Oaks, and he will be circling back around in the rotation. We can certainly take a look at the trees and street lights and what is being affected. We will put this on the top of our list.

Mr. Berube stated as a function of being around here for a while, the trees have grown into the lights.

Mr. Rinard stated that is correct.

C. Field Manager

i. Dock and Maintenance Activities Report

The monthly dock and maintenance activities report is contained in the agenda package and is available for public review in the District Office during normal business hours.

ii. Buck Lake Boat Use Report

The monthly boat report is contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. LeMenager asked when are we starting on the dock?

Mr. Haskett responded the dock work has started and is almost completed. It is sitting across the lake as of today. We have been diligently working with the manufacturer through the entire process. Getting electricity through it took some thinking because once it is in the water, we might have to pay for a diver to install the conduit. Mr. Rick Druckenmiller and I have been working with them directly before and during the manufacturing to get the conduit installed ahead of time. Once it gets over, we

just need to get the electricians to pull the wire through and make sure it is all up to code. As long as the lake is fairly calm tomorrow, we will pull out the old dock and float the new one over. It is all put together.

Mr. Berube asked are we going to be able to get those pedestals we discussed?

Mr. Haskett responded we are. I looked at many different manufacturers and sizes. I actually have provided some specifications to a couple of local companies to make smaller ones instead of the great big ones, which would take up too much space. We will have temporary power there. We are going to reflect light onto the pilings for the time being. In two weeks, the new pedestals will be in. Spending \$1,000 per pedestal for something that is too big did not seem appropriate to do. We want to keep it attractive looking because it is a nice dock.

Mr. Berube stated one of the attractions of those pedestals was providing LED lighting at night. Is this still part of the equation?

Mr. Haskett responded yes, it is definitely in the plan. I talked with Mr. Greg Golgowski, who requested a certain color. I cannot remember the exact color and will have to confirm it with him. I believe it was red or blue, but not just a bright white light.

Mr. Berube stated if we can get the lights, that is fine. It seemed like a nice feature so anyone can see it at night. We have a nice dock. We might as well show it off.

Mr. Haskett stated yes, we will see what we can do.

Mr. Berube stated I think most of those pedestals are lighted anyway.

Mr. Haskett stated I put in my report that the dock was going to be completed on the 26th. There was a delay due to weather. I spoke to Ms. Brenda Burgess and she updated the website to show the 5th. We are sure we will make this date. We will have the wiring done on Monday. Along with this, while we did not have power down there and no ability to have the boats out, we pulled the large pontoon out and did some in-house maintenance. We pressure washed it, lubed it up and worked on the batteries. We did some modifications to the small pontoon as well. We are relocating the batteries, which helped shift the weight towards the front. It is a better ride now. We have received some good comments from residents that the pontoon is more stable. Ashley Park is now open. Temperatures are getting warmer and the gates are open. We had all of the pavers reset, which were trip hazards. The delay to open the park was due to the pavers, pressure washing and painting. The facility looks new again.

Mr. Berube stated there is a stunning difference. There are new color changes here and there, some of the lousy stuff is gone and the pavers are reset. Everything is fresh and clean. If you remember what was there and what it looks like today, it is a new facility. The acid washing on the pool came out well.

Mr. Haskett stated it did. We will keep it that way. The company said we should get at least two or three more years out of the finish, which is very encouraging.

Mr. Berube stated I drove by there tonight and the gate outside of the filter area was open. This is a swing gate. It was just hanging open. There was a car there, which I did not recognize and I was not sure anyone was inside. It is probably no big deal, but I do not know how it got open. Apparently someone left it open.

Mr. Haskett stated we normally keep it cable locked because it requires a key to access. We will monitor it and change the locks on April 1. Mr. Gerhard Van der Snel is our main pool guy.

Mr. Berube stated for those who do not know, Mr. Van der Snel is the newest CDD field technician since January 6.

Mr. Haskett stated he has been checking the pools each morning to see how they fluctuate, and he is shadowing the pool company. It should be a clean transition. We missed the February training date for the other two staff members, but they are signed up for the March 12 training. By then everyone will be certified.

iii. Sidewalk Policy

Mr. Berube stated since we are getting into the sidewalk rehabilitation work, Mr. Haskett thought it would be wise to have everyone on the same page as to what our sidewalk policy is. I believe all of you should have received an email from Ms. Burgess today on this policy.

Ms. Kassel stated it was from 2008.

Mr. Farnsworth stated I did not have a chance to review it very well.

Mr. Berube stated the bottom line is, we have a written policy.

Mr. LeMenager stated it says it is a draft. I do not know if it has ever been acted on.

Ms. Kassel stated the policy is faulty as it references the HOA as being responsible for the sidewalks, which the HOA is not. There are also one or two other discrepancies from the way things operate.

Mr. LeMenager stated my concern with the document is, we have a written set of rules stating under certain conditions, then it is painted orange. Then the problem is,

what happens if you neglect to paint it orange and someone trips and complains that the CDD was not following its own rules?

Mr. Berube stated this is why we are discussing the policy.

Mr. LeMenager stated I think it is dangerous to have too specific a policy.

Mr. Berube stated we can modify this policy. The word "Draft" is marked on it. Is it a draft?

Mr. Haskett responded I had this in my book that said it was a draft. This was from Mr. Steve Boyd when he did the sidewalk study in 2008. Every crack and bump in the community was listed.

Mr. Berube stated this looks like it was written by Mr. Boyd. Can we just turn sidewalk maintenance over to the Field Manager?

Ms. Kassel responded that is what we have been doing.

Mr. LeMenager stated I do not think it is broken. We do not need to fix it.

Ms. Kassel asked why was this brought up?

Mr. Berube responded because it is out there and he has concerns it does not match what we are doing now.

Mr. Haskett stated the main reason we use this is to determine the priority levels so we have something to fall back on when we are out maintaining the sidewalks and staff comes to me with a sidewalk raised one-quarter inch. We can reference this and say to give it time and watch it, as the engineer recommends. This is also straight out of the Federal guidelines from the Highway Traffic Safety Board. It is not just something out of thin air. This is how we determine if it is a severe hazard. I do not know if attorneys reference this when they come after people or not, but it is a basis we use.

Mr. Berube stated what you are saying is, you feel more comfortable having some sort of a policy.

Mr. Haskett stated I would be more comfortable with all of you recognizing the work we do. If we have to replace a large chunk of concrete, you will know why because you can reference this. If we just ramp it like shown in the first picture, which is the easiest and best method to get rid of a lip on a raised panel, this is the reason why we would be doing it. If it is just a small crack and you grind it down, it explains why. There is no question of why we do things differently depending on the condition.

Ms. Kassel stated this is just an FYI as to how you prioritize. You are not asking us to take any action, just to be aware of how you are managing the sidewalks.

Mr. Berube stated this is very specific. As Mr. LeMenager referenced, we are not really following it.

Ms. Kassel stated this is a draft. It has not been approved.

Mr. Haskett stated I did not reference the minutes from 2008. There may be a policy. I did not see any policy on the website.

Mr. Moyer stated let us go back and look at the minutes. This is why we take such detailed minutes.

Ms. Kassel asked to see whether it was approved?

Mr. Moyer responded yes.

Ms. Kassel stated alright. Will you report on this next month?

Mr. Moyer responded yes.

Mr. Haskett stated I do remember we acted on this because someone from your department came out and did a lot of sidewalk grinding right after the study came out.

Mr. Berube stated there are certain things in here we would never do, such as lay asphalt over concrete.

Mr. Haskett stated that is correct.

Mr. Berube stated it is not going to happen. There is another potential activity of drilling holes and concrete jacking it. We are not going to do that, either. I would be inclined to have authorization from the Board to give the Field Manager our blessing to do a job he has been doing. It has been working.

Mr. LeMenager stated he already has that.

Mr. Berube stated he wants something from us that is not necessarily in conflict with something that is in writing. Mr. Moyer will see if this has ever been acted on. If it has not been, then we will make a decision next month and give you some firmer direction.

Mr. Haskett stated if you would like, I can submit the Sidewalk Repair Manual, which we referenced for some of the repairs we recently made. It is more descriptive, and it has some pictures.

Mr. Berube stated we should not have conflicts. If this is in force, we need to make it fit with what we are currently doing. If it is not in force, then we can adopt something

else more in line with what we are doing. Do not stop what you are doing. It is looking good so far.

iv. Alleys

Mr. Berube stated several months ago, Mr. Boyd came out and spent some money analyzing alleys. That seemed to go by the wayside.

Mr. Nicholas stated it is funny you mention this because I asked Mr. Boyd about this last week. He said that he did not complete the report, but he was ready to tell you, hopefully by the next meeting, which alleys are on the list first to come from reserves. We drove through a couple of alleys. You have this large reserve account and a hypothetical schedule of when things need to start getting on the list for repair. The neighborhood is old enough to where we need to start on this. Mr. Boyd is aware and I think he may be a month or two behind on getting you a final list. I think he is going to tell you where you need to start. I will make sure to remind him. If you want him here at every meeting, you can do that. He is trying to be mindful of your finances. We usually just tip him off if we think something is going to happen that the Board will talk about. He asked if he needed to attend, and I said I did not think there was anything. Now we are talking about sidewalks and alleys. I feel bad I told him not to attend.

Mr. Berube stated he used to be heavily involved with the sidewalks, and the reality is, we spent more time and money with him preparing pictures and guidelines than we spent repairing the sidewalks.

Mr. Nicholas stated I will absolutely give him a message to provide the alley schedule to the Board and recommend where to start. He received that message verbally last week, and I think he is almost ready.

Mr. Berube stated tell him we are ready to spend a little money.

Mr. LeMenager stated it is smart to get started.

v. Miscellaneous

Mr. Berube stated the bench and table at the dog park have been missing for a long time. Several times you said legs were being made for the picnic table.

Mr. Haskett stated they are still missing.

Ms. Kassel asked is the brassier just a post right now?

Mr. Haskett responded if you mean the grill, that is possible. I have one sitting in front of my office and that might be where it came from. We replaced a few grills, and they are working out great. There are three or four more we need to replace. We did

refurbish some of the tables in the Town Square, which have been there over 10 years. We did that in-house and it turned out well. However, some of the chairs were recently destroyed.

Ms. Kassel asked by vandalism?

Mr. Haskett responded yes. There were some incidences in Town Square where trash cans were turned over. Identifying who did it is probably difficult to do. Hopefully, some of the activities that are being monitored elsewhere will help curb this.

Mr. Berube stated there has been some commentary on the Facebook page about certain teenagers who are getting out of control at times. It is probably all related. I think there is a square concrete base over near the Lakeshore Park pavilion, which used to have a table.

Mr. Haskett stated there was a picnic table and this is where the picnic tables underneath the small pavilion have gone to. I can order more picnic tables if we need more out there. I think it got moved because someone wanted it in the shade.

Mr. Berube stated I notice fairly large groups of people using up all the picnic tables. I guess we can wait until we need more furniture. Are you going to order any benches?

Mr. Haskett responded probably not benches, but most likely we are going to have to order another picnic table.

Mr. Berube asked is our inventory at Lakeshore Park where it should be? I know you have a count for pool furniture. If picnic tables are disappearing, do we have enough? Should we add more?

Mr. Haskett responded I would think we would need more since it stays busy all the time. We can look at the budget and see if the money is there.

Mr. Berube stated I think there is enough money in equipment, which is where this expenditure would be paid from. I would rather the residents have enough picnic tables. They get used. I see people using them all the time. If we need a couple more out there, I do not see any reason not to order them.

Mr. Haskett stated I will get some proposals together to include in a package for various parks.

Mr. Berube stated look at the entire pavilion as well. I think the metal could use some paint, and the vinyl portion of it is ratty.

Mr. Haskett stated it is reaching its life.

Mr. Berube stated perhaps the original supplier is still on file and we can order that part.

Mr. Haskett stated no, the original supplier went out of business many years ago. Otherwise, it would have been improved by now. They do not make this anymore.

Mr. Moyer stated just as an aside, we have \$3,396 in the capital account. The accountants are asking me why we are not closing this account. Maybe the best way to do this is to purchase picnic tables with this amount as part of the overall park improvements.

Mr. Berube stated we were going to devote this money to the pedestals on the dock.

Mr. Haskett stated we can still use some of the funds for the picnic tables because we do not plan on spending \$3,000 on pedestals.

Mr. Berube stated it also depends on how many pedestals you are going to buy.

Mr. Haskett stated we plan on buying three pedestals.

FIFTH ORDER OF BUSINESS

Developer's Report

i. OUC Street Light Agreement

Mr. Nicholas stated OUC sent over the final marked-up revised agreement based on the last meeting's discussion. We sent this to Mr. Tim Qualls and he is doing his final review. As soon as he gives us the green light, we will get the exhibits together along with the CDD tax ID and minutes from the last meeting. I will ask Mr. Moyer to help us execute this.

Ms. Kassel asked in regard to the street light contract we discussed last month, did you go back to them and say we were going to pay this off?

Mr. Nicholas responded yes.

Ms. Kassel asked is this going to reduce our maintenance contract?

Mr. Nicholas responded we received an affirmative response. I did not send it to the entire Board, just to Mr. Berube and Mr. Moyer, but we received the response you were looking for. It might have been to Mr. Qualls instead of Mr. Berube. It happened very fast, the day after the last meeting.

Mr. Moyer stated I received it.

Mr. Nicholas stated I emailed him during the meeting, and he responded and confirmed that.

ii. Shade Structure

Mr. Nicholas stated we are going to be freeing up a shade structure. I do not know the dimensions, but I believe it is 20 feet.

Mr. Haskett stated it is 30 feet.

Mr. Nicholas stated we have a shade structure, which is fairly new that we will be freeing up, and we would like to donate it to some place the Board agrees it should go where it will have good use. The fabric is great, it is clean and painted. It looks just like the one we put up at the Swim Club.

Ms. Kassel asked what if we put it at the playground by the dog park because it has no shade?

Mr. LeMenager responded it has a couple of trees, which are supposed to eventually be fairly big.

Ms. Kassel stated the swings do, but not the playground.

Mr. LeMenager stated you need to take a walk down Beargrass if you want to see how big they get.

Mr. Haskett stated I do not think we can put it at the playground by the dog park because of the easement running through there. We are not allowed to put structures on it. The playground is right on the easement.

Mr. Nicholas stated we cannot go too deep into the ground with the footers on those easements.

Ms. Kassel asked what about at the Lakeshore Park soccer field on the north side where the bleachers are?

Mr. LeMenager responded I think that is a terrible idea.

Mr. Berube stated because you do not want to look at it.

Mr. LeMenager stated that is correct.

Mr. Berube stated I am sorry, but we all have to put up with something.

Mr. Walls stated we should think about it and discuss it next month.

Mr. Berube stated I do not think there is room at either of the pools for another shade structure. The most likely place would be the soccer field.

Mr. Haskett stated another location would be around the water feature where the parents sit while the little kids are playing. We did not put three there because it interferes with the water.

Mr. LeMenager asked did we plant more trees to take care of the swing set at the playground?

Mr. Haskett responded yes.

Mr. LeMenager stated then that will eventually be taken care of by trees.

Ms. Kassel stated in regard to the water feature, often the parents go in with their kids so they are getting wet, and sitting on those benches is not much of an issue even when it is hot out.

Mr. Berube stated but not every parent does this.

Ms. Kassel stated not everyone does, but everybody who goes to the soccer field has to sit in the hot sun on the hot, metal bleachers.

Mr. LeMenager stated it occurs to me the nice little playground in Green Park, which always has kids, would be a good use. I am always out walking, and there always seems to be kids. I do not know if there are shade trees.

Mr. Haskett stated there are some trees, but they are small.

Mr. Berube stated we have to be conscious of putting the shade structure in the Green Park because virtually every side would be directly in front of someone's house. It would be 50 feet away from several houses.

Mr. LeMenager stated that is a fair point.

Mr. Nicholas stated we owe you some suggestions.

Mr. LeMenager stated thank you for the donation.

Mr. Berube stated I like either of those two suggestions, but I am betting it will be on the back side of the soccer field because of the roundness of the water feature.

Mr. LeMenager asked what color is it?

Mr. Haskett responded it has black posts and a dark blue top.

Mr. Berube stated it is in good shape.

iii. Hand Clearing

Mr. Nicholas stated you probably noticed we did some experimental hand clearing between the Green neighborhood and the future neighborhood F by the school. At Buck Lake, you can see a little more of the water. I have a management plan with the Water Management District and we did some experimental clearing. We want the residents of Harmony to understand the vision of this community. The lakes were hidden, and we wanted you to see the lakes from the roads. This program was successful. The Water Management District had some very positive feedback about the ecological value and

interaction with residents on the clearing we did thus far. As a result, we are expanding this program. I just wanted to tell you this because we began this as a test in a mostly undeveloped area and it did not disrupt too many people. There is rubbish, burning, dragging and related activities. However, we are going to be venturing down into the areas around the opening to the dock between the two boardwalk cuts we did earlier last year, as well as expanding that area to the east of the current work that is being done. This is not as intense, but we are doing it with the same result in mind. We will be opening up view corridors and monitoring the feedback and look at what the agencies have to say about it. So far, it has been good, so we are going to do more of it.

Mr. LeMenager asked what is the effect going to be on wildlife?

Mr. Nicholas responded believe it or not, it is pretty good. There is a method to the way they clear and how they handle brush piles in certain areas. There are plenty of invasives, which should not be there. Some of the prettier, more blossoming trees, like bays and cypress, do not have a chance to get big and beautiful because they are crowded in by scrub pines and vines. It has all been positive on the ecological front. We are going to keep moving cautiously, but there is more work to be done.

Mr. Berube stated letting people see that there is a lake back there is a big positive.

Mr. Nicholas stated maybe it is has increased activity, and maybe it has not. Our goal is to show there is a great big asset, and we want the residents to love the lake and be a part of it. We cannot sell this unless they can see it. That is a little of the psychology.

Mr. Berube stated I would be willing to bet that a quarter of the people who live there do not know there is a lake there.

Mr. Nicholas stated it is going to be fairly obvious soon.

Mr. Berube stated there must be a limit on the tree sizes you can take out, and this is why so many trees stay.

Mr. Nicholas stated there is a limit to tree size. The pines are not a good thing when they are that close together. It started as a blowing seed that grew over time and was left alone. They do not do well that close together, and there is no point to it. You have to create some spacing for those trees anyway. There is some positive environmental benefit to doing a cleanup every so often.

Mr. Berube stated my point was, the bigger the opening, the more clarity you can see what is going on.

Mr. Nicholas stated openings are only big because there was not a full tree stand there before. Where there was a full tree stand, we did not take it out. There were already natural clearings in there so once you pulled the junk out, it was easier to see.

Mr. Berube stated there were several areas that look like they were all grassed in and looked like a picnic area.

Mr. Nicholas stated you are actually able to mow a few of those spots. It has been positive.

Mr. Berube stated I am not against taking the trees out. I am all for making big picturesque views of that water. It looks good.

