

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

SEPTEMBER 26, 2019

AGENDA PACKAGE

Steve Berube, Chairman
William Bokunic, Vice Chairman
Kerul Kassel, Assistant Secretary
David Farnsworth, Assistant Secretary
Mike Scarborough, Assistant Secretary

Kristen Suit, District Manager
Timothy Qualls, *Esq.* District Counsel
Steve Boyd, *PE* District Engineer
Gerhard van der Snel, Field Manager

September 18, 2019

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, September 26, 2019 at 6:00 p.m. at the Creative Inspiration Journey School, 2030 Old Hickory Tree Road, St. Cloud, FL 34769. Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Developer's Report**
 - A. Update on Billy's Trail**
 - B. Discussion and Consideration of VC-1 Deed**
- 3. Audience Comments**
- 4. Approval of:**
 - A. August 29, 2019 - Regular Monthly Meeting Minutes**
- 5. Subcontractors' Reports**
 - A. Servello**
 - i. Grounds Maintenance Status (*Work Chart*)
- 6. Staff Reports**
 - A. District Engineer**
 - i. Survey and Estimated Costs to Move Billy's Trail
 - ii. Wetland Maps/Boundaries
 - iii. Wetland Proposal
 - B. District Counsel**
 - i. ADA Memo Discussion
 - ii. Recording CDD Meetings Memo Update
 - iii. VC-10 Deed of Dedication
 - iv. WC4 Deed of Dedication
 - v. Transition of CDD Field Staff Office Update
 - vi. Letter Re: Stopping Maintenance Provision on Private Property
 - C. Field Manager**
 - i. Facilities Maintenance (*Parks, Pools, Docks, Boats, etc.*)
 - ii. Facility Use Records (*Inclusive - Boats & Other*)
 - iii. Resident Submittals (*Facebook & Direct*)
 - iv. Pond Maintenance (*Chart & Map*)
 - v. Update on the Move of Field Services
- 7. District Manager's Report**

- A. Financial Statements for August 31, 2019**
 - B. Approval of: #233 Invoices, Check Register, and Debit Purchases**
 - C. Consideration of Field Staff Increases**
 - D. Discussion and Consideration ADA Website Compliance Proposals**
 - E. Facilities Usage Applications**
- 8. Old Business**
 - A. Buck Lake – Closing Statement and Deed**
 - B. Discussion of Mosquito Magnets**
 - C. Pressure Washing of Owned Sidewalks**
 - D. Discussion of Boardwalk & Docks**
- 9. New Business**
 - A. Information Regarding W4-2 Land Donation**
 - B. Preliminary Discussion of Field Services Permanent Building**
 - C. Discussion of Old-World Climbing Fern**
- 10. Topical Subject Discussions**
- 11. Supervisors' Requests**
- 12. Adjournment**

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

Sincerely,

Kristen Suit

Kristen Suit
District Manager

Second Order of Business

2B.

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

Kristen K. Idle, Esq.
Godbold, Downing, Bill, & Rentz, P.A.
222 W. Comstock Avenue, Suite 101
Winter Park, Florida 32789

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this ____ day of September, 2019, by **Harmony Florida Land LLC**, a Delaware limited liability company, whose address is 1750 W. Broadway, Suite 111, Oviedo, Florida 32765, hereinafter called “**Grantor**,” to **Harmony Community Development District**, a limited special and single purpose local government created by Chapter 190, Florida Statutes, having a mailing address of 313 Campus Street, Celebration, Florida 34747, hereinafter called “**Grantee**”;

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Osceola County, Florida as shown and more particularly described on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

TOGETHER with the improvements thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, and that said land is subject to all restrictions, reservations and easements of record, provided that this shall not serve to reimpose same, except real property taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF Grantor executed this Special Warranty Deed in favor of Grantee as of the day, month and year first above written.

Signed, sealed and delivered
in the presence of:

Harmony Florida Land LLC, a Delaware
limited liability company

By: _____
Richard Jerman, Vice President

Sign: _____
Print: _____

Sign: _____
Print: _____

STATE OF _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Richard Jerman, as Vice President of HARMONY FLORIDA LAND LLC, a Delaware limited liability company, on behalf of the company.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
Notary Public, State of _____
My commission expires: _____

☐ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced _____

EXHIBIT A

THE PROPERTY

Tract VC-1, BIRCHWOOD “VC-1” TRACT, according to the plat thereof, as recorded in Plat Book 14, Pages 173-174, Public Records of Osceola County, Florida.

Fourth Order of Business

4A.

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, August 29, 2019, at 6:00 p.m. at the Creative Inspiration Journey School, 2030 Old Hickory Tree Road, St. Cloud, FL 34769.