Mr. Nicholas stated I agree.

iv. Sales Data

Mr. Nicholas stated we collect a lot of data on sales activity. We do not share a lot at these meetings, but we are in business together and I figured I could tell you about the last 100 transactions or so. As you noted, we have been busier. I think what continues to be interesting about Harmony is, it is diverse where the traffic is coming from and who new buyers are in terms of their work life and behavior. All across the board and spectrum, Harmony is not any one thing. The community is surpassing its 600th built and occupied unit, which is an interesting milestone. Of the last 100 or so transactions which have happened in the last 13 months, about one-third of those came from either inside of Harmony already as a rental property or Kissimmee or St. Cloud. Another third of the new home purchasers came from either the greater central Florida area or somewhere out of the central Florida market, but still within the State. A full last third came from either out of State or out of the country. There were 17 out-of-State transactions from 14 different States. Even the feeder States are diverse within the places people are coming from. It makes for an interesting marketing challenge on how to continue to grow the community. We are not specifically appealing to any one type of person. I think this continues to be interesting for us, but a challenge to market and put the right builder mix in place. The price points are all over the board. Values are going up, which you will see in your resale property. Hopefully, the things going on are positive. We talk somewhat about renters. One out of every seven transactions over the last 100 lived in Harmony already as a renter before they purchased and moved here permanently. I think this is an interesting fact and continues to be pretty well subscribed. It is not a bad thing, but a good indication about the community. Half of all transactions are moving in with at least

one school-aged child. It is pretty high as the County goes. If you get outside of Harmony, the participation rate for children and student stations is not quite as high. We moved over 70 children into our Community School just last year. They started the year at 795 students and are at 870 now. Some of those were out-of-zone transfers, but most of those are closings and new families moving into Harmony. Effectively, for every two new transactions on a home move-in, one of those households has school-aged children. That one household is averaging roughly two kids. The easy math is that one new home means one new student in our schools, and this one student is about 70% of the time in the kindergarten through eighth grade range and about 30% of the time in the high school age range. The schools love us and the community is growing. Those who do not love us are those who are zoned to Harmony living outside of Harmony because our boundary shrinks as those numbers grow. Some families who love Harmony and have their children in school here are finding themselves being zoned to either Hickory Tree or Narcoossee next year, and we may hear some complaints. The School District is preparing for the next rate of growth, which we have already shown has happened in the previous 12 months. About one out of every five sales is still a direct referral from an existing Harmony resident. Those are big industry numbers. You would expect this to be 5% to 7%, maximum. This is why we continue to do things like resident mixers and throwing parties in the new models. We are doing festivals and other activities. It appears these things matter because those referrals are still happening. Fewer than one out of five new purchasers is at least partially retired. Although this is not a retirement community, per se, there is still the appeal. It continues to be a place that attracts all sorts of people who like being here. Mr. LeMenager attended a realty event a few weeks ago. All the things affecting the broader real estate market in a good way are also affecting Harmony, except we are not exposed to any one segment or demographic. We are exposed to all of them, which is a good hedge from down markets. We do not have an overwhelming number of investor sales. It is quite small compared to the broader central Florida market, which is a good thing for the long-term security and investment security of the people living here. It is also the reason why the values might grow at a slower clip than some other places. There is a trade off there, but I think it is a long-term positive trade off for the residents living here.

Ms. Kassel stated you spoke about investor sales for new construction, not for resales.

Mr. Nicholas stated that correct. Everything I just spoke about is new construction.

v. Events

Ms. Kassel stated you discussed the Dark Sky festival last month and asked if we wanted to sponsor a resident VIP area. You said as time goes on, the developer is going to phase out its participation and hopefully the CDD will become involved.

Mr. Nicholas stated the CDD or the Association.

Ms. Kassel stated I was thinking about this after the fact that if we are not going to sponsor a VIP area, then how would we sponsor an event.

Mr. Nicholas stated there is a reason why we have not handed this off. Events like this have to grow to a certain size where they have a certain demographic base that we surveyed which is valuable enough to corporate sponsors. That has occurred; we achieved that phase. In the last year, we began selling packages for those festivals. Let us say, hypothetically, the festivals have a budget of \$150,000 per year to put on three festivals. Over time, we are able to survey the audience and find the value and then find sponsors to match that audience. If we are able to find \$150,000 in corporate sponsorship, then the net effect of running those festivals becomes zero. This would be the point when we say if you do what we have done, where we have gotten you a sustainable program, you can continue to realize the benefit or ramp it down or up. We will still be here to help, but we have to begin educating you on what this looks like to keep alive forever.

Ms. Kassel stated my point is really that our attorney told us this is a financial sponsorship. What you are suggesting is a management sponsorship, and I am not sure he will approve of this. Mr. Qualls may have to decide if that is within our purview as a CDD.

Mr. Nicholas stated we are not really there yet. I do not think the CDD is the right entity.

Ms. Kassel stated it is not a big deal, but I was just concerned about whether or not it was within our purview.

Mr. Nicholas stated it is a good question and I think you should be in that mindset. In many communities, there is an activity component under the HOA management umbrella. The HOA does the programming, the residents get to see the benefit of the budget, it is shared with everyone, and the developer contributes to the deficit until such time as it gets to zero. This is very likely to happen here with regard to activities. There

is a very high level of services inside Harmony today that is not being seen by assessments in the CDD or HOA. It is not sustainable by whatever the builders are contributing by virtue of marketing fees. What I am saying to you is this is being funded today by the developer so we can grow something that will be sustainable. I recognize we cannot hand this off as a big loser, so we have to get this to balance before we make that move.

Mr. Berube stated all of your success in sales is a result of all of the money you are spending, at least partially.

Mr. Nicholas stated we are a long way from building out the community. Those are good questions. I think you should be in that mindset. I forgot to say last month that I liked the dialogue regarding the new neighborhood coming online. There were some questions. The community is growing again, and everybody learns something about what a plat looks like and how we work together.

Ms. Kassel stated thank you for sending this information to us.

Mr. Nicholas stated you are welcome. You are right; the demographics and festival program will eventually look different, but hopefully if we hand it off the right way, it will not look so different.

Mr. Berube stated if the money is a wash, I think the CDD could legally manage the festivals. The downside of running the festivals is, it takes a lot of people working behind the scenes that the CDD does not employ. I think that would be the problem. People on your staff spend a lot of time doing this. It is not just the hand off of the money, but the hand off of staffing.

Mr. Nicholas stated HOAs do community festivals and run activities programming. It may not look like what we do and may look slightly different, but over time, you strike a balance. It will look different, but it will still be great and will not be a financial albatross by the time it gets to that point.

Mr. Berube stated the bottom line is, what is going on here now is working and attracting people worldwide. I do not know what your surveys say, but most people I talk to say that when they drive in, they know this is the right place to live. People get it right away. There is a different look and feel here. I do not want to change this very much.

vi. Miscellaneous

Ms. Kassel stated in regard to street lights, I noticed a number of lights were out, but our CDD field people are not out in the dark very much so they are not able to record

when street lights are out or where they flicker on and off. If it is not being addressed, it needs to be.

Mr. Haskett stated I know OUC has a program because they are maintaining them. Someone comes out once a month at night to monitor the lights. If you see survey tape on some of the poles, that was left by the person surveying the poles at night. Years ago, we had done this. If we get the reports, I always report to OUC through their website. This is the easiest way. We even have a link on our website how to report street light outages.

Mr. Berube stated there is a five-digit number on the bottom of every pole.

Ms. Kassel stated but you have to have a flashlight with you and a pen. I do not carry either when I am out running.

Mr. Haskett stated they will take a street address and an approximate location.

Mr. Berube stated you can take a picture with your iPhone and go on their website.

Mr. Haskett stated they are typically out within a day or two to repair them.

Ms. Kassel stated I received reports from multiple people about no signage being posted for the CDD meeting.

Mr. Nicholas stated that is possible. We have been using the printer quite a bit for the Dark Sky festival.

Mr. Berube stated the schedule has been on the website for months, so people know.

Ms. Kassel stated they do not know because they call me asking if there is a CDD meeting tonight since there are no signs.

Mr. Farnsworth stated some people depend on the signs.

Mr. Haskett stated I tell my staff to send people to the website with any comments, questions or concerns. It has everything you need. That way it filters back through.

Ms. Kassel stated when a resident calls a Board member, they are not going to want to hear me tell them to go to the website. They want to hear "yes" or "no."

Mr. Haskett stated we will take care of it for the next meeting.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. January 31, 2014 Financial Statements

The financial statements are included in the agenda package and are available for public review in the District Office during normal business hours.

Mr. Moyer stated we collected 68% of our non-ad valorem assessment, which is collected by the Tax Collector. This compares to 65% last year at this time, so we are actually ahead on collections.

Mr. Nicholas stated March 31, it will be 100% because we will pay all of ours.

Mr. Moyer stated on the expense categories, every major category in our budget is under budget.

Mr. Berube stated the budget looks great. Please give Ms. Tiziana Cessna a compliment. She writes a nice narrative.

Ms. Kassel stated she does, and I like how it is at the beginning.

Mr. Berube stated we never had details before. It is done in language that we can all understand quickly.

Mr. Haskett stated she is great to work with.

Mr. Moyer stated I will convey your comments to Ms. Cessna.

B. Invoice Approval #166 and Check Run Summary

Mr. Moyer reviewed the invoices and check summary, which are included in the agenda package and available for public review in the District Office during normal business hours, and requested approval.

Ms. Kassel stated the \$500 Sprint bill was because we purchased a new phone. The previous month was \$210, but that was because we had a credit.

Mr. Haskett stated that is correct.

Ms. Kassel stated normally it is \$300, but we added a new phone for \$200.

Mr. Berube stated we added a phone for an extra service line for Mr. Van der Snel.

Mr. LeMenager stated clearly, phone companies have gotten very aggressive in pricing all of these new plans for consumers. Are we getting the best deal?

Mr. Berube responded our net per line with Sprint is \$45.99. Then there is an iPad cost added to that. We are right at whatever everyone is advertising. The good news with Sprint is, we are not in a contract by going on the State contract. We can change whenever we choose. What we lose if we change phone companies is our investment in the phones. I do not think it is worth going back to them and complaining because we are competitive with the other phone companies. I watch this very carefully and if we get out of sync, we will talk to them.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the invoices, as discussed.

C. Acceptance of Arbitrage Report for Series 2004 Capital Improvement Revenue Bonds

Mr. Moyer stated I believe all of you are familiar with why we do this. This is a requirement under the bond documents.

Mr. LeMenager asked is this a new company?

Mr. Moyer responded yes, LLS Tax Solutions. They find in their letter we do not have any arbitrage rebate liability at this time.

On MOTION by Mr. Walls, seconded by Ms. Kassel, with all in favor, unanimous approval was given to the Arbitrage Report for Series 2004 Capital Improvement Revenue Bonds, as discussed.

D. Public Comments/Communication Log

The complaint log is contained in the agenda package and is available for public review in the District Office during normal business hours.

E. Website Statistics

The website statistics are contained in the agenda package and are available for public review in the District Office during normal business hours.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Rules

Mr. Berube stated Mr. Qualls is not in attendance tonight due to attending a funeral. Next month is the public hearing on the rules. He had one comment he thought we might want to add. He said "Since your District has taken certain readily available, achievable measures to remove barriers to entry for persons with disabilities, should the rules contain a statement such as 'The District's recreational programs and services, including the Swim Club swimming pool facility, are acceptable for people with disabilities.' "

Ms. Kassel stated yes.

Mr. Berube stated I think this would be a nice addition to the rules package.

Ms. Kassel asked is there a reason we should not?

Mr. Berube stated no. All of our facilities are ramped and are ADA compliant.

Mr. Nicholas stated just the pool at Ashley Park is not.

Mr. Berube stated we only have to do one pool, so we did the Swim Club. This is just something to think about, and we can add this to our rules.

Mr. LeMenager stated we cannot say "All facilities" if one is not ADA compliant.

Ms. Kassel stated we can say "All types of facilities."

Mr. Berube stated he caught that. He suggested "The District's recreational programs and services, including the Swim Club swimming pool facility, are accessible to people with disabilities." This will be a good addition, and we will handle this next month. He had nothing else to add. Was the hearing advertised?

Mr. Moyer responded I believe it was advertised.

Ms. Kassel stated it has to be advertised within 28 days and has to be in the newspaper by today.

B. Engineer

There being nothing to report, the order of business followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Farnsworth stated I think there is some confusion with the rules and I would like to clarify something. When you start talking about facilities, public facilities, and recreational facilities, they seem to get jumbled up and at times, someone just refers to "facilities." Are they referring to recreational facilities? What is the difference among a facility, a public facility, a recreational facility, and all other facilities the CDD has? Are they all recreational facilities?

Ms. Kassel responded no, for instance, the pond outfall.

Mr. Farnsworth asked are the sidewalks a recreational facility?

Mr. Berube stated yes.

Ms. Kassel stated I do not think so.

Mr. Berube stated Mr. Farnsworth is saying we have too many descriptive words going with facilities.

Mr. Farnsworth stated no. I want to identify which is a facility, a public facility, and a truly recreational facility. A pool is unquestionably a recreational facility. A playground is unquestionably a recreational facility. However, a sidewalk is not a recreational facility. It is part of the facilities we have to maintain.

Ms. Kassel stated I am not even sure a sidewalk is a facility. It is infrastructure, but not a facility.

Mr. Farnsworth stated it is infrastructure.

Ms. Kassel asked where are you going with this?

Mr. Farnsworth responded when you try to regulate who uses what facility, we need to identify what kind of a facility it is. Is it just part of the general infrastructure? Then it is not really classified as a public facility. It really is a public facility, but it is part of the infrastructure. Is it a regulatable, recreational facility? If it is not a recreational facility, it is not regulatable. What we are addressing in these rules is a normal use facility, part of the infrastructure. We have to be careful with the wording, not only in this document, but in general conversation. Too often, the words are used interchangeably and are getting us into trouble. It suddenly dawned on me that we are not clear when we say what kind of facility we are talking about.

Mr. Berube stated the rule has already been published so we cannot change it.

Mr. Moyer stated you can change it at the public hearing.

Mr. Walls stated I guess the question would be how the use of the word "facility" or a variant of that word is used in the rules and if this is causing an issue for you.

Mr. Farnsworth stated yes, it is a big issue.

Mr. Walls stated if it is, then I would bring this up next month and point it out.

Mr. Farnsworth stated if we wait until next month to discuss it, it will delay things. I am not going to vote yes on either one of those paragraphs.

Mr. Berube stated mark it up the way you want it and bring it to the public hearing next month. We will discuss it as part of the hearing, and we can make changes to it because that is the idea of the public hearing. I do not see any big deal. You are right; it is printed in multiple ways.

Mr. Walls stated a lot of rules will call out specific facilities, such as the pool or the lake or the pond.

Mr. Moyer stated they are all public facilities but they may not all be recreational.

Ms. Kassel stated that is correct. All are public, and a subset is recreational. All can be regulated. To say it a different way, all public facilities, a subset of which is recreational, can be regulated, not just recreational facilities.

Mr. Moyer stated through the adoption of rules, which is what we are doing.

Mr. Farnsworth stated for recreational facilities, section 1.10 says "The park and recreational facilities owned by the District." What park? This tells me nothing and it tells the public nothing. What recreational facilities?

Mr. Berube stated it should reference a map.

Mr. Farnsworth stated no, section 1.10 does not.

Mr. Moyer asked what does section 1.10 cover? It could apply to all recreational facilities.

Mr. Berube responded it is a general term. It says it covers District recreational facilities.

Mr. Farnsworth stated that is the point. What does it cover?

Ms. Kassel responded I would have to see it.

Mr. Berube stated it references a map.

Mr. Walls stated I think section 1.10 defines what a District recreational facility is.

Mr. Farnsworth stated there are no sub-parts under it to define what these facilities are.

Mr. Walls stated I think it was in the definition section. Section 1.10 is telling you what a District recreational facility is according to this definition, which may need to be tweaked.

Mr. Berube stated the rules provide that there is a map of facilities that is to be attached to the rules. You do not see the map yet. According to Mr. Qualls, Mr. Haskett is getting the map together, and we should have it shortly for inclusion in next month's agenda package. Were you aware of this, Mr. Haskett?

Mr. Haskett responded absolutely.

Mr. Berube stated we will have a map that will define these facilities.

Mr. Farnsworth asked will the map define what "the" park is? I think it should be plural.

Mr. Berube responded yes. It probably means the park facilities, but I agree it should say "parks." There are some textual things that need to be addressed. I think the map will bring it all together. Mark up your changes and bring to the public hearing.

NINTH ORDER OF BUSINESS

Adjournment

The next regular meeting is scheduled for Thursday, March 27, 2014, at 6:00 p.m.

The meeting adjourned at 7:28 p.m.

Gary L. Moyer, Secretary

Steve Berube, Chairman

Fourth Order of Business

4B

RESOLUTION 2014-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED RULES, REPEALING CHAPTER 2 FOR WATER UTILITIES, AMENDING CHAPTER 4 OF THE DISTRICT'S RULES AND AMENDING RULE 1.4 OF THE DISTRICT'S RULES OF PROCEDURE; REPLACING ANY PREVIOUS RULES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harmony Community Development District (hereinafter the "District") is a special and single-purpose local government created by Chapter 190, Florida Statutes, and established by County Ordinance being situated within Osceola County, Florida and whose address is 7251 Five Oaks Drive, Harmony, Florida 34773; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District in conformance with Chapter 120, Florida Statutes, to adopt rules and resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt rules governing any of the projects of the District; and

WHEREAS, Section 190.012(3) Florida Statutes, authorizes the Board to adopt and enforce rules in connection with maintaining its systems and facilities; and

WHEREAS, pursuant to the procedures set forth in Section 120.54, Florida Statutes, and Rule 1.5 of the District Rules of Procedure, the Board has noticed and held several public hearings to allow the public dialogue between the Board and the residents affected by the proposed rules.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board affirms that the preamble "whereas" clauses are true, correct and incorporated herein as dispositive.

SECTION 2. The Board has reviewed all applicable rules and related documentation of law and facts.

SECTION 3. The Rules attached hereto and identified as Attachment "A" are hereby adopted pursuant to this Resolution.

SECTION 4. The attached Rules referenced in Section 3 of this Resolution shall amend and replace any earlier Rules adopted by the District and shall stay in full force and effect until such time as the Board of Supervisors may amend the Rule in accordance with Chapters 120 and 190, Florida Statutes, and the District Rules of Procedure, as applicable.

SECTION 5. The District has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a Public Hearing before the Board of Supervisors.

SECTION 6. If any provision of this Resolution is held to be illegal or invalid, all other provisions shall remain in full force and effect.

SECTION 7. This Resolution shall become effective upon its adoption and shall remain in effect unless rescinded or repealed.

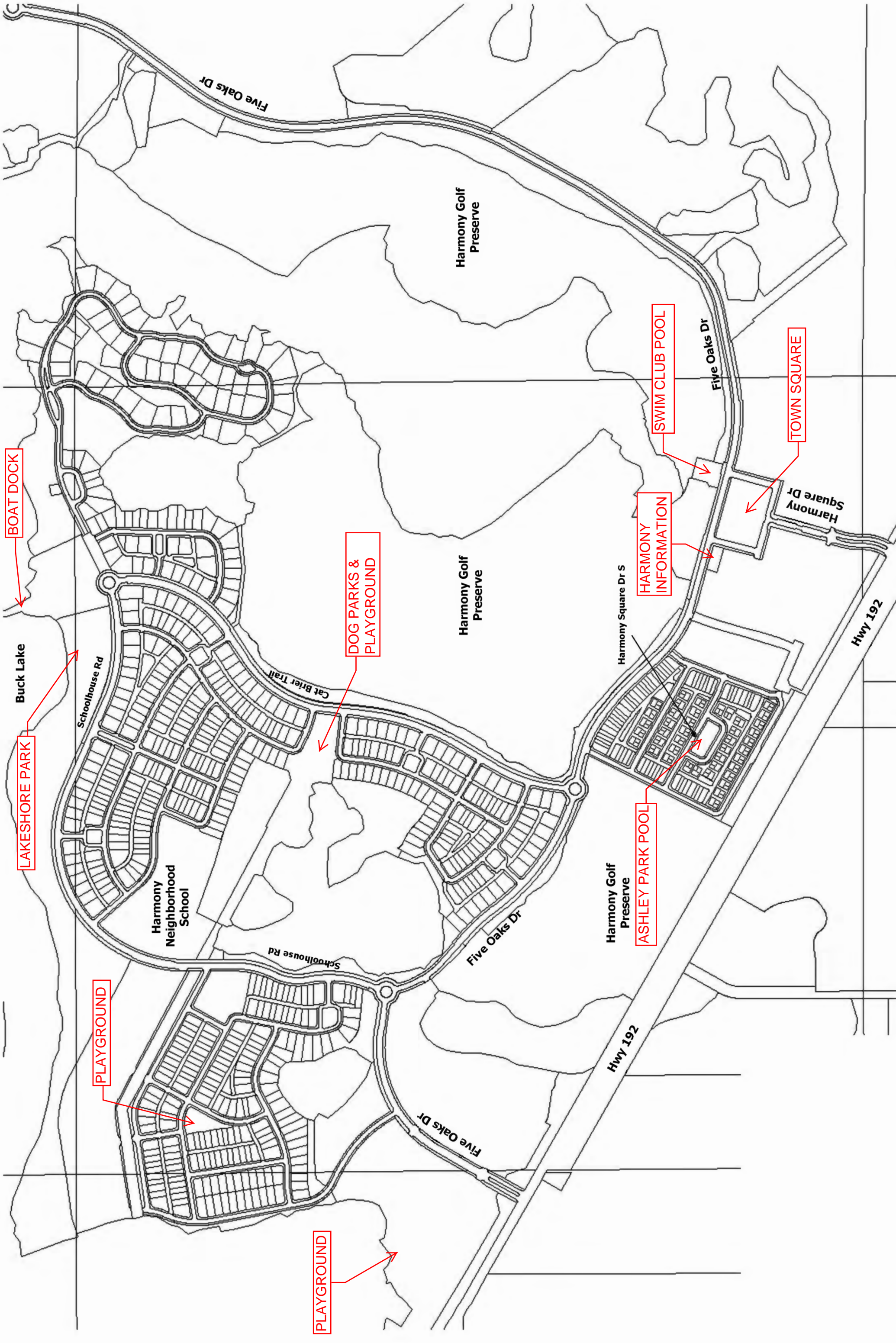
PASSED AND ADOPTED this 27th day of March, 2014.

ATTEST:

**HARMONY
COMMUNITY DEVELOPMENT
DISTRICT**

Gary L. Moyer
Secretary

Steve Berube
Chairman



BOAT DOCK

Buck Lake

LAKESHORE PARK

Schoolhouse Rd

Harmony
Neighborhood
School

PLAYGROUND

DOG PARKS &
PLAYGROUND

PLAYGROUND

Harmony Golf
Preserve

Harmony Golf
Preserve

Five Oaks Dr

Five Oaks Dr

Harmony Golf
Preserve

Hwy 192

Harmony Square Dr S

ASHLEY PARK POOL

HARMONY
INFORMATION

SWIM CLUB POOL

Five Oaks Dr

TOWN SQUARE

Harmony
Square Dr

Hwy 192

Harmony CDD Rules List

- Chapter 1, Rules of Procedure
- Chapter 1, Amendment 1 (No proposed changes)
- Chapter 1, Amendment 2 (No proposed changes)
- Chapter 1, Amendment 3 (No proposed changes)
- Chapter 1, Amendment 4 (No proposed changes)
- Chapter 1, Amendment 4, Exhibit A (No proposed changes)
- ~~Chapter 2, Utilities~~
- Chapter 3 (No proposed changes)
- Chapter 4, Park and Recreation Facilities
- Dog Park Rules (No proposed changes)

Comment [101]: Public Notice Workshop minutes proposed changes to rule 1.4(S) regarding public comment attached as Board agenda.

Comment [102]: Public Notice Rule Workshop minutes reflect proposed repeal of this rule.

Comment [103]: See attached for proposed BPAIT changes to rule 4 used upon October 2011 Public Notice Workshop agenda minutes.

Harmony CDD

Chapter 1 Rules of Procedure

**HARMONY COMMUNITY DEVELOPMENT DISTRICT GENERAL AND
PROCEDURAL RULES**

- 1.1 General – No Change.
- 1.2 Board of Supervisors; Officers and Voting – No Change.
- 1.3 Public Information and Inspection of Records – No Change.
- 1.4 Meetings and Workshops : (5) Public Comment – See attached changes.
- 1.5 Rulemaking Proceedings – No Change.
- 1.6 Decisions Determining Substantial Interests – No Change.
- 1.7 Procedure Under Consultants' Competitive Negotiations Act – No Change.
- 1.8 Purchase of Goods, Supplies or Materials – No Change.
- 1.9 Contracts for Construction of Authorized Project – No Change.
- 1.10 Contracts for Maintenance Services – No Change.
- 1.11 Design-Build Contract Competitive Proposal Selection Process - No Change.
- 1.12 Purchase of Insurance – No Change.
- 1.13 Bid Protests Under Consultants' Competitive Negotiations Act – No Change.
- 1.14 Bid Protests Relating to Any Other Award – No Change.
- 1.15 Effective Date – No Change.

Rule 1.4(5)-Public Comment. The Board shall provide members of the public with a reasonable opportunity to be heard on a proposition before the Board. The Board shall designate a specified period of time for public comment on the meeting agenda. The opportunity to be heard need not occur at the same meeting at which the Board takes official action on the proposition if the opportunity occurs at a meeting that is during the decision-making process and is within reasonable proximity in time before the meeting at which the board takes the official action. The Board shall maintain orderly conduct and proper decorum in a public meeting. set aside a reasonable amount of time at each regular meeting for public comment which time for audience comments shall be identified in the agenda. Persons wishing to address the Board may be required to notify the secretary of the Board prior to the audience comment section on the agenda. In its discretion, the Board may limit the length of time available to any one speaker in the interest of time or fairness to other speakers.

- a. Members of the public shall have 3 minutes to address the Board.
- b. In meetings in which a large number of individuals wish to be heard and wish to speak on the same side of a proposition before the Board, the Board may choose to allow representatives of groups or factions to address the Board on a proposition before the Board, rather than allowing all members of such groups or factions to speak individually.
- c. Members of the public shall fill out the form prescribed by the Board and incorporated herein by reference in order to inform the Board of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition; and to speak for him or her or his or her group on a proposition if he or she chooses.

**Harmony Community Development District Rules
Chapter 4**

Proposed Revisions Based upon 10.24.13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings.

**Harmony Community Development District
Parks and Recreation Facilities Rules¹**

1. Definitions

1.1 General Use

Any use of the District owned recreation facilities.

1.2 Special Event

Any event held on District property, which involves a group of people gathering to participate in an activity involving more than normal, everyday use of the property. Examples of special events can be found in this policy in Rule 7.2.

1.3 Organizer

The individual, entity, organization or company in charge of the event.

1.4 Dock Master

Individual(s) responsible to the District for maintenance of District boating facilities.

1.5 District: The Harmony Community Development District.

1.6 District Office

The office of the District Manager located at 610 Sycamore Street, Suite 130, Celebration, FL 34747. Phone number: 407-566-1935. Email Address: admin@harmonyvodd.org

1.7 District Manager

The person or entity employed by the District and who has charge and supervision of the works of the District and shall be responsible for preserving and maintaining any service, system, improvement or facility constructed or erected pursuant to the provisions of this

Comment [1]: Note from Young was December 17, 2013. Below are the existing Harmony, CDD rules with the incorporation of certain suggested changes based upon our firm's best interpretation of the comments from the Board of Supervisors and other public comments as also officially revised 10.24.13 rule workshop and subsequent December and January Board meetings which were noted pursuant to Florida law.

These proposed changes do not reflect any official and final Board determination.

New proposed language in the rule that below is reflected in the underlined portion while language that is proposed to be deleted is shown as strikethrough.

CDD 05, 07, 08 AND 09 DISCUSS AT 12/10/13 MEETING
10/20/2014 Meeting in Florida phone

¹ The following rules were adopted on _____, pursuant to the lawful procedure set forth in Section 190.011(5), Florida Statutes and pursuant to Chapter 1, Rule 1.4 and 1.5 of the Rules of Procedure of the Harmony Community Development District.

² As used in this policy, the phrase "indemnify" shall mean "to restore the victim of a loss, in whole or in part, by payment, repair, or replacement." Blacks Law Dictionary 769 (6th ed. 1990).

³ As used in this policy, the phrase "hold harmless" shall mean that the organizer "assumes the liability inherent in a

Deleted: April 23, 2013

**Harmony Community Development District Rules
Chapter 4**

Proposed Revisions Based upon 10.24.13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings.

act, for maintaining and operating the equipment owned by the District and for performing such other duties as may be prescribed by the board.

1.8 District Pool Facilities

The District owned pool areas shown on the attached map.

Comment [2]: See contractor to provide map for incorporation into the rules.

Deleted: two

1.9 District Buck Lake Dock and Boat Facilities:

The dock and boat recreational facilities owned by the District and set forth in the attached map.

1.10 District Recreation Facilities

The park and recreational facilities owned by the District

1.11 A District Resident includes:

1.11.1 A property owner that currently resides in his or her home within the boundary of the District;

1.11.2 A property owner that has elected to declare residency outside of boundaries of the District, but who also owns a home within the boundaries of the District;

~~1.11.3 A property owner that has elected not to occupy his or her home within the boundaries of the District, but who rents his or her home out;~~

1.11.3 A renter occupying a residence inside the boundaries of the District.

Deleted: renter

1.11.4 Children of District Residents.

1.12 "Family" – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

1.13 "Guest" – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the District Facilities.

Deleted: Amenity

1.14 "Lease Agreement" – shall mean a written contract granting use or occupation of property during a specified period in exchange for a specified sum.

**Harmony Community Development District Rules
Chapter 4**

Proposed Revisions Based upon 10.24.13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings.

1.15 "Non-Resident Owner" shall mean a property owner who has elected not to occupy her or his home within the boundaries of the District, but who rents her or his home out to other occupants.

2. Use of District Facilities

2.1 Unauthorized use of District facilities will result in a charge of trespass pursuant to Chapter 810, Florida Statutes. Violators will be reported to the Sheriff of Osceola County and prosecuted to the full extent of the law.

2.2 **Enforcement and Penalties:** Pursuant to Chapter 190.041, Florida Statutes, the board or any aggrieved person may have recourse to such remedies in law and at equity as may be necessary to ensure compliance with the provisions of these rules, including injunctive relief to enjoin or restrain any persons violating the provisions of these rules.

2.3 Fishing is prohibited in District-owned ponds.

2.3 – District Maintained Storm-water Drainage System Ponds-

The ponds set forth in the attached map are man-made bodies of water managed, including sustained high quality maintenance, as part of the District stormwater drainage system. The ponds were not designed and do not constitute recreation facilities so that fishing, swimming, boating and other water-based recreational activities in District maintained storm-water ponds is not allowed, except at specifically designated locations or for pre-approved activities.

2.3.2 General Policies:

- a) Swimming is prohibited in all District Maintained ponds on District property.
- b) No watercraft of any kind allowed in any of the ponds on District Property.
- c) Parking along the county right of way or on any grassed area near the ponds is prohibited.
- d) It is recommended that residents wishing to fish in access the ponds walk or ride bicycles.
- e) Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
- f) There is a 20 foot District owned buffer surrounding each pond; residents, as well as non-residents who have followed rule 1.03 of Chapter 3 of the Rule of the Harmony Community Development District Relative to its Membership Rate, Fees and Charges, may access the 20 foot buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.
- g) Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water's edge.

3. Access ID Cards

Deleted: Unauthorized

Comment [3]: Please note that the Board has made no final determination as to these proposed options, represent suggested language based upon the comments of the supervisors at the workshop and subsequent board of supervisors meeting. Note finally that the following items are set forth in no particular order.

Comment [4]: Option 1

Deleted:

Comment [5]: Option 2

**Harmony Community Development District Rules
Chapter 4**

Proposed Revisions Based upon 10.24.13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings.

3.1 In order to use the District Buck ~~Lake Docks and Boat~~ Facilities and the District swimming-pool facilities, each user shall first obtain a picture ID access card and must also follow the provisions of Rules 4 and 5 below.

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3.1.1 ~~District Residents in~~ Each resident in Harmony shall be entitled to one picture ID access card per resident at no charge so long as resident is authorized pursuant to these rules to utilize the facilities.

~~Deleted: Resident Homeowners in~~

~~3.1.2 Renters shall pay \$10 in advance for each picture ID access card and \$10.00 for each Access ID card at the lease renewal period.~~

~~Deleted: Replacement picture ID access cards shall cost \$10.00 each.~~

~~3.1.3 Replacement picture ID access cards are \$10.00 each.~~

3.1.4 ~~Renters with a month-to-month lease after an initial lease term, may receive picture ID access cards valid for 90 days for a \$10.00 fee paid in advance.~~

3.1.5 Proof of home-ownership or renter-status in Harmony must be provided in order to receive an ID access card. Acceptable proof of ownership includes, but is not limited to, the following:

3.1.3.1 Driver License or Florida Identification card with proof of address within the boundaries of the District and one or more of the documents below:

- 3.1.5.1.1 Recent closing statement showing name of homeowner and address within the boundaries of the District; or
- 3.1.5.1.2 Tax Notice with name of homeowner and proof of address within the boundaries of the District; or
- 3.1.5.1.3 Other suitable proof of ownership.

3.1.6 Acceptable proof of renter status includes a copy of the renter's lease agreement showing the name of the renter and proof of address within the boundaries of the District and:

- 3.1.6.1 Driver License with name of renter and proof of address within the boundaries of the District; and
- 3.1.6.2 Current utility bill with name of renter and proof of address within the boundaries of the District; or
- 3.1.6.3 Current phone bill with name of renter and proof of address within the boundaries of the District; or
- 3.1.6.4 Other suitable proof of renter status.

**Harmony Community Development District Rules
Chapter 4**

Proposed Revisions Based upon 10.24.13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings.

3.2 The District Manager shall have the discretion to determine whether proof of ownership or renter-status has been met.

3.3. Non-Residents may obtain an access card for non-resident recreational use of the recreational facilities, including the Buck Lake and Swim facilities, upon payment of \$1,000 for a family of four and \$250.00 for each additional person pursuant to Rule 1.03 of the Rule of the Harmony Community Development District Relative to its Membership Rates, Fees and Charges for Recreational Facilities.

Comments (6) Supervisor requested that we make sure this is given to all accounts.

3.4 Guest access cards may be issued at the discretion of the District Manager on a temporary basis for visiting relatives of District Residents. Such guest access cards shall cost \$10, refundable upon return of the guest access card.

3.4 Contracts for Execution Prior to Use of District Owned Facilities

All persons, prior to boat and/or pool use, must acknowledge and sign agree to the "Harmony Community Development District Pool and Boat Use Agreement" which is hereby incorporated by reference ~~and/or the "Harmony Community Development District Boat Use Agreement" which is hereby incorporated by reference.~~ All provisions of the Agreements are incorporated herein and each person using the District Pool Facilities and/or the Buck Lake Dock and Boat Facilities is subject to such provisions and the District rules.

4. Swimming Facilities

4.1 The pool ~~and pool~~ facilities must be maintained in a neat, clean and sanitary condition at all times pursuant to Florida law. The pool user must use his or her best efforts to deter vandalism and protect the premises, equipment and improvements owned by the District. The pool user agrees to report any unusual incidents or hazardous conditions to the District as soon as possible and, if pool user is aware of such unusual incident or hazardous condition, pool user agrees to refrain from use of the facility. The pool user agrees to report any emergencies to the appropriate emergency personnel by calling 9-1-1.

4.2 Swimming is permitted only during pool hours of operation.

4.3 The Swim Facilities are open to Harmony Residents who have registered with the District by signing the contract referenced in Rule 3.4 above and their accompanying guests.

4.4 Children 15 and under must be under adult supervision to use the swimming pool.

**Harmony Community Development District Rules
Chapter 4**

Proposed Revisions Based upon 10.24.13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings.

4.5 ~~Residents may only bring a maximum of 8 guests per family to the pool. All residents must use their assigned Access ID card upon entering the pool area. At any given time, a family may accompany a maximum of four (4) total guests to the District pool facilities.~~

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4.6 Access privileges may be suspended and all household ~~family~~ ID Access Cards deactivated for not following the rules and/or other reasons (vandalism, willful and malicious disregard for the rules, etc.). ~~At the discretion of the District Manager, Access ID cards of the offending parties will be deactivated for up to 180 days and all others in the family will be deactivated for up to 90 days.~~

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4.7 Any person swimming when the facilities ~~are~~ closed is subject to the deactivation of his or her ~~Access ID~~ card and/or a charge of trespass.

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Deleted: area

4.8 No alcoholic beverages are permitted in or around the pool ~~facilities~~.

4.9 Smoking is not permitted at any time.

4.10 No glass bottles are permitted within the pool ~~facilities~~.

Deleted: areas

4.11 No animals are allowed in the pool ~~facilities~~ unless service animals as permitted by law.

Deleted: or pool deck area

5. ~~Use of Buck Lake Dock and Boat Facilities~~

Deleted: y Use

5.1 The Buck Lake Dock and Boat ~~Facilities~~ are open to children age 12 and older with a valid ID access card. Children age 11 and under must be supervised by an adult.

Deleted: Facilities

5.2 All boating equipment must be maintained in a neat, clean and sanitary condition at all times and the boat user must use his or her best efforts to deter vandalism and protect the premises, equipment and improvements owned by the District.

5.3 The boat user agrees to report any unusual incidents or hazardous conditions to the District as soon as possible and to refrain from use until further notification by the District. The boat user agrees further to report any emergencies to the appropriate emergency personnel by calling 911.

5.4 ~~District~~ Dock Masters ~~are~~ the final authority on daily boat operations. Users must adhere to ~~a~~ ~~Dockmasters'~~ judgment regarding lake access or whether the boat is adequately prepared for use.

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Deleted: is

Deleted: his or her

**Harmony Community Development District Rules
Chapter 4**

Proposed Revisions Based upon 10/24/13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings.

- 5.5 In the event ~~a~~ Dock Master has doubts as to a potential user's capacity to operate the boat, ~~a~~ Dock Master must deny the potential user access to the boat in order to protect the health, safety and welfare of the potential boat user.

~~Deleted both the~~

~~Deleted both the~~

5.6 Security Deposit or Provision of Credit Card Information

Comment [7]: This title to be updated based upon implementation of online reservation system.

- 5.6.1 All parties, prior to boat use, must pay a security/damage deposit of \$250.00 to the District or must provide the District Office with a copy of the party's picture I.D. and a valid credit card in the user's name as set forth in Rule 5.6.5 below.

Comment [8]: Supervisors commented that v.c. need to ensure that the District can properly accept credit cards.

- 5.6.2 All parties who do not provide credit card information as set forth in Rule 5.6.5 below, must pay a security/damage deposit of \$250.00 to be held by the District prior to boat use. The District shall collect from the potential boat user a damage deposit of \$250 at least 5 days prior to the boat being utilized.

- 5.6.3 At the conclusion of the boat use and upon inspection, the District shall either 1) return the Damage Deposit to the boat user if there is no damage to District property or 2) charge the boat user for any damage to the District property and apply the Damage Deposit to the charge.

- 5.6.4 If the damage to the District property is less than the Damage Deposit, the excess amount from the deposit shall be returned to the boat user. If the damage to the District property exceeds the Damage Deposit, the boat user shall be charged for the property damages. All damage charges must be paid to the District no later than 15 days after invoice date.

- 5.6.5 Prior to boat use, all parties who do not provide a security/damage deposit as set forth in Rule 5.6.1, must provide the District Office with a copy of a picture I.D. and a valid credit card in the user's name with available credit in lieu of a security/damage deposit to secure payment in the event of default, loss, damage, or other occurrence. In the event that the boat is damaged by the party using the boat, then the District reserves the right to utilize the credit card in order to cover the amount of the damage incurred.

Comment [9]: See comment 11 above

5.7 Orientation

- All persons, prior to boat use, must undergo an orientation session with the ~~g~~ Dock Master concerning the operation and use of all equipment.

5.8 Inspection Prior to Boat Use

**Harmony Community Development District Rules
Chapter 4**

Proposed Revisions Based upon 10.24.13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings.

5.8.1 A Dock Master and potential boat users must inspect each boat prior to departure for prior damage and fill out the Boat Inspection Sheet, which must be signed and dated. The inspection sheet will be logged, and becomes part of the boat-use agreement.

~~Deleted: The~~

5.8.3 Upon inspection, if the user finds evidence of damage to any of the District boats they must report the damage to a Dock Master who must report the information to the District Manager.

~~Deleted: the~~

~~Deleted: Board~~

5.8.4 If the user discovers damage to the boats, the user must refrain from using the boat until further notification from the District Manager.

5.9 Inspection upon Return of Boat

The Dock Master will complete an inspection of the boat immediately following, or as close to the end of the boat use as is reasonable. Upon inspection, a Dock Master will assess the damage, if any, to the boat and will invoice the boat user for the cost of the damage and will report his or her findings to the Board.

~~Deleted: the~~

5.10 State and Federal Laws

All persons using boats must obey all federal, state and local boating laws while using the boat.

5.11 Dogs and Other Pets Prohibited Around District Waterways

Due to safety considerations, dogs and other companion animals are not allowed at Buck Lake Park or on any watercraft. Disabled individuals may bring one service dog to the Park for assistance if the dog is wearing a vest or has other proper marking that clearly identifies dog as a service dog, if dog is kept under control on a leash at ALL times and if dog is kept out of the water and away from the canoe launching beach and other immediate shoreline areas.

6. Use of Soccer, Volleyball and Basketball Facilities

6.1 Use of Facility - General

6.1.1 The soccer, basketball and volleyball facilities ("facilities") are generally available for open recreation during daylight hours, weather permitting. Space may be limited due to event reservations or other District activities (see Rule 7 for event scheduling policies). Use of the District soccer and volleyball facilities is subject to special event fees and charges as set forth in Rules 8.6 and 8.7 below.

**Harmony Community Development District Rules
Chapter 4**

Proposed Revisions Based upon 10/24/13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings

- 6.1.2 Use of facilities is only permitted during hours of operation.
- 6.1.3 Any person using these facilities outside hours of operation may be suspended indefinitely from using the facility.
- 6.1.4 All participants shall adhere to published District policies, regulations, guidelines, and local, state and federal laws. Access privileges may be suspended for not following the rules and/or other reasons (vandalism, willful and malicious disregard for the rules, etc.).
- 6.1.5 No alcohol, tobacco, or glass containers are permitted on the premises of the park facilities.
- 6.1.6 Golf or other activities that may cause damage to the facilities are prohibited.
- 6.1.7 All users must follow the instructions given by the District staff members. Violators are subject to ejection and suspension from the facilities.
- 6.1.8 Users must follow the procedure set forth in Rule 7.1 below to reserve the facility for an event as that term is defined therein. Users wishing to reserve the facilities for an event must pay the security deposit as set forth in Rule 8.7 below.
- 6.1.9 Scaling, jumping or climbing upon any facility equipment or structures is not permitted.
- 6.1.10 Use of the facilities is for District Residents only unless such use by the general public qualifies as an event and the applicable event fees and charges are paid as set forth in rules 8.6 and 8.7 below.

6.2 Use of Facilities by Children:

Children must be under adult supervision to use the facilities.

6.3 Waiver of Liability, Indemnification

Users of the facilities expressly undertake to indemnify and save harmless the District from all liability and/or injury, loss, or damages arising out of use of the facilities, whether it be caused by the negligence of the District, the District's agents or employees, or otherwise.

6.4 Damages, Repairs, and Inspection

Harmony Community Development District Rules
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Proposed Revisions Based upon 10.24.13 Rule Workshop and December 2013 and January 2014 Board of Supervisors Meetings.

Users of the facilities agree to be responsible for all damages to buildings, grounds, fields and equipment incident to their use of the facilities. Users shall make no temporary or permanent modifications to the facilities without the prior written consent of the District.

The District or its designee may inspect the subject premises as set forth in Rule 8.2 below.

6.4 Participants and Attendees

A user organizing activities on the facilities among other users is responsible for ensuring that all participants and attendees at user's activity are aware of the rules established by the District for use of District facilities. The organizing user is responsible for any and all damages to buildings, grounds, fields and equipment caused by participants and attendees. If the organizing user's activity on the facilities is open to any non-residents of the District, then no person shall be denied the equal privileges and enjoyment of having free and open access to the user's event on the basis of race, color, creed, religion, national origin or sexual orientation. Access may not be limited on the basis of age or sex except insofar as the goals or purposes of the activity require such limitation and are lawful.

6.5 Abandoned Property

Any property left on the facilities shall, after a period of ten days from the last day of the scheduled use, be deemed abandoned and shall become property of the District to be disposed of or utilized at the District's sole discretion.

7. Special Event Application Process

7.1 Facility Reservations

Use of District facilities is scheduled on a "first come, first serve basis." The event organizer must submit an application (Attachments A and B) to the District Manager no later than 15 calendar days prior to the event. If there is a conflict of dates, the organizer will be notified by the District Manager after receiving and reviewing the application.

7.2 Event Approval or Denial

After review of the application, the District or its District Manager may approve or deny the application. The District Manager will inform the event organizer within 5 calendar days after receipt of the application as to the approval or denial of the event.

Harmony Community Development District Rules
Chapter 4

Proposed Revisions Based upon 10.24.13 Rule Workshop and December 2013 and January 2014
Board of Supervisors Meetings.

The following list of events does not identify every possible event, but should provide a guideline as to the types of events that can be held on District property. Questions should be directed to the District Manager.

Events:

- | | |
|---|--------------------|
| ▪ Birthday Parties | ▪ Garage Sales |
| ▪ Anniversary Parties | ▪ Beauty Pageants |
| ▪ Wedding, Graduation, and other receptions | ▪ Magic Shows |
| ▪ Club Activities | ▪ Concerts |
| ▪ Instructional Classes | ▪ Dances |
| ▪ Registrations | ▪ Auctions |
| ▪ Plays/ Musicals | ▪ Athletic Events |
| ▪ Walk-a-thons | ▪ Political Events |
| ▪ Dog Shows or other pet shows | ▪ Religious Events |

7.3 Review of Application

In addition to the event logistics, the District **Manager's** review of the application will take into consideration and assess in the best interests of the District:

- a) Time of the performance or function and the duration of the event.
- b) Any disruption of the normal use of parks or recreation facilities.
- c) Whether the event is consistent with the family atmosphere desired to be maintained in the Harmony Community.
- d) Whether the event is consistent with Harmony's Restrictions, Guidelines and Goals Concerning Companion Animals, Habitat and Wildlife.

7.4 Event Logistics

The event organizer must provide the District **Manager** with detailed event information and copies of required documents at the time the event organizer schedules the event with the District Manager. The information and documents may include but are not limited to the following:

- a) *Payment of Fees*

Event organizer must pay all fees to the District ~~Manager~~ at the time the event is scheduled with the District Manager. Individuals, organizations or companies assessed fees during or after the event will be invoiced by the District ~~Manager~~. All fees must be paid to the District ~~Manager~~ no later than ~~fifteen (15)~~ calendar days after invoice date.

~~b) The Event Organizer may be required to pay a user fee pursuant to a fee schedule adopted by the Board and kept at the District Manager's office.~~

~~c) Event Map/ Layout~~

Layout of event site, including parking and traffic flow. Location of any tents must be included. ~~This District requires any tents to meet County code and the organizer must present evidence of a County permit.~~

~~d) Event Agenda~~

Show times, other function times, etc.

~~e) Vendor/ Supplier List~~

Names, addresses, phone #'s of all food and merchandise vendors, rental companies, subcontractors and any other groups operating at the event.

~~f) Logistical Schedule of Event~~

Deliveries, set-up, clean-up.

~~g) Tent Permits/ Fire Retardant Certificates~~

A tent permit can be obtained through the County Zoning and Code Enforcement Department. All tents larger than 10' x 10' must have a permit. To receive a permit, a map approved by District must be submitted showing the location of all tents. Proof of a fire retardant certificate for each tent is required. **Contact Information:** Contact the County Zoning and Code Enforcement Office at the address provided on current application form.

~~h) County Alcohol Permit~~

Approved County Alcohol Permit Application – **Contact Information:** Contact the County Parks and Recreation Department at the address provided on the current application form.

~~i) Other Approvals~~

Street closure approval and any other applicable government issued permits and approvals are the responsibility of the event organizer.

8. Use of Facilities for Special Events

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The organizer shall not commit, nor cause to be committed, any waste on the District property. The premises must be maintained in a neat, clean and sanitary condition at all times and the organizer must use his or her best efforts to deter vandalism and protect the premises, equipment and improvements owned by the District. The organizer agrees to report any emergency, unusual incidents or hazardous conditions to the District as soon as possible.

8.1 Maintenance

The District will perform ordinary maintenance for the subject premises; however, the organizer will be responsible for preparing the premises for each event and returning the premises to the condition found prior to the event.

8.2 Inspection of Subject Premises following event

The District or its designee will complete an inspection of the subject premises immediately following, or as close to the end of a function as is reasonable given the timing and duration of the event. Upon inspection, the District or its designee will assess any damage to the subject premises and will invoice the organizer for the cost of the damage.

8.3 Signs

The organizer is permitted to place signs and/or banners at the Facility no more than 2 calendar days prior to the event. All such signs must be erected and dismantled at the organizer's expense. This Rule does not automatically authorize the specific placement of any such signs and/or banners and their placement shall be subject to any existing District resolution or rule or County Ordinance which regulates the placement of signs.

Upon completion of an event, all signs and/or banners must be removed by 5:00 p.m. the following calendar day.

8.4 Event times

All events are to occur during normal operating hours of the facility in which the event is being held, unless District Manager authorizes an event outside of the normal operating times.

8.5 Assumption of Risk

The event organizer assumes the sole and exclusive risk of weather conditions prohibiting performance of all or any part of the special events. The District makes no representations that the premises will be available on any dates, which the organizer may wish to re-schedule an event, other than the dates previously reserved.

8.6 Special Event Fees & Charges

COMMENT [LD]: Based on meeting discussion, further discussion and determinations needed regarding the implementation of other scenarios.

8.6.1 Special Event Fees & Charges

Pursuant to the authority in s. 190.011 (10), Florida Statutes, and as provided by **District Resolution**, as amended from time to time, the District may collect special event fees or charges necessary to conduct the District activities and services.

8.6.2 Damage/ Clean Up Statement

(Charged on an individual event basis). Any organization or individual that holds a special event on District property will be responsible for any area, park or facility that is utilized during the event. The organizer must provide for clean up after each event.

Any individual, organization or company needing dumpster service **in addition** to the usual dumpster service provided by the District must utilize Osceola County's current waste removal contractor. Contact Osceola County's current waste removal contractor as found on the current applications.

8.7 Damage Deposit

For each event with 10 or more attendees, the District shall collect from the event organizer a **damage deposit** of \$250 at the time the Event Organizer schedules the event with the District Manager.

At the conclusion of the event and upon inspection, the District shall either 1) return the Damage Deposit to the event organizer if there is no damage to District property or 2) charge the event organizer for any damage to the District property and apply the Damage Deposit to the charge.

If the damage to the District property is less than the Damage Deposit, the excess amount from the deposit shall be returned to the event organizer. If the damage to the District property exceeds the Damage Deposit, the event organizer shall be charged for the property damages. All damage charges must be paid to the District no later than **15** days after invoice date.

8.8. Insurance Requirements for Special Events

8.8.1 INDEMNIFICATION and HOLD HARMLESS

The EVENT ORGANIZER shall sign the application and therefore agree for the entity, corporation, organization or individual and all of its agents, officers, directors, employees, consultants or similar persons to be **LIABLE FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES** incurred by the District, **CAUSED BY** the acts and/or omissions of the organizer, or any of its agents, officers, directors, employees or the like.

The EVENT ORGANIZER AGREES TO INDEMNIFY², DEFEND, AND HOLD THE DISTRICT HARMLESS³ for any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorneys fees, arising from any and all acts and/or omissions of the organizer, or any of its agents, officers, directors, employees, consultants or similar persons.

The state, agency or subdivision of the state shall not be subject to this indemnification clause in accordance with s. 768.28(19), Florida Statutes.

None of the indemnification or insurance requirements referenced in this Policy or in the Applications constitute a waiver of sovereign immunity pursuant to s. 768.28, Florida Statutes.

8.9 Insurance Requirements

8.9.1 In order to hold a special event the requesting organization or individual must, upon request of the District, furnish the District with liability insurance, identifying the District as "Additionally Insured" for the date of the event. Additional insured to read: Harmony Community Development District. This name and address must be on all Certificates of Insurance.

8.9.2 Insurance shall be provided, at the discretion of the District or the District Manager, for the events scheduled to occur on District property. The District's decision will be reasonable, fair, non-arbitrary and informed. The District will review the quantity of participants and the nature of the activity and/ or product sales to make a final determination.

8.9.3 The event organizer is responsible for obtaining and submitting all required insurance certificates to the District no later than five (5) calendar days prior to the event date. Failure to provide this information within five (5) calendar days prior to the event date will result in cancellation of the event.

8.9.4 The District reserves the right to adjust insurance requirements on a per event basis.

8.9.5 Any event requesting a waiver or reduction in the required insurance must submit written notification of the request with the application/permit to the District no later than fifteen (15) calendar days prior to the event date. If the organization or individual has any insurance-related questions, each is encouraged to contact the District Manager at the District Office.

² As used in this policy, the phrase "indemnify" shall mean "to restore the victim of a loss, in whole or in part, by payment, repair, or replacement." Blacks Law Dictionary 769 (6th ed. 1990).

³ As used in this policy, the phrase "hold harmless" shall mean that the organizer "assumes the liability inherent in a situation, thereby relieving the [District] of responsibility." Id. at 731.

PLEASE NOTE:

1. **Auto Liability Insurance** will be required in the amount of the general liability requirement if automobiles are used as part of the event.
2. **Product Liability Insurance** will be required if there is food sales or consumption at the event. Each food vendor must provide a Product Liability Insurance minimum of \$1,000,000).
3. **Workers Compensation** will be required if employees are hired for the event, according to Florida State Statutes.
4. **Alcohol Liability Insurance** will be required if there is alcoholic beverage sales or consumption at event (Osceola County uses a minimum of \$1,000,000).

8.10 Special Event Approval

8.10.1 Approval/Denial Verification

The District will provide written notification of the approval or denial of any special requests; insurance waiver or revisions, policy waiver, and any other special request submitted in writing by the event organizer.

8.10.2 Revisions or Adjustments to Application

No revisions or adjustments to a final approved application or related items may be made without prior written notification to and written approval from the District or designee.

8.11 Responsibility Statement

An organization or individual planning and executing an event on District property will abide by all the policies set forth in this policy and all County and District policies, ordinances and rules. The organizer will also supply the District with all the information, documentation and insurance requirements necessary to assure that all parties involved with the event will be in compliance.

Failure to abide by the policies stated in this policy may affect future special event requests submitted by the individual or organization.

Rule 1.4(5)-Public Comment. The Board shall provide members of the public with a reasonable opportunity to be heard on a proposition before the Board. The Board shall designate a specified period of time for public comment on the meeting agenda. The opportunity to be heard need not occur at the same meeting at which the Board takes official action on the proposition if the opportunity occurs at a meeting that is during the decision-making process and is within reasonable proximity in time before the meeting at which the board takes the official action. The Board shall maintain orderly conduct and proper decorum in a public meeting. ~~set aside a reasonable amount of time at each regular meeting for public comment which time for audience comments shall be identified in the agenda. Persons wishing to address the Board may be required to notify the secretary of the Board prior to the audience comment section on the agenda. In its discretion, the Board may limit the length of time available to any one speaker in the interest of time or fairness to other speakers.~~

- a. Members of the public shall have 3 minutes to address the Board.
- b. In meetings in which a large number of individuals wish to be heard and wish to speak on the same side of a proposition before the Board, the Board may choose to allow representatives of groups or factions to address the Board on a proposition before the Board, rather than allowing all members of such groups or factions to speak individually.
- c. Members of the public shall fill out the form prescribed by the Board and incorporated herein by reference in order to inform the Board of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition; and to speak for him or her or his or her group on a proposition if he or she chooses.

Fifth Order of Business

5 Bi

The Davey Tree Expert Company
Harmony Community Development District
Landscape Maintenance
Monthly Summary

March 2014

4.1 Turf

4.1.1 Mowing - Mowing was completed throughout common and park locations on a weekly basis in February/ March as follows:

Week ending 03/04/14

Week ending 03/21/14

Week ending 03/28/14

Note: Mow schedule returns to weekly service March 2014.

4.1.2 Edging (same as above, see 4.1.1)

4.1.3 Trimming (same as above, see 4.1.1)

4.1.4 Disease/ Weed Control

- a. Weed applications begin shift to three week rotations with seasonal temperature changes. Selective spot applications East Five Oaks, Estates, Lakeshore, Harmony Square for dollarweed.

4.1.5 Fertilization

- a. Completed. Next fertilization July.

4.1.6 Pest Control

- a. Pest activity minimal.
- b. Ant treatments on-going.

4.1.7 pH Adjustment

4.1.8 Other

- a. Dark Sky Festival prep – Harmony Square; open field mowing
- b. Mow/ edge Butterfly Dr. from Schoolhouse to Dark Sky.
- c. Pond embankment mowing. In progress. Completed:
 - i. Bracken Fern
 - ii. Dog Park
 - iii. Estates ponds

4.2 Sports Turf

4.2.1 Mowing

- a. Mowing shifted to bi-weekly schedule effective the week of 03/17/14. Mowing is being completed with a rotary style mower, mulching deck, at a 1" cutting height.
- b. Mowing activity shifted to morning hours as requested.

4.2.2 Insecticides

- a. No insect concerns/ activity at this time.

4.2.3 Herbicides

- a. Turf weed application completed week of 02/24/14. Next application scheduled the week of 03/17/14

4.2.4 Fungicide

- a. No disease concerns at this time.

4.2.5 Fertilization

- a. Next fertilization scheduled April.

4.2.6 pH Adjustment

4.3 Shrub/Ground Cover Care

4.3.1 Annuals

- a. General policing and weeding of bedding areas.
- b. Next rotation - April

4.3.2 Pruning

- a. General trimming and pruning throughout all locations of the community.
- b. Foliar damage removed from material affected by frost.
- c. Leaf removal

4.3.3 Weeding

- a. Weed control cycling through property covering hardscape and open bedding areas throughout community and 192. On-going basis.
- b. Hand weeding to maintain aesthetics within ornamentals and ground covers being supplemented with selective herbicides.

4.3.4 Fertilization

- a. Next application May.

4.3.5 Pest and Disease Control

- a. Deer repellent applied to East entry hawthorne beds. Test.
- b. No other pest/ disease concerns at this time.

4.3.6 Mulching

- a. Annual mulch touch-up completed.

4.3.7 pH Adjustment

4.4 Tree Care

4.4.1 Pruning

- a. Street light clearing – select pruning
- b. Elevation/ Canopy – East entrance
- b. General sucker removal throughout.
- c. Swim Club palms

4.4.2 Tree Basins

4.4.3 Fertilizer

- a. Swim Club palms.

4.4.4 Pest Control

- a. No pest concerns at this time

4.4.5 Mulch

- a. Note section 4.4.2

4.4.6 pH Adjustment

4.5 Irrigation

4.5.1 General Requirements

- a. Materials supplied for collateral head damage resulting from mowing operations.

4.5.2 Monitoring

- a. West entry oak monitoring
- b. Turf monitoring and assist with valve operation as needs require
- c. Notification of breaks, damage, concerns to Project Manager and Staff

4.5.3 Valve/ Valve Boxes

4.6 Litter Removal

4.6.1 Landscaped Area

- a. Mowing, detail , weed crew and Supervisor responsibility on a daily basis.

- 4.6.2 Sidewalks
 - a. Mowing, detail, weed crew, and Supervisor responsibility on a daily basis.
- 4.6.3 Trash Receptacles
 - a. Cleaning and pest control scheduled bi-weekly.
- 4.6.4 Streets
 - a. Mowing, detail, weed crew, and Supervisor responsibility on a daily basis

4.7 District/ District Manager Awareness

5.0 Unscheduled Maintenance and Repairs

- 5.1.1 General
 - a. None noted at this time.
- 5.2.1 Damaged Facilities
- 5.2.2 Damaged Irrigation System Repairs
 - a. Reference section 4.5.1 above
- 5.3.1 Emergency Repairs
- 5.4.1 Unscheduled Maintenance

6.0 Other – Proposals, Work Orders

6.1 Proposals

- a. Proposal for landscape renovations at Lakeshore turn-about submitted. Projected to begin the week of 12/26/12 provided suitable material (Butterfly bush) is located and secured. Pending material.

Note: Discussed at January meeting and decided to table this proposal re-directing approved funds to other areas of the property. Recommendations submitted at June meeting and under review. Pending review with Kerul Kassel.

10/2013 – Four locations under consideration and review:

1. Dahoon Holly – completed
2. Dog Park – completed
3. Lakeshore Turnabout – completed
4. Beargrass Alley (completed, Week of 01/06/14)

- b. Updated landscape proposal from June 2013.

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THE TOWN OF HARMONY

Field Operations Report

February 15 – March 18, 2014

Boat Maintenance

- Removed and inspected all propellers (weekly). Fishing line removed weekly from small & large pontoons, and fishing boats. Found fishing line on Small Pontoon, Large Pontoon and Bass boat. No damage noted.
- Pontoons and fishing boats detailed.
- Large Pontoon received in-house maintenance of E-Drive and was pressure washed while off the lake. Cables replaced on battery bank.

Buck Lake Activities

- Boat Orientation held at the Enrichment Center, 3/8/2014, 2 attended.
- Replacement Dock is in place and operational. Temporary power in place for boat charges. Replacement power pedestals will be installed within the next 30 days..

Facility / Park Maintenance Activities

- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Inspected facilities for cleanliness and/or damage after each scheduled event.
- Splash Pad routine maintenance.
- Staff continues to check the pool areas multiple times each day for cleanliness & possible infractions.
- Sidewalk repairs continue as time allows. Currently concentrating on Cat Brier Trail.

Irrigation Maintenance

- Continue to replace broken and clogged irrigation heads and routine maintenance activities.
- Irrigation Inspections - Channel 6, 7, 8, 11, 14 & 23.
- Repairs to lateral line leaks, heads and/or valves – Channel 1, 3, 8 & 14.
- Channel 16 – valve boxes replaced and height adjusted.
- Channel 23 (Estates), remote controller issue, not responding manually. Unit will be replaced and/or repaired.

Pools

- Staff is testing water daily in preparation for the April 1st pool management.
- Familiarization of equipment and daily activities continuing weekly to ensure a smooth transition.

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HARMONY CDD

March Agenda

Date	Resident	Time	M W F S Th S	Total Pass	20' Pont	16' Pont	18' Bass	14' Fish	Sail Boat	Canoe	Kayak	Comments
2/15/2014	Luke Newcomer	1:30 - 5:30 PM		2		X						
2/16/2014	Donald Rice	8:00 - 12:00 PM		X 2			X					
2/16/2014	Jim Warren	8:00 - 12:00 PM		X 2		X						
2/17/2014	James Herring	8:00 - 12:00 PM	X	2		X						
3/8/2014	David Buck	8:00 - 11:00 AM		3		X						
3/8/2014	Richard Martz	10:00 - 2:00 PM		6	X							
3/8/2014	Joseph Zubei	1:00 - 2:30 PM		2		X						
3/9/2014	Donald Rice	8:30 - 11:30 AM		X 3			X					
3/9/2014	zach mulharan	10:00 - 2:00 PM		X 5	X							
3/9/2014	Alberto Sosa	10:30 - 1:00 PM		X 2		X						
3/10/2014	James Herring	8:30 - 12:30 PM	X	2		X						
3/10/2014	Paul Demling	2:00 - 2:30 PM	X	3		X						
3/12/2014	Donald Rice	8:30 - 12:00 PM		3			X					
3/12/2014	Donald Rice	9:00 - 10:30 AM		1							X	
3/12/2014	Donald Rice	9:00 - 10:30 AM		1							X	
3/12/2014	Donald Rice	9:00 - 10:30 AM		1							X	
3/12/2014	Richard Martz	10:00 - 2:00 PM		6	X							
3/13/2014	James Herring	8:30 - 12:00 PM		2	X							
3/13/2014	Donald Rice	8:30 - 12:30 PM		3		X						
3/14/2014	marcos lopez	8:00 - 12:00 PM		4	X							
3/14/2014	Gary Dragone	1:00 - 5:00 PM		5	X							
3/15/2014	Ray Walls	8:30 - 11:30 AM		4		X						
3/15/2014	Heather Jarvis	1:30 - 4:00 PM		7	X							
3/16/2014	Donald Rice	8:30 - 11:30 AM		X 2			X					
3/16/2014	Gerhard Vandersnel	10:00 - 12:00 PM		X 4	X							
3/16/2014	Scott Toomey	3:00 - 6:30 PM		X 7	X							
			3	8	64	9	10	4	0	0	0	3
					Total Passengers: 84							
					Total Trips: 26							

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HARMONY COMMUNITY DEVELOPMENT DISTRICT SIDEWALK INSPECTION AND MAINTNEANCE POLICY

January 24, 2008

INTRODUCTION

All facilities, including sidewalks, require regular maintenance to reduce the damage caused over time by the effects of weather and use. Proper maintenance is essential to promote user safety, to ensure ease of access, and to encourage the use of a designated route.

Sidewalk degradation occurs naturally over time due to weather, surrounding landscape, settling soils, heavy or improper use and construction methods. This can include crack formations, vertical and horizontal separation of sidewalk panels, and spalling. These unavoidable conditions can cause trip hazards, which are especially dangerous to seniors and people with disabilities.

The Harmony Community Development District (CDD) recognizes that a formal document is necessary in order to provide a more efficient method of inspection and determination of problem areas which require immediate repair, as well as to allocate fiscal responsibility.

While it is not possible to maintain all sidewalks in perfect condition, the Harmony CDD is determined to provide its residents with a safe and enjoyable community.

PURPOSE

The purpose of this policy is to formalize and document inspection and operational procedures to maximize the effectiveness of community sidewalks and to ensure the safety of all sidewalk users while maintaining fiscal responsibility.

GOAL

The goal of this Policy is to confirm and formalize inspection, inventory, and maintenance procedures within the Harmony CDD and to balance fiscal responsibility while maintaining public safety.

HARMONY COMMUNITY DEVELOPMENT DISTRICT SIDEWALK INSPECTION AND MAINTNEANCE POLICY

January 24, 2008

SIDEWALK CLASSIFICATION

Sidewalks within the Harmony CDD have been classified into categories based upon the following:

- **Neighborhood Sidewalks** – Constructed by home builders and maintained by the HOA
- **Common Infrastructure Sidewalks** – Constructed and maintained by the Harmony Community Development District servicing infrastructure roadways, parks, and the town center.

INSPECTION

Inspection of sidewalks within the Harmony CDD will be conducted on an annual basis.

RESIDENT CONCERNS

A resident concern related to the conditions of sidewalks is welcomed and valued by the Harmony CDD. Residents are asked to fill out the **Resident Sidewalk Inspection Form** and to return this form to the District Manager. All forms will be reviewed in a fair and timely manor.

SERVICABILITY CLASSIFICATION

The designated inspector will give a Priority Level (PL) rating ranging from 1 – 4 based on the condition of the sidewalk at the time of inspection. Level 1 and Level 2 PL areas will reflect the areas deemed unsafe by the inspector, and will require repair more quickly than areas which receive lower PL ratings. PL ratings may vary depending on many factors.

Typical ratings are given in the table below.

Condition	Vertical Separation	Horizontal Separation	Spalling (Area)	Cracking	PL
Good	1/4" or less	1/4" or less	5% or less	Little or none	4
Fair	1/4" – 1/2"	1/4" – 1/2"	5% - 10%	60% or less	3
Poor	1/2" – 3/4"	1/2" – 3/4"	10% - 20%	60% - 80%	2
Very Poor	3/4" or more	3/4" or more	50% or more	80% or more	1

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
SIDEWALK INSPECTION AND MAINTNEANCE POLICY**

January 24, 2008

PRIORITY ACTION

- Priority Level 1 (PL1):** This corresponds to an immediate safety concern which will be marked with orange paint to make the hazard viewable to sidewalk users. The Harmony CDD engineer will be contacted immediately for an assessment. Immediate action will be taken.
- Priority Level 2 (PL2):** If a safety concern is found during inspection, it will be marked with orange paint to make the hazard viewable to sidewalk users. The Harmony CDD engineer will be given a report indicating the hazard and its priority level for an assessment. The engineer will be requested to provide immediate recommendations.
- Priority Level 3 (PL3):** If a safety concern is found during inspection, it will be marked with orange paint to make the hazard viewable to sidewalk users. The Harmony CDD engineer will be given a report indicating the hazard and its priority level for assessment.
- Priority Level 4 (PL4):** The Harmony CDD engineer will be notified after all scheduled inspections are complete.

HARMONY COMMUNITY DEVELOPMENT DISTRICT SIDEWALK INSPECTION AND MAINTNEANCE POLICY

January 24, 2008

MAINTENANCE AND REPAIRS

Maintenance and repairs to subject sidewalks will correspond to the Priority Level assessed for the section in question. All requests for maintenance and/or repair will take into account weather and crew or contractor availability. If a substantial delay is unavoidable, the hazard will be clearly marked to prevent injury, or the sidewalk will be closed.

Depending on the Priority Level, the time in which the repair is made will vary. Areas receiving a priority level of 1-2 will receive attention at the earliest possible time. All others will be evaluated for feasibility. For low priority areas (PL3 and PL4) repairs may be delayed for several months.

An inventory list will be maintained by the Harmony CDD which specifies all sidewalks requiring repair. This inventory list will be made available to all residents for an unspecified fee.

REPAIR OPTIONS

1. Crack Filling

Crack filling is done primarily to seal cracks in existing concrete in order to prevent moisture from penetrating the base, causing widening of cracks and uneven settlement. Crack filling is appropriate for longitudinal cracks where separation is less than 1/2" and differential settling has not occurred.

Crack filling is usually done in an area basis as crews and budget become available. Best Management Practices shall be used when filling cracks.

2. Ramping

Ramping is done primarily to correct differential settling of adjacent panels. Additional concrete material is placed at the areas of settlement to reduce tripping hazards and create a small ramp effect with a 1:2 slope (horizontal : vertical). Settlement should be less than 1" in adjacent panels.

3. Mud Jacking

Mud jacking is used to correct differential settlement between concrete panels. Holes are drilled at certain locations and the sidewalk panel is jacked up to the appropriate level. It

HARMONY COMMUNITY DEVELOPMENT DISTRICT SIDEWALK INSPECTION AND MAINTNEANCE POLICY

January 24, 2008

is appropriate where individual panels are in relatively good condition but have settled adjacent to one another. Mud jacking is necessary in areas that ramping is not sufficient. Settlement should be less than 1" in adjacent panels.

4. Concrete Planing

Concrete planing (Grinding) is a recently perfected technology which is used to plane up to 1/2" of concrete to flatten out trip edges. Planed edges should be beveled with a slope no greater than 1:2 (horizontal : vertical).

5. Asphalt Overlay

Asphalt overlays are effective as a temporary measure to smooth the surface of the concrete if the concrete is severely spalled or cracked. While not the best aesthetic treatment, an asphalt overlay does provide a reasonably safe walking and wearing surface. This is typically used where the property owners are not willing to contribute to the replacement cost of the sidewalk.

6. Replacement

Sidewalk replacement is appropriate if severe damage has occurred to the sidewalk which cannot be corrected by one of the methods described above. Replacement is most cost effective when done on a area basis, but individual replacement is sometimes necessary.

Seventh Order of Business

7 A

**Harmony
Community Development District**

Financial Report

February 28, 2014

Prepared by



HARMONY

Community Development District

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**Harmony
Community Development District**

Financial Statements

(Unaudited)

February 28, 2014

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Gary Moyer, District Manager / Stephen Bloom, Accounting Manager
DATE: March 27, 2014
SUBJECT: Harmony CDD – February Financial Report

Please find enclosed the February 2014 financials for Harmony CDD. At this point in the fiscal year (through February), the revenues should be collected approximately 70% and expenditures should be at approximately 41% of the adopted budget. Overall, the General Fund is performing well. Below are some other top level information on the District's current financial position. Included in the financial report are notes explaining variances in the spending for the year to date. Should you have any questions or require additional information, please do not hesitate to contact me at Tiziana.Cessna@StServices.com.

Balance Sheet

Assets

The operating checking account maintains a liquid cash balance to cover approximately 2 months of operating expenses. Excess funds are invested in a Money Market account to earn better interest rate. The debt service trust funds are held by US Bank and invested in commercial papers. During the current year, interest is being earned on a CD until maturing date. The Assessment receivables are O&M assessments for the current month, historically paid one month in arrears.

Liabilities

- At the end of February 2014, some invoices were accrued because they were not received by the end of the cut off time in preparing the financials. Accounts payable are waiting for approval from the board to be paid.

General Fund

- Total Revenue through February were 52% of the annual budget, this includes:
 - ▶ Interest received from the operating checking account and the Money Market account. In addition there are accrued interest from a CD investment.
 - ▶ Non Ad Valorem Assessments were received as of February. The YTD collections are at 71% compared to last year at the same time at 57%.
 - ▶ Non Ad Valorm Assessments CDD collection are on target.
- Total Expenditures through February 2014 were at 41% of the annual budget with the following notes for the fiscal year:
 - ▶ Insurance General Liability premium remained the same as last year and did not increase as planned in the current budget.
 - ▶ In the Reserve-Renewal & Replacement expenditure is a purchase of the floating boat deck. This line item was not budgeted, however, the funds are being paid from reserves.

Debt Service Series 2001

- Total Revenue through February were 71% of the annual budget.
 - ▶ Non Ad Valorem Assessments were received in February. The YTD collections are at 71% compared to last year at the same time at 57%.
 - ▶ Non Ad Valorm Assessments CDD collected are at 71% due to deferred assessments from FY 2013. The 1st installment for FY 2014 assessments will be collected in April 2014 for the May 1, 2014 interest and principal payment.

Debt Service Series 2004

- Total Revenue through February include only interest from US Bank commercial paper investments. The Non-Ad Valorem revenue will be collected in April 2014 and October 2014.

HARMONY

Community Development District

Governmental Funds**Balance Sheet**
February 28, 2014

ACCOUNT DESCRIPTION	GENERAL FUND	2001 DEBT SERVICE FUND	2004 DEBT SERVICE FUND	2004 CAPITAL PROJECTS FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 158,536	\$ -	\$ -	\$ -	\$ 158,536
Assessments Receivable	77,869	-	-	-	77,869
Interest/Dividend Receivables	4,126	-	-	-	4,126
Investments:					
Certificates of Deposit - 12 Months	100,000	-	-	-	100,000
Certificates of Deposit - 36 Months	127,778	-	-	-	127,778
Money Market Account	630,667	-	-	-	630,667
Construction Fund	-	-	-	3,396	3,396
Prepayment Account	-	13,006	3,229	-	16,235
Reserve Fund	-	1,415,519	857,096	-	2,272,615
Revenue Fund	-	858,907	30,195	-	889,102
TOTAL ASSETS	\$ 1,098,976	\$ 2,287,432	\$ 890,520	\$ 3,396	\$ 4,280,324
LIABILITIES					
Accounts Payable	\$ 53,813	\$ -	\$ -	\$ -	\$ 53,813
Accrued Expenses	55,984	-	-	-	55,984
TOTAL LIABILITIES	109,797	-	-	-	109,797
FUND BALANCES					
Restricted for:					
Debt Service	-	2,287,432	890,520	-	3,177,952
Capital Projects	-	-	-	3,396	3,396
Assigned to:					
Operating Reserves	386,972	-	-	-	386,972
Reserves-Renewal & Replacement	185,000	-	-	-	185,000
Reserves - Self Insurance	50,000	-	-	-	50,000
Unassigned:	367,207	-	-	-	367,207
TOTAL FUND BALANCES	\$ 989,179	\$ 2,287,432	\$ 890,520	\$ 3,396	\$ 4,170,527
TOTAL LIABILITIES & FUND BALANCES	\$ 1,098,976	\$ 2,287,432	\$ 890,520	\$ 3,396	\$ 4,280,324

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 2,500	\$ 1,040	\$ 1,195	\$ 155
Interest - Tax Collector	-	-	62	62
Special Assmnts- Tax Collector	636,415	424,276	449,472	25,196
Special Assmnts- CDD Collected	934,428	389,345	389,345	-
Special Assmnts- Discounts	(25,457)	(16,972)	(17,466)	(494)
Other Miscellaneous Revenues	-	-	198	198
TOTAL REVENUES	1,547,886	797,689	822,806	25,117
EXPENDITURES				
Administration				
P/R-Board of Supervisors	11,200	4,800	3,800	1,000
FICA Taxes	857	366	291	75
ProfServ-Arbitrage Rebate	1,200	1,200	600	600
ProfServ-Dissemination Agent	500	500	-	500
ProfServ-Engineering	5,000	2,085	936	1,149
ProfServ-Legal Services	30,000	12,500	18,341	(5,841)
ProfServ-Mgmt Consulting Serv	55,984	23,325	21,354	1,971
ProfServ-Property Appraiser	779	779	587	192
ProfServ-Special Assessment	11,822	11,822	11,822	-
ProfServ-Trustee	10,800	10,800	9,967	833
Auditing Services	5,000	2,500	1,000	1,500
Communication - Telephone	380	160	18	142
Postage and Freight	750	315	180	135
Insurance - General Liability	31,546	31,546	25,031	6,515
Printing and Binding	3,500	1,460	1,093	367
Legal Advertising	500	213	197	16
Miscellaneous Services	-	-	12	(12)
Misc-Assessmnt Collection Cost	12,728	8,484	8,640	(156)
Misc-Contingency	500	213	69	144
Office Supplies	1,000	415	11	404
Annual District Filing Fee	175	175	175	-
Total Administration	184,221	113,658	104,124	9,534
Field				
ProfServ-Field Management	190,000	79,165	68,292	10,873
Total Field	190,000	79,165	68,292	10,873

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Landscape				
R&M-Grounds	21,531	8,970	8,971	(1)
R&M-Irrigation	20,000	8,335	2,616	5,719
R&M-Tree Trimming Services	30,000	12,500	4,680	7,820
R&M-Trees and Trimming	19,889	8,285	8,287	(2)
R&M-Turf Care	242,796	101,165	101,165	-
R&M-Shrub Care	109,784	45,745	45,743	2
Miscellaneous Services	20,000	8,335	7,230	1,105
Total Landscape	464,000	193,335	178,692	14,643
Utilities				
Electricity - General	31,000	12,915	14,320	(1,405)
Electricity - Streetlighting	400,555	166,900	158,789	8,111
Utility - Water & Sewer	110,000	45,835	37,804	8,031
Total Utilities	541,555	225,650	210,913	14,737
Operation & Maintenance				
Contracts-Lake and Wetland	20,000	8,335	6,540	1,795
Communication - Telephone	5,000	2,085	908	1,177
Utility - Refuse Removal	2,500	1,040	1,058	(18)
R&M-Common Area	20,000	8,335	6,076	2,259
R&M-Equipment	15,000	6,250	6,950	(700)
R&M-Pools	57,000	23,750	14,237	9,513
R&M-Roads & Alleyways	5,000	2,085	-	2,085
R&M-Sidewalks	7,000	2,915	36	2,879
R&M-Parks & Amenities	8,500	3,540	6,312	(2,772)
R&M-Hardscape Cleaning	5,000	2,500	2,836	(336)
Misc-Contingency	8,610	3,590	2,180	1,410
Misc-Security Enhancements	2,500	1,040	801	239
Cap Outlay - Other	12,000	1,000	-	1,000
Total Operation & Maintenance	168,110	66,465	47,934	18,531
Reserves				
Reserve - Renewal&Replacement	-	-	21,269	(21,269)
Total Reserves	-	-	21,269	(21,269)
TOTAL EXPENDITURES & RESERVES	1,547,886	678,273	631,224	47,049

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2014

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
Excess (deficiency) of revenues Over (under) expenditures	-	119,416	191,582	72,166
Net change in fund balance	\$ -	\$ 119,416	\$ 191,582	\$ 72,166
FUND BALANCE, BEGINNING (OCT 1, 2013)	797,597	797,597	797,597	
FUND BALANCE, ENDING	\$ 797,597	\$ 917,013	\$ 989,179	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 500	\$ 210	\$ 410	\$ 200
Special Assmnts- Tax Collector	1,049,873	699,916	736,457	36,541
Special Assmnts- Prepayment	-	-	10,527	10,527
Special Assmnts- CDD Collected	439,551	-	312,188	312,188
Special Assmnts- Discounts	(41,994)	(27,996)	(28,618)	(622)
TOTAL REVENUES	1,447,930	672,130	1,030,964	358,834
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	20,997	13,998	14,157	(159)
Total Administration	20,997	13,998	14,157	(159)
Debt Service				
Principal Debt Retirement	375,000	-	-	-
Principal Prepayments	-	-	75,000	(75,000)
Interest Expense	1,045,813	522,906	522,906	-
Total Debt Service	1,420,813	522,906	597,906	(75,000)
TOTAL EXPENDITURES	1,441,810	536,904	612,063	(75,159)
Excess (deficiency) of revenues Over (under) expenditures	6,120	135,226	418,901	283,675
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	6,120	-	-	-
TOTAL FINANCING SOURCES (USES)	6,120	-	-	-
Net change in fund balance	\$ 6,120	\$ 135,226	\$ 418,901	\$ 283,675
FUND BALANCE, BEGINNING (OCT 1, 2013)	1,868,531	1,868,531	1,868,531	
FUND BALANCE, ENDING	\$ 1,874,651	\$ 2,003,757	\$ 2,287,432	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 100	\$ 40	\$ 206	\$ 166
Special Assmnts- CDD Collected	1,221,130	-	-	-
TOTAL REVENUES	1,221,230	40	206	166
EXPENDITURES				
Debt Service				
Principal Debt Retirement	275,000	-	-	-
Interest Expense	951,750	475,875	475,875	-
Total Debt Service	1,226,750	475,875	475,875	-
TOTAL EXPENDITURES	1,226,750	475,875	475,875	-
Excess (deficiency) of revenues Over (under) expenditures	(5,520)	(475,835)	(475,669)	166
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(5,520)	-	-	-
TOTAL FINANCING SOURCES (USES)	(5,520)	-	-	-
Net change in fund balance	\$ (5,520)	\$ (475,835)	\$ (475,669)	\$ 166
FUND BALANCE, BEGINNING (OCT 1, 2013)	1,366,189	1,366,189	1,366,189	
FUND BALANCE, ENDING	\$ 1,360,669	\$ 890,354	\$ 890,520	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1
TOTAL REVENUES	-	-	1	1
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	1	1
Net change in fund balance	\$ -	\$ -	\$ 1	\$ 1
FUND BALANCE, BEGINNING (OCT 1, 2013)	-	-	3,395	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 3,396	

Harmony
Community Development District

Supporting Schedules

February 28, 2014

HARMONY

Community Development District

Non-Ad Valorem Special Assessments
 Osceola County Tax Collector - Monthly Collection Report
 For the Fiscal Year Ending September 30, 2014

					Allocation by Fund	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Assessments	Series 2001 Debt Service Fund Assessments
						(1)
ASSESSMENTS LEVIED FY 2014				\$ 1,679,178	\$ 636,415	\$ 1,042,763
Allocation %				100%	37.90%	62.10%
11/08/13	\$ 2,220	\$ 115	\$ 45	\$ 2,380	\$ 902	\$ 1,478
11/25/13	102,903	4,375	2,100	109,378	41,455	67,923
12/10/13	623,976	26,530	12,734	663,240	251,371	411,869
12/23/13	288,886	12,203	5,896	306,985	116,348	190,636
01/10/14	58,112	1,834	1,186	61,132	23,169	37,963
02/07/14	40,952	1,027	836	42,815	16,227	26,588
TOTAL	\$ 1,117,048	\$ 46,084	\$ 22,797	\$ 1,185,929	\$ 449,472	\$ 736,457
% COLLECTED					71%	71%
						71%
TOTAL OUTSTANDING				\$ 493,249	\$ 186,943	\$ 306,305

Note (1) Difference with Budget is due to prepayments of debt.

HARMONY

Community Development District

Non-Ad Valorem Special Assessments - District Collected

Monthly Collection Report

For the Fiscal Year Ending September 30, 2014

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2001 Debt Service Fund Assessments	Series 2004 Debt Service Fund Assessments
DISTRICT COLLECTED ASSESSMENTS LEVIED FY 2014				\$ 2,595,109	\$ 934,428	\$ 439,551	\$ 1,221,130
Allocation %				100%	36%	17%	47%
10/01/13	\$ 170,773			\$ 170,773	\$ -	\$ 170,773	\$ -
10/01/13	141,414			141,414	-	141,414	-
10/31/13	77,869			77,869	77,869	-	-
11/20/13	77,869			77,869	77,869	-	-
12/04/13	77,869			77,869	77,869	-	-
01/31/14	77,869			77,869	77,869	-	-
TOTAL	\$ 623,664	\$ -	\$ -	\$ 623,664	\$ 311,476	\$ 312,168	\$ -
% COLLECTED				24.03%	33.33%	71.02%	0.00%
TOTAL OUTSTANDING				\$ 1,971,446	\$ 622,952	\$ 127,364	\$ 1,221,130

Harmony

Community Development District

Cash and Investment Report February 28, 2014

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%/0.10% (1)	\$156,490
Checking Account	BankUnited	Business Checking Account	n/a	n/a	\$1,000
Checking Account	CenterState Bank	Business Checking Account	n/a	0.25%	\$1,046
Subtotal					\$158,536
Certificate of Deposit	BankUnited	12 month CD	2/3/2015	0.40%	\$100,000
Certificate of Deposit	CenterState Bank	36 month CD	7/6/2014	1.25%	\$127,778
Money Market Account	CenterState Bank	Money Market Account	n/a	0.10%	\$226,281
Money Market Account	Florida Shores Bank	Money Market Account	n/a	0.45%	\$202,664
Money Market Account	BankUnited	Money Market Account	n/a	0.35%	\$201,722
Subtotal					\$630,667

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2001 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$13,006
Series 2001 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$1,415,519
Series 2001 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$858,907
Series 2004 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$3,229
Series 2004 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$857,096
Series 2004 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$30,195
Series 2004 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.05%	\$3,396
Subtotal					\$3,181,347
Total					\$4,098,329

Notes

- (1) The Operating Account at CenterState Bank is a combination of Business Checking and Money Market. The different yields reflects the interest rate in each account, respectively.

HARMONY

Community Development District

Monthly Debit Card Purchases

February 28, 2014

Date	Vendor	Description	Amount	
2/3/2014	AMAZON	Four Ballast replacer kit	63.96	546135.53910.5000
		Five 50-Watt Metal Halide bulbs	61.75	546135.53910.5000
		One 42 Watt Triple Tube compact fluorescent light bulb	55.93	546135.53910.5000
2/3/2014	AMAZON	Six Fluorescent ballast Lamps	53.70	546135.53910.5000
		One 7-Watt single tube compact fluorescent light bulb	30.62	546135.53910.5000
2/4/2014	AMAZON	Six Compact fluorescent lamp holder	38.28	546135.53910.5000
		Royal Pacific Grill Face plate with lens	22.00	546135.53910.5000
2/4/2014	AMAZON	Royal Pacific Grill Face plate with lens	22.00	546135.53910.5000
2/10/2014	SUNOCO	Fuel	70.38	546016.53910.5000
2/13/2014	AMAZON	On Board Battery Charger	455.00	546022.53910.5000
2/13/2014	AMAZON	Toilet tissue	41.59	546135.53910.5000
2/13/2014	AMAZON	Toilet tissue	41.59	546135.53910.5000
2/13/2014	AMAZON	Toilet tissue	41.59	546135.53910.5000
2/13/2014	AMAZON	Royal Pacific Grill Face plate with lens	22.00	546135.53910.5000
2/13/2014	AMAZON	Royal Pacific Grill Face plate with lens	22.00	546135.53910.5000
2/18/2014	AMAZON	Multi Purpose Cleaner and Disinfectant	20.56	546135.53910.5000
		Ratcheting PVC cutter	29.32	546041.53902.5000
		All Weather Basketball Net	23.52	546135.53910.5000
2/20/2014	HANDYMAN HARDWARE	Boat Dock electrical project	30.22	546022.53910.5000
2/25/2014	HANDYMAN HARDWARE	Boat Dock electrical project	49.45	546022.53910.5000
2/25/2014	HANDYMAN HARDWARE	Boat Dock electrical project	18.75	546022.53910.5000
2/26/2014	HANDYMAN HARDWARE	Boat Dock electrical project	37.07	546022.53910.5000
2/27/2014	HANDYMAN HARDWARE	Boat Dock electrical project	42.65	546022.53910.5000
2/28/2014	BALDREE POOLS	Certified Pool & Spa Operators course	650.00	546135.53910.5000
Total			1,963.93	

G/L Coding

R&M - Equipment	546022.53910.5000	\$	833.14
R&M - Common Area	546016.53910.5000	\$	70.38
R&M - Park&Amenities	546135.53910.5000	\$	1,231.09
R&M - Pools	546074.53910.5000	\$	-
R&M - Irrigation	546041.53902.5000	\$	29.32
MISC-Security Enhancement	549911.53910.5000	\$	-
Total		\$	1,963.93

**Final Details for Order #110-0674779-5851431**[Print this page for your records.](#)**Order Placed:** January 30, 2014**Amazon.com order number:** 110-0674779-5851431**Order Total:** \$201.64**Shipped on January 31, 2014****Items Ordered**

	Price
4 of: ROBERTSON 000289 PSP242TRMVRK 120-277Vac. Electronic Program Start High Power Factor Compact Fluorescent CFL Ballast Replacer Kit for (1 or 2) CFTR42W Condition: New Sold by: Robertson Worldwide (seller profile)	\$20.99
5 of: Sunlite MH50/U/MED 50-Watt Metal Halide ED17 Bulb, Medium Base, Clear Condition: New Sold by: Amazon.com LLC	\$12.35
1 of: (Pack of 10) PLT-42W 835, 42-Watt Triple Tube Compact Fluorescent Light Bulb ... Condition: New Sold by: saturn products (seller profile)	\$55.93

Shipping Address:

Todd Haskett
3500 HARMONY SQUARE DR W
HARMONY, FLORIDA 34773-6047
United States

Shipping Speed:

Two-Day Shipping

Item(s) Subtotal: \$201.64
Shipping & Handling: \$0.00

Total before tax: \$201.64
Sales Tax: \$0.00

Total for This Shipment: \$201.64**Payment information****Payment Method:**Debit Card | Last digits: **Billing address**

Item(s) Subtotal: \$201.64
Shipping & Handling: \$0.00

PARKS +
Amenities

Todd Haskett Harmony CDD
210 N University Dr
Suite 702
Coral Springs, Florida 33071
United States

Total before tax: \$201.64
Estimated tax to be collected: \$0.00

Grand Total: \$201.64

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #110-3452963-1213810[Print this page for your records.](#)**Order Placed:** January 31, 2014**Amazon.com order number:** 110-3452963-1213810**Order Total:** \$210.60**Shipped on February 12, 2014****Items Ordered**1 of: *Royal Pacific 8935BK Grill Face Plate with Lens For 8906/8907 Step Lights, Cover Only, Black*

Condition: New

Sold by: Amazon.com LLC

Price

\$22.00

Shipping Address:

Todd Haskett

3500 HARMONY SQUARE DR W

HARMONY, FLORIDA 34773-6047

United States

Item(s) Subtotal: \$22.00

Shipping & Handling: \$0.00

Total before tax: \$22.00

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$22.00

Shipped on February 12, 2014**Items Ordered**1 of: *Royal Pacific 8935BK Grill Face Plate with Lens For 8906/8907 Step Lights, Cover Only, Black*

Condition: New

Sold by: Amazon.com LLC

Price

\$22.00

Shipping Address:

Todd Haskett

3500 HARMONY SQUARE DR W

HARMONY, FLORIDA 34773-6047

Item(s) Subtotal: \$22.00

Shipping & Handling: \$0.00

Parks & Amenities

United States

Total before tax: \$22.00

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$22.00**Shipped on February 3, 2014****Items Ordered**

6 of: *Leviton 26719-200 G23, G23-2 Base, 5W 7W 9W 2-Pin, Compact Fluorescent Lampholder, Horizontal, Screw-Down, Code, White Body*

Condition: New

Sold by: Amazon.com LLC

1 of: *Royal Pacific 8935BK Grill Face Plate with Lens For 8906/8907 Step Lights, Cover Only, Black*

Condition: New

Sold by: Amazon.com LLC

Price

\$6.38

\$22.00

Shipping Address:

Todd Haskett

3500 HARMONY SQUARE DR W

HARMONY, FLORIDA 34773-6047

United States

Item(s) Subtotal: \$60.28

Shipping & Handling: \$0.00

Total before tax: \$60.28

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$60.28**Shipped on February 3, 2014****Items Ordered**

1 of: *Royal Pacific 8935BK Grill Face Plate with Lens For 8906/8907 Step Lights, Cover Only, Black*

Condition: New

Sold by: Amazon.com LLC

Price

\$22.00

Shipping Address:

Todd Haskett

Item(s) Subtotal: \$22.00

Shipping & Handling: \$0.00

3500 HARMONY SQUARE DR W
HARMONY, FLORIDA 34773-6047
United States

Total before tax: \$22.00Sales Tax: \$0.00

Shipping Speed:
Two-Day Shipping

Total for This Shipment: \$22.00

Shipped on February 1, 2014

Items Ordered

	Price
6 of: ROBERTSON 3P10021 SP79P /A Fluorescent mBallast for 1 CFT7W/G23 or CFT9W/G23 CFL Lamps, Preheat Start, 120Vac, 60Hz, Normal Ballast Factor, NPF Condition: New Sold by: Robertson Worldwide (seller profile)	\$8.95
1 of: (Pack of 10) PLS-7W 841, 7-Watt Single Tube Compact Fluorescent Light Bulb, 2... Condition: New Sold by: saturn products (seller profile)	\$30.62

Shipping Address:

Todd Haskett
3500 HARMONY SQUARE DR W
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$84.32
Shipping & Handling: \$0.00


Total before tax: \$84.32

Sales Tax: \$0.00

Shipping Speed:
Two-Day Shipping

Total for This Shipment: \$84.32

Payment information

Payment Method:Debit Card | Last digits: Item(s) Subtotal: \$210.60
Shipping & Handling: \$0.00
-----**Billing address**

Todd Haskett Harmony CDD
210 N University Dr
Suite 702
Coral Springs, Florida 33071

Total before tax: \$210.60
Estimated tax to be collected: \$0.00
-----**Grand Total: \$210.60**

United States

Credit Card transactions

MasterCard ending in [REDACTED]: February 1, 2014:\$84.32
MasterCard ending in [REDACTED]: February 3, 2014:\$60.28
MasterCard ending in [REDACTED]: February 4, 2014:\$22.00
MasterCard ending in [REDACTED]: February 12, 2014:\$22.00
MasterCard ending in [REDACTED]: February 12, 2014:\$22.00

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6990 E Irlo Bronson Mem H
St. Cloud, Florida 34771

2/8/2014 12:08:16 PM

Transaction #: 3109

Register #: 1

Pre-Pay Pump # 4 \$70.38
Prepay Fuel

Sub. Total: \$70.38
Tax: \$0.00
Total: \$70.38
Discount Total: \$0.00

MasterCard: \$70.38
Change \$0.00
Join Our Loyalty Program And Save

MasterCard

Card Num : XXXXXXXXXXXX

Terminal : JD12417328001

Approval : 064974

Sequence : 000658

I agree to pay the above Total Amount
according to Card Issuer Agreement.

Signature:

[Handwritten Signature]

Thank You For
Shopping Sunoco

amazon.com

Details for Order #110-4358037-5944264

[Print this page for your records.](#)

Order Placed: February 13, 2014

Amazon.com order number: 110-4358037-5944264

Order Total: \$455.00

Not Yet Shipped

Items Ordered

1 of: *MinnKota MK 460D On-Board Battery Charger (4 Banks, 15 Amps Per Bank)*

Condition: New

Sold by: Amazon.com LLC

Price

\$455.00

Shipping Address:

Todd Haskett

3500 HARMONY SQUARE DR W

HARMONY, FLORIDA 34773-6047

United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 

Billing address

Todd Haskett Harmony CDD

210 N University Dr

Suite 702

Coral Springs, Florida 33071

United States

Item(s) Subtotal: \$455.00

Shipping & Handling: \$0.00

Total before tax: \$455.00

Estimated tax to be collected: \$0.00

Grand Total: \$455.00

*Boat
CHARGER
by pontoon*

amazon.com

Final Details for Order #110-3439287-4422609

[Print this page for your records.](#)

Order Placed: February 13, 2014

Amazon.com order number: 110-3439287-4422609

Order Total: \$124.77

Shipped on February 17, 2014

Items Ordered

1 of: Boardwalk 6180 White 2-Ply Standard Toilet Tissue, 4.5" Length x 3" Width (Case of 96)

Sold by: Amazon.com LLC

Condition: New

Price

\$41.59

Shipping Address:

Todd Haskett

3500 HARMONY SQUARE DR W

HARMONY, FLORIDA 34773-6047

United States

Item(s) Subtotal: \$41.59

Shipping & Handling: \$0.00

Total before tax: \$41.59

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$41.59

COMMON AREA

Shipped on February 17, 2014

Items Ordered

1 of: Boardwalk 6180 White 2-Ply Standard Toilet Tissue, 4.5" Length x 3" Width (Case of 96)

Sold by: Amazon.com LLC

Condition: New

Price

\$41.59

Shipping Address:

Todd Haskett

Item(s) Subtotal: \$41.59

Shipping & Handling: \$0.00

3500 HARMONY SQUARE DR W
HARMONY, FLORIDA 34773-6047
United States

Shipping Speed:
Two-Day Shipping

Total before tax: \$41.59
Sales Tax: \$0.00

Total for This Shipment: \$41.59

Shipped on February 17, 2014

Items Ordered

1 of: Boardwalk 6180 White 2-Ply Standard Toilet Tissue, 4.5" Length x 3" Width (Case of 96)
Sold by: Amazon.com LLC

Price
\$41.59

Condition: New

Shipping Address:

Todd Haskett
3500 HARMONY SQUARE DR W
HARMONY, FLORIDA 34773-6047
United States

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal: \$41.59
Shipping & Handling: \$0.00


Total before tax: \$41.59
Sales Tax: \$0.00

Total for This Shipment: \$41.59

Common AREA

Payment information

Payment Method:

Debit Card | Last digits: 

Billing address

Todd Haskett Harmony CDD
210 N University Dr
Suite 702
Coral Springs, Florida 33071
United States

Item(s) Subtotal: \$124.77
Shipping & Handling: \$0.00

Total before tax: \$124.77
Estimated tax to be collected: \$0.00

Grand Total: \$124.77

amazon.com

Final Details for Order #110-7485958-7279457[Print this page for your records.](#)**Order Placed:** February 13, 2014**Amazon.com order number:** 110-7485958-7279457**Order Total:** \$73.40**Shipped on February 15, 2014****Items Ordered**

	Price
4 of: <i>Spray Nine 26832 Multi-Purpose Cleaner and Disinfectant, 32 oz. Common AREA</i> Sold by: Amazon.com LLC	\$5.14
Condition: New	
2 of: <i>Cobra PST002 Ratcheting PVC Cutter, 1-5/8-Inch Irrigation</i> Sold by: Amazon.com LLC	\$14.66
Condition: New	
4 of: <i>Spalding 8279S All-Weather Basketball Net (Red/White/Blue) PARK & Amenities</i> Sold by: Amazon.com LLC	\$5.88
Condition: New	

Shipping Address:

Todd Haskett
3500 HARMONY SQUARE DR W
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$73.40
Shipping & Handling: \$0.00

Total before tax: \$73.40
Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$73.40
-----**Payment information****Payment Method:**Debit Card | Last digits: 

Item(s) Subtotal: \$73.40
Shipping & Handling: \$0.00

Handyman Hardware & Supply
1410 10th St.
St. Cloud, FL 34789
407-892-7700

Transaction#: C80765
Associate: ECISupport
Date: 02/19/2014 Time: 07:49:20 AM

*** SALE ***

Bill To:
Customer # Harmony
Harmony Community Dev. Dist.
210 N University Dr
Ste 702
Coral Springs, FL 33071

1/8" ALUM BACK PLATE
358673
1.00 CARD @ \$2.49 N \$2.49
079055008163
1/8X1/4 SS RIVET
317152
1.00 EACH @ \$4.79 N \$4.79
079055008514
1/8X1/2 SS RIVET
317160
1.00 EACH @ \$4.29 N \$4.29
079055008521
TIMER TRIPPER
500135
1.00 SET @ \$3.79 N \$3.79
1/2" BRASS PLUG
453965
2.00 EACH @ \$3.79 N \$7.58
CHR METAL FLUSH LEVER
414867
1.00 CARD @ \$5.99 N \$5.99
3/4" #2 CHROME SASH CHAIN
39646
1.00 FOOT @ \$1.29 N \$1.29

Subtotal: \$30.22
TAX EXEMPT
TOTAL: \$30.22

MASTERCARD: \$30.22
CHANGE: \$0.00

Boat Dock
Electrical
project

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE
ACCORDING TO CARDHOLDER'S AGREEMENT
WITH ISSUER

Approval: 004938
CNUM: MASTERCARD-*****
EXP: **/**
NAME: TODD HASKETT
AMT: \$30.22

Handyman Hardware & Supply
1410 10th St.
St. Cloud, FL 34789
407-892-7700

Transaction#: C81187
Associate: ECISupport
Date: 02/24/2014 Time: 04:27:39 PM

*** SALE ***

Bill To:
Customer # Harmony
Harmony Community Dev. Dist.
210 N University Dr
Ste 702
Coral Springs, FL 33071

FASTENERS
H55
25.00 EACH @ \$0.55 N \$13.75
3/4" COUPLING
507017
10.00 EACH @ \$0.79 N \$7.90
3/4" FEMALE ADAPTER
507838
10.00 EACH @ \$0.79 N \$7.90
3/4" PVC ELBOW
512421
10.00 EACH @ \$1.99 N \$19.90

Subtotal: \$49.45

TAX EXEMPT

TOTAL: \$49.45

MASTERCARD: \$49.45

CHANGE: \$0.00

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE
ACCORDING TO CARDHOLDER'S AGREEMENT
WITH ISSUER

Approval: 009109
CNUM: MASTERCARD-*****
EXP: **/**
NAME: TODD HASKETT
AMT: \$49.45

(X) _____
Authorized Signature

Handyman Hardware & Supply
4410 10th St.
St. Cloud, FL 34789
407-892-7700

Transaction#: C81167
Associate: ECISupport
Date: 02/24/2014 Time: 02:15:13 PM

*** SALE ***

Bill To:
Customer: H Harmony
Harmony Community Dev. Dist.
210 N University Dr
Ste 702
Coral Springs, FL 33071

12 X 34 SS HEX WASHER HEA
H4108

1.00 EACH @ \$18.75 N \$18.75

Subtotal: \$18.75

TAX EXEMPT

TOTAL: \$18.75

MASTERCARD: \$18.75

CHANGE: \$0.00

*Dock Electrical
project*

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE
ACCORDING TO CARDHOLDER'S AGREEMENT
WITH ISSUER


Approval:084685

CNUM:MASTERCARD-*****

EXP:*/**

NAME:K DRUCKENMILLER

AMT:18.75


(X) _____
Authorized Signature

Handyman Hardware & Supply
1410 10th St.
St. Cloud, FL 34769
407-892-7700

Transaction#: A239461
Associate: ECISupport
Date: 02/25/2014 Time: 08:00:42 AM

*** SALE ***

Bill To:
Customer # Harmony
Harmony Community Dev. Dist.
210 N University Dr
Ste 702
Coral Springs, FL 33071

1-1/8" FORSTNER BIT
321100
1.00 EACH @ \$12.79 N \$12.79
#18 O-RING
493813
3.00 EACH @ \$0.59 N \$1.77
3/4" PVC ELBOW
512421
6.00 EACH @ \$1.99 N \$11.94
3/4" TERMINAL ADAPTER
508579
2.00 EACH @ \$0.79 N \$1.58
1/4" BIT HOLDER LOCATOR
LBH1/4
1.00 EACH @ \$8.99 N \$8.99
1bh14

Subtotal: \$37.07
TAX EXEMPT
TOTAL: \$37.07

MASTERCARD: \$37.07
CHANGE: \$0.00

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE
ACCORDING TO CARDHOLDER'S AGREEMENT
WITH ISSUER

Approval: 081978
CNUM: MASTERCARD-*****
EXP: **/**
NAME: TODD HASKETT
AMT: 37.07

(X) *Todd Haskett*
Authorized Signature

Handyman Hardware & Supply
1410 10th St.
St. Cloud, FL 34769
407-892-7700

Transaction#: A239587
Associate: ECISupport
Date: 02/26/2014 Time: 07:51:02 AM

*** SALE ***

Bill To:
Customer # Harmony
Harmony Community Dev. Dist.
210 N University Dr
Ste 702
Coral Springs, FL 33071

3/4" PVC ELBOW
512421
4.00 EACH @ \$1.99 N \$7.96
1" SLVR/DEMING BIT
362263
1.00 EACH @ \$34.69 N \$34.69
024721911643

Subtotal: \$42.65
TAX EXEMPT
TOTAL: \$42.65

MASTERCARD: \$42.65
CHANGE: \$0.00

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE
ACCORDING TO CARDHOLDER'S AGREEMENT
WITH ISSUER

Approval: 091105
CNUM: MASTERCARD-*****
EXP: **/**
NAME: TODD HASKETT
AMT: 42.65

(X) *Todd Haskett*
Authorized Signature

Thank You!
"Give us a call. We have it all!"



per Todd po. on
debit card

BALDREE POOLS

10524 MOSS PARK RD
SUITE 204-339
ORLANDO, FL 32832

(407) 361-3228

WWW.BALDREEPOOLS.COM

INFO@BALDREEPOOLS.COM

Sold To
Todd Haskett
Harmony CDD
210 N. University Dr.
Suite 702
Coral Springs, FL 33071

SALES RECEIPT

Date	Sale No.	Check No.	Pay Method	PO Number
02/28/14	189		MasterCard	
Item	Description	Quantity	Rate	Amount
NSPF CPO Class	Certified Pool & Spa Operator's Course Date: March 11-12, 2014 Location: Kissimmee, FL Students: Paul Calabro & Don Caron Materials: English No sales tax charged on service	2	325.00	650.00
			0.00	0.00
Customer agrees to Terms and Conditions of Sale & Disclaimer Agreement found at www.BaldreePools.com.			Total	\$650.00

7Ci

Qualifying to Run for Office

2014 Qualifying Dates

Noon, June 16, 2014 – Noon, June 20, 2014

What happens when you go to the Supervisor of Elections office to qualify? You will file a loyalty oath, a Financial Disclosure Form 1 and either pay the \$25 qualifying fee or file a certification for 25 signatures.

Qualifying Fees

\$25.00 (Unless qualifying by petition)

Qualifying by Petition

In order to qualify by petition and thereby have the qualifying fee waived, a person needs to gather the signatures of 25 qualified voters residing within the Harmony CDD. The Division of Elections has prescribed the format of the petition, a copy of which is attached.

The deadline to submit petitions to the Supervisor of Elections is **Noon, May 19, 2014**. (Candidates must still qualify during the candidate qualifying period.) Please note that petitions may be submitted prior to the deadline.

There is a verification fee of \$.10 per signature to ensure the signers are valid residents within the CDD. Cash is accepted. The Supervisor of Elections recommends bringing your petitions in person.

If you want to campaign, you are permitted to do so as long as you do not expend any funds. If you are going to expend money for signage, business cards, etc., even if it is your own money, you must open a campaign account and will need to file the required forms. You will also need to appoint a campaign treasurer and designate a campaign depository. If campaigning, signatures may not be obtained until the candidate has filed his or her appointment of campaign treasurer and designation of campaign depository.

The District shall publish a notice of the qualifying period set by the Supervisor of Elections for each election at least two weeks prior to the start of the qualifying period.

Contact the Supervisor of Elections for more specific information on qualifying by petition.

Qualifying Officers

The Qualifying Officer for Special District Offices is the Supervisor of Elections.

Osceola County Supervisor of Elections

Mary Jane Arrington
2509 East Irlo Bronson Memorial Highway
Kissimmee, Florida 34744
(407) 742-6000
soe@voteosceola.com

CANDIDATE PETITION

Notes: - All information on this form becomes a public record upon receipt by the Supervisor of Elections.
- It is a crime to knowingly sign more than one petition for a candidate. [Section 104.185, Florida Statutes]
- If all requested information on this form is not completed, the form will not be valid as a Candidate Petition form.

I, _____ the undersigned, a registered voter
(print name as it appears on your voter information card)

in said state and county, petition to have the name of _____
placed on the Primary/General Election Ballot as a: *[check/complete box, as applicable]*

☐ Nonpartisan ☐ No party affiliation ☐ _____ Party candidate for the office of

(insert title of office and include district, circuit, group, seat number, if applicable)

Date of Birth or Voter Registration Number
(MM/DD/YY)

Address

City

County

State

Zip Code

Signature of Voter

Date Signed (MM/DD/YY)
[to be completed by Voter]

7Cii

RESOLUTION 2014-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the Harmony Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the Harmony Community Development hereinafter the "Board" seeks to implement Section 190.006(3)(a)2c, Florida Statutes and to instruct the Osceola County Supervisor of Elections (the "Supervisor of Elections") to conduct the District's General Elections; and

WHEREAS, the Supervisor has requested the District adopt a Resolution confirming the District's use of the Supervisor of Elections for the purpose of conducting the District's future elections of Board members in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor of Elections for the purpose of conducting the District's elections of Board members in conjunction with the General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Board is currently made up of the following individuals: David Farnsworth, Ray Walls, Kerul Kassel, Steve Berube and Mark LeMenager.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Farnsworth	Seat 1	four year - Expires 11/2016
Supervisor Walls	Seat 2	four year - Expires 11/2014
Supervisor Kassel	Seat 3	four year - Expires 11/2016
Supervisor Berube	Seat 4	four year - Expires 11/2014
Supervisor LeMenager	Seat 5	four year - Expires 11/2016

Section 3. Seat 2 currently held by Ray Walls and Seat 4 currently held by Steve Berube are scheduled for the General Election in November 2014.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2014 General Election is four years.

Section 6. Election of Board members of the District Board shall be nonpartisan and shall be conducted in the manner prescribed by law for holding General Elections.

Section 6. Pursuant to Section 190.006(3)(b), Florida Statutes, the new Board members elected at General Election shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor of Elections to continue conducting the District's elections in conjunction with the General Election. The District understands it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

PASSED AND ADOPTED THIS 27TH DAY OF MARCH, 2014.

ATTEST:

**HARMONY
COMMUNITY DEVELOPMENT
DISTRICT**

Gary L. Moyer
Secretary

Steve Berube
Chairman

7D

HARMONY CDD LOG

DATE	CONCERN	LOCATION	ACTION TAKEN	STATUS
1/2/2014	builder causing damage to neighbor's home	6882 Sundrop	Addressed with Builder/homeowner	TH
1/6/2014	was denied boat reservation, treated rudely	6936 Beargrass Rd.	Addressed concerns/updated user info	TH
1/6/2014	concern about cars for sale at 1st entrance		Addressed	TH
1/9/2014	irrigation gusher	334 Schoolhouse Rd.	Repaired	TH
1/15/2014	ant mounds	large dog park	Davey addressed	TH
1/22/2014	mulch around trees in dog parks		requests not to mulch dog parks	TH
1/28/2014	nails from builders puncturing tires	new development	Discussed with Builders	TH
1/28/2014	weeds on Butterfly Drive in the field	Butterfly Drive	Addressed	TH
1/28/2014	dead tree in the park	where gym set is located	Nothing Noted	TH
1/28/2014	sidewalk has huge chunk broken	along field where proposed pool is to go	Repaned	TH
1/29/2014	trash and debris from builders	new development, Dark Sky Road	Builders picking up debris frequent schedule	TH
2/27/2014	2 sprinklers are gushing	3353 Schoolhouse Rd.	Repaired	TH
3/11/2014	unregistered party left garbage	pavilion	Debris removed	TH
3/17/2014	water fountain bowls have debris, don't drain	small dog park	Staff addressed	TH
3/17/2014	lots of holes in ground	small dog park	Staff addressed	TH
3/17/2014	dead tree removed, hasn't been replaced	6853 Sundrop	Replacement Scheduled	TH
3/19/2014	trees are blocking view of stop sign	Cupseed & Pond Pine	Corrected 3/19/2014	TH

7E

Harmony CDD
Website Statistics as of March 18, 2014
(counter reset October 1, 2013)

OVERVIEW

• Total Visitors:	2,278	• Visitors, February:	458
• Total Page Views:	18,173	• Page Views, February:	2,854
• Total Spiders:	11,365	• Visitors, March:	351
• Total Feeds:	745	• Page Views, March:	2,017

OPERATING SYSTEMS

• Windows 7:	4,086	• Windows Vista:	404
• Windows XP:	4,057	• iOS 7:	399
• Linux:	676	• Windows 2000:	283
• Windows NT 4:	437	• Windows Server 2003:	257
• Windows 8	408	• Android Linux 4:	250

BROWSERS

• Mozilla:	4,102	• Opera 9:	542
• Internet Explorer 6:	2,726	• Internet Explorer 10:	507
• Safari:	1,051	• Internet Explorer 7:	460
• Firefox 21:	603	• Chrome 31:	352
• Internet Explorer 8:	569	• Internet Explorer 9:	337

SEARCH ENGINES

• Google:	244	• Search:	4
• Yahoo:	33	• Dogpile:	1
• Yandex:	7		

TOP PAGES

• Home:	4,617	• /Board-Meetings/Board-Members:	498
• /District-Facilities/Ponds	1,710	• /Public-Records/Agendas:	479
• /robots.txt	1,182		

TOP DAYS

• December 20, 2013	1,522	• November 21, 2013	303
• October 14, 2013	424	• March 16, 2014	300
• November 26, 2013	310	• October 12, 2013	298

TOP DAYS -- Unique Visitors

• October 14, 2013	106	• February 24, 2014	59
• November 22, 2013	76	• November 26, 2013	59
• November 21, 2013	65	• December 13, 2013	42

TOP DAYS -- Page Views

• December 20, 2013	1,450	• October 12, 2013	226
• October 14, 2013	349	• November 21, 2013	214
• March 16, 2014	230	• November 26, 2013	214

LAST PAGES

Date	Page	OS	Browser
• March 18, 2014	Page: Home	iOS 7	Safari
• March 18, 2014	Page: Home		
• March 18, 2014	/About-Harmony/Success-Stories		Mozilla
• March 18, 2014	Page: Home	iPad	Safari
• March 18, 2014	Page: Home	Windows 7	Chrome 33
• March 18, 2014	Page: Home	Windows XP	Internet Explorer 6
• March 18, 2014	Page: Home	Windows XP	Internet Explorer 6
• March 18, 2014	Page: Home	Windows XP	Internet Explorer 6
• March 18, 2014	Page: Home	Windows 7	Chrome 32
• March 18, 2014	Page: Home	Windows 7	Chrome 32

TOP SEARCH TERMS *(shown as typed in the search engine)*

• harmonycdd.org	10	• harmony community development district	1
• harmony cdd	10	• http://www.harmonycdd.org	1
• www.harmonycdd.org	8		
• harmony cdd.com	4		
• harmony fl cdd fees	3		
• www.harmonycdd.org/public-records/agendas	3		
• harmony fl dockmaster boat reserve	2		
• harmony florida cdd	2		
• harmonycdd	2		
• www.harmonycdd.org	2		
• admin@harmonycdd.org	2		
• cdd stories	2		
• www.harmonycdd.com	2		
• harmony buck lake park	1		
• harmony buck lake parp	1		
• harmony dock reservations	1		
• harmony fl boat reservations	1		
• harmony fl cdd form	1		

Eighth Order of Business

8Bi

Harmony CDD Alley Maintenance Recommendations

March 27, 2013

Prepared for:

Harmony CDD
610 Sycamore Street, Suite 140
Celebration, FL 34747

Prepared by:

Steven N. Boyd, P.E.
Harmony CDD District Engineer
6824 Hanging Moss Road, Orlando, FL 32807

Summary:

Although the roadways including the curbs and gutters within the Harmony CDD are owned and maintained by Osceola County, alleys including drainage structures and pipe within alleys are owned and maintained by the CDD.

The reserve allocation estimate prepared in prior years included costs for phased resurfacing of alleys based on expected lifetimes as a result of the year they were originally completed. Some spot repairs were completed at select locations in 2009.

This report provides an updated recommendation for required repairs and a revised resurfacing schedule and budget for all alleys. The revised and prior reserve estimating worksheets are also included and the estimated reserve balances over time are included.

This report recommends that resurfacing program be initiated in 2014 starting with Neighborhoods D-1 , followed by B and then the remaining neighborhoods based on age of the alley surface. While B is older than D-1, Neighborhood D-1 degraded at a faster rate due to more severe reflective cracking associated with less traffic in its early life.

Attachment A includes photos of specific locations where existing problems have been identified. Spot maintenance is required and should proceed in 2014 in certain locations. Locations where ponding is occurring but where there is not a structural deficiency to the base or asphalt surface will be deferred until resurfacing is scheduled for that neighborhood.

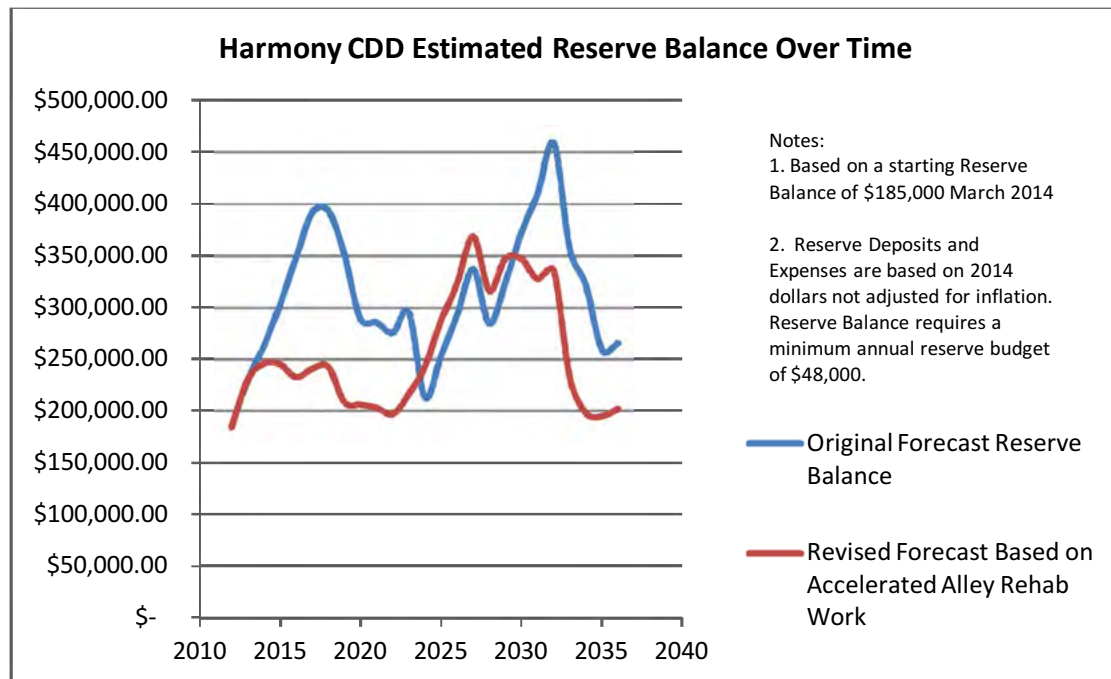
Recommended Neighborhood Resurfacing Schedule and Budgets:

RECOMMENDATIONS FOR ALLEY REHAB					
Neighborhood	Estimated Pavement Quantity		Recommended Work	Year	Budget
D1	1,168	SY	Mill and Overlay	2014	\$16,933.40
B1	3,095	SY	Mill and Overlay	2015	\$44,870.62
A1	3,482	SY	Seal Coat	2015	\$ 4,062.33
C1	3,974	SY	Mill and Overlay	2016	\$57,614.17
C2	2,437	SY	Mill and Overlay	2017	\$35,331.08
G	3,724	SY	Seal Coat	2017	\$ 4,344.67
A1	3,482	SY	Mill and Overlay	2020	\$50,481.26
G	3,724	SY	Mill and Overlay	2022	\$53,989.72

Other considerations:

1. Due to the current conditions in Neighborhood B-1, combining D1 and B1 into a single project in 2014 should be considered.
2. Locations where base repairs are identified as being required in attachment A should also be repaired in 2014.

Updated Estimated Reserve Balance Trend Compared to 2013 Reserve Allocation Estimating



See Attachment B - Original Reserve Allocation Estimate

See Attachment C - Revised Reserve Allocation Estimate

Attachment A - Photos of Specific Problem Areas

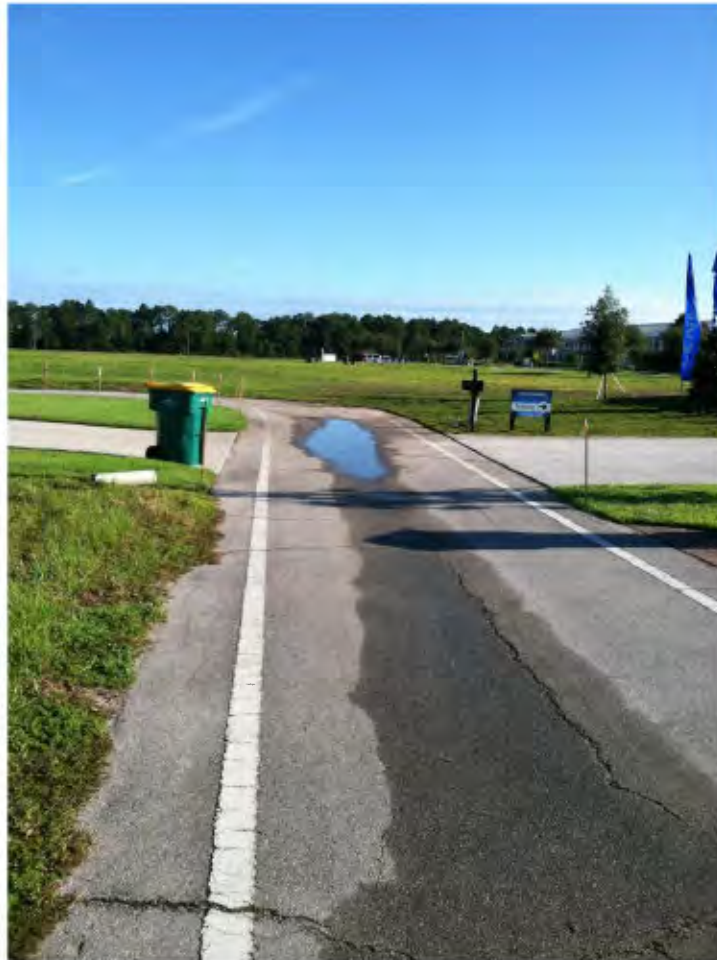
HARMONY CDD ALLEYS

LOCATIONS REQUIRING SPOT MAINTENANCE

KEY MAP



39 Condition to be improved when resurfacing occurs.



40 Condition to be improved when resurfacing occurs.



41 Condition to be improved when resurfacing occurs.



42 Condition to be improved when resurfacing occurs.



44 Condition to be improved when resurfacing occurs.



45 Condition to be improved when resurfacing occurs.



46 Condition to be improved when resurfacing occurs.



47 This location requires that the existing asphalt and base be removed and replaced completely at the location where settling is occurring.



48 Condition to be improved when resurfacing occurs.



49 Condition to be improved when resurfacing occurs. A temporary patch is recommended.



50 This location requires that the existing asphalt and base be removed and replaced completely at the location where settling is occurring.



52 Condition to be improved when resurfacing occurs.



60 Condition to be improved when resurfacing occurs. A temporary patch is recommended.



61 Condition to be improved when resurfacing occurs.



62 Condition to be improved when resurfacing occurs.



63 Additional asphalt and base to be put down where truck tires are tracking off of the existing radius. Entire area to be overlaid when resurfacing occurs.



64 This location which is partially within County ROW requires that the alley and roadway base be rebuilt around the inlet.



65 The radius at this alley intersection needs to be expanded to better accommodate truck traffic. This requires new base and pavement and should be completed with 2014 improvements. (Photo of this location taken from a Google Earth Image)



Attachment B - Original Reserve Allocation Estimate

Harmony CDD
Summary of Budgeted Alley Maintenance as Originally Forecast
Estimated Quantities and Future Replacement / Maintenance Costs

June 27, 2013

Note: All Costs are in 2013 Dollars

Prepared by: Steve Boyd, P.E., District Engineer

[illegible]

Notes:

1. Sidewalk repairs ongoing and performed through out the property every one or two years. As a result, the reserve study does not carry a replacement cost for sidewalks as the ongoing repair costs is a line item in the maintenance budget.

Attachment C - Revised Reserve Allocation Estimate

Harmony CDD
Summary of Budgeted Alley Maintenance
Estimated Quantities and Future Replacement / Maintenance Costs

UPDATED MARCH 18 2014

Note: All Costs are in 2013 Dollars

Prepared by: Steve Boyd, P.E., District Engineer

DESCRIPTION	ESTIMATED QUANTITY		BALL PARK FUTURE EXPENSES Frequency	Ballpark Estimate	Estimated Annual Reserve	Year Completed or Last Renovated	Remaining Estimated years to replace or rehab	UPDATE TO YEAR REQUIRED	Anticipated Expenditure	Next Replacement	Anticipated Expenditure
Lakeshore Park						NA	NA				
Sidewalks (See Note 1)	19,280 SF										
Fountain	1		10 years	\$ 10,000.00	\$ 1,000.00	2004	8	2021	\$ 10,000.00	2031	\$ 10,000.00
Restroom	1		15 years	\$ 3,000.00	\$ 200.00	2004	6	2019	\$ 3,000.00	2034	\$ 3,000.00
Sundial	1		15	\$ 5,000.00	\$ 333.33	2004	6	2019	\$ 5,000.00	2034	\$ 5,000.00
Shade Structure	1		15 years	\$ 15,000.00	\$ 1,000.00	2004	6	2019	\$ 15,000.00	2034	\$ 15,000.00
Other Eq. / Furnishings	1 LS		10 years	\$ 10,000.00	\$ 1,000.00	2004	1	2014	\$ 10,000.00	2024	\$ 10,000.00
Dock & Fishing Pier	1		15 years	\$ 40,000.00	\$ 2,666.67	2013	15	2028	\$ 40,000.00	2043	\$ 40,000.00
Boats	6		15 years	\$ 60,000.00	\$ 4,000.00	2013	15	2028	\$ 60,000.00	2043	\$ 60,000.00
2013 Lakeshore Park Improvements											
Sidewalks (See Note 1)	3400 LF										
Bridges	136 LF		20 years	\$ 18,000.00	\$ 900.00	2013	20	2033	\$ 18,000.00	2053	\$ 18,000.00
Boardwalks & Structures	564 LF		20 years	\$ 71,000.00	\$ 3,550.00	2013	20	2033	\$ 71,000.00	2053	\$ 71,000.00
Benches, Trashcans and Furnishings			10 years	\$ 11,000.00	\$ 1,100.00	2013	10	2023	\$ 11,000.00	2033	\$ 11,000.00
A-1 Pool											
Pool	1,200 SF	45,000 Gallons	15 years	\$ 15,000.00	\$ 1,000.00	2006	8	2013	\$ 15,000.00	2013	\$ 15,000.00
Deck	4,000 SF		15 years	\$ 16,000.00	\$ 1,066.67	2006	8	2021	\$ 16,000.00	2036	\$ 16,000.00
Equipment	1		10 years	\$ 3,000.00	\$ 300.00	2006	3	2016	\$ 3,000.00	2026	\$ 3,000.00
Building	2,200 SF		20 years	\$ 5,000.00	\$ 250.00	2006	13	2026	\$ 5,000.00	2046	\$ 5,000.00
Sidewalk	1,210 SF										
Swim Club											
Pool	2300 SF / 86,000 gallons		15 years	\$ 30,000.00	\$ 2,000.00	2004	6	2013	\$ 30,000.00	2013	\$ 30,000.00
Deck	6,300 SF		15 years	\$ 25,200.00	\$ 1,680.00	2004	6	2019	\$ 25,200.00	2034	\$ 25,200.00
Equipment	1		10 years	\$ 5,000.00	\$ 500.00	2004	1	2014	\$ 5,000.00	2024	\$ 5,000.00
Building	2,300 SF		20 years	\$ 5,000.00	\$ 250.00	2004	11	2024	\$ 5,000.00	2044	\$ 5,000.00
Parking	2,860 SF		15 years	\$ 4,000.00	\$ 266.67	2004	6	2019	\$ 4,000.00	2034	\$ 4,000.00
Dog Park											
Sidewalks (See Note 1)	10,008 SF										
Play Structures	5		15 years	\$ 10,000.00	\$ 666.67	2003	5	2013	\$ 10,000.00	2013	\$ 10,000.00
Fencing	1,760 LF		15 years	\$ 21,120.00	\$ 1,408.00	2003	5	2018	\$ 21,120.00	2033	\$ 21,120.00
Shad Structure	1		15 years	\$ 5,000.00	\$ 333.33	2003	5	2018	\$ 5,000.00	2033	\$ 5,000.00
Wash Area	1		10 years	\$ 2,500.00	\$ 250.00	2003	0	2013	\$ 2,500.00	2023	\$ 2,500.00
Town Square Park											
Hardscape	3,000 SF		20 years	\$ 15,000.00	\$ 750.00	2003	10	2013	\$ 15,000.00	2013	\$ 15,000.00
Sidewalks (See Note 1)	7,680 SF										
Amphitheater	1		30 years	\$ 5,000.00	\$ 166.67	2003	20	2033	\$ 5,000.00	2063	\$ 5,000.00
Linear Parks											
Sidewalks (See Note 1)	94,600 SF					NA	NA	2013	\$ 0	2013	\$ 0
Pavers at Traffic Circles											
North	3,000 SF		15 years	\$ 10,000.00	\$ 666.67	2003	5	2013	\$ 10,000.00	2013	\$ 10,000.00
West	3000 SF		15 years	\$ 10,000.00	\$ 666.67	2006	8	2021	\$ 10,000.00	2036	\$ 10,000.00
Neighborhood and Roadway Sidewalks											
Sidewalks (See Note 1)	##### SF										
Alleys											
Neighborhood B1	3,095		10 years	\$ 3,610.83	\$ 361.08	2009	6	2015	\$ 3,610.83	2025	\$ 3,610.83
C1	3,095		15 years	\$ 44,870.62	\$ 2,991.37	2009	11	2015	\$ 44,870.62	2030	\$ 44,870.62
D1	3974		10 years	\$ 4,636.33	\$ 463.63	2009	6	2016	\$ 4,636.33	2026	\$ 4,636.33
C2	1168		15 years	\$ 57,614.17	\$ 3,840.94	2009	11	2016	\$ 57,614.17	2031	\$ 57,614.17
A1	3482		10 years	\$ 1,362.67	\$ 136.27	2005	2	2014	\$ 1,362.67	2024	\$ 1,362.67
G	3724		15 years	\$ 16,933.40	\$ 1,128.89	2005	7	2014	\$ 16,933.40	2029	\$ 16,933.40
	2437		10 years	\$ 2,843.17	\$ 284.32	2005	2	2017	\$ 2,843.17	2027	\$ 2,843.17
	2437		15 years	\$ 35,331.08	\$ 2,355.41	2005	7	2017	\$ 35,331.08	2032	\$ 35,331.08
	3482		10 years	\$ 4,062.33	\$ 406.23	2005	2	2015	\$ 4,062.33	2030	\$ 4,062.33
	3724		15 years	\$ 50,481.26	\$ 3,365.42	2005	7	2020	\$ 50,481.26	2035	\$ 50,481.26
	52,136 SF		10 years	\$ 4,344.67	\$ 434.47	2007	4	2017	\$ 4,344.67	2032	\$ 4,344.67
	52,136 SF		15 years	\$ 53,989.72	\$ 3,599.31	2007	9	2022	\$ 53,989.72	2037	\$ 53,989.72
TOTAL					\$ 47,338.68				\$ 267,627.27		\$ 280,080.27

Notes: 1. Sidewalk repairs ongoing and performed through out the property every one or two years. As a result, the reserve study does not carry a replacement cost for sidewalks as the ongoing repair costs is a line item in the maintenance budget.