Present and constituting a quorum were:

Steve Berube
Bill Bokunic
David Farnsworth
Kerul Kassel
Mike Scarborough

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Tim Qualls
Tristan LaNasa
Steve Boyd

Gerhard van der Snel
Scott Feliciano
Jason Miguez
Residents and Members of the Public

District Manager: Inframark
District Attorney: Young Qualls, P.A.
Young Qualls, P.A.
District Engineer: Boyd Civil Eng.(via phone)
District Staff: Field Manager
Servello
Servello

The following is a summary of the discussions and actions taken at the August 29, 2019 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

Supv Berube called the roll and stated the record will reflect we have a quorum.

SECOND ORDER OF BUSINESS

Developer's Report

A. Update on Billy's Trail

Supv Kassel reported she heard from Mr. Jerman who stated Mr. Rick Brown, the lessee of the property by the entrance to Billy's Trail, would take care of it, moving what needed to be moved. She does not think this has happened yet.

Supv Berube noted that would be what they believe to be the electric fence.

Supv Kassel noted they should hear from Mr. Boyd on whether they need to fence anything and what, if anything, they need to do.

Mr. Boyd noted if there are cattle being grazed in the area any fence removed would have to be relocated.

Supv Kassel noted the fence there holding the cattle in is on CDD property and needs to be moved; it is electric braid on step-in posts. There is no other CDD or developer fence there.

Supv Berube noted at this point the developer says his lessee is going to move the fence and that is what they are waiting for to take the next step in the project.

Mr. Boyd noted if there is another barbed wire fence on the property that is not needed there is no reason to replace it.

Discussion followed on a survey with it being noted Supervisor Kassel thought Mr. Boyd was doing the survey. Mr. Boyd will have Johnson Surveying prepare a proposal to do the survey.

Mr. Boyd inquired if there has been any conversation with the developer regarding the portion of the trail disrupted by the development.

Supv Kassel noted the portion of the trail that will be affected is where the cattle are being pastured and is why they are moving the entrance to Billy's Trail to the left. She believes where there are wetlands on either side remains and will not be impacted. She requested that Kissimmee Valley Surveying do the survey rather than Johnson Surveying. Johnson Surveying is Mr. Brown who has an interest in the property.

Mr. Boyd noted he has not worked with Kissimmee Valley Surveying, he will get an alternative surveyor and look them up.

Supv Kassel noted they are local and do good work. She will forward Mr. Boyd their information.

Supv Berube noted Supervisor Kassel will continue conversation with the Developer and Mr. Brown to make sure whatever fences need to be moved get moved and Mr. Boyd will take of the survey of the area.

Mr. Qualls noted his understanding was a portion of the trail was going to be outside the boundaries of the CDD. Is he confusing it with something else?

Supv Kassel noted what they are moving would be. The entrance to the trail is on developer property and they are moving it to CDD property. That continues on to developer property, the trail is part of the planned development.

Mr. Qualls inquired if what the CDD would be maintaining would be within the existing boundaries of the CDD.

Supv Kassel noted it is.

THIRD ORDER OF BUSINESS

Audience Comments

Hearing none, the next item followed.

SEVENTH ORDER OF BUSINESS

District Manager's Report

D. Facilities Usage Applications

Supv Berube outlined the usage application noting Ms. Eva Horner is forming a yoga business and requesting use of Town Square.

Ms. Horner noted the plan was for two classes per week for six months.

Discussion followed on usage policies and fees.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the Eva Horner use agreement at a \$250 deposit and \$250 usage fee was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes

A. July 25, 2019 – Regular Monthly Meeting Minutes

On MOTION by Supv Kassel seconded by Supv Scarborough, with all in favor, the July 25, 2019 regular meeting minutes were approved as amended and to include District Counsel's Report.

FIFTH ORDER OF BUSINESS

Subcontractors Reports

A. Servello

i. Grounds Maintenance Status (*Work Chart*)

Mr. Migues reported everything is up to date. They are spraying and treating ant mounds. The rain has slowed, and the retention ponds are looking better. He noted he emailed a copy of the hurricane release paperwork to Mr. van der Snel.

Supv Berube noted they declined it last year and will be doing the same this year.

Mr. Migues noted the proposals have all been completed with Schoolhouse Road project and the mulch at the Cat Brier dog park playground being completed this evening.

Supv Kassel noted the playground was put in a bowl-shaped area and the water runoff creates a sizeable pool washing the mulch out. It needs to be addressed, she has contacted Mr. Boyd through Mr. van der Snel once or twice about possibly putting a drain in.

Mr. Boyd noted he looked at it on his last visit. The only solution is to put a drain in connecting it to one of the existing pipes or drains. It will not need a permit.

Discussion followed on installing a drain running to the retention pond with Mr. van der snel noting it will be November or December before Field Services can install the drain.

Mr. Migues addressed holding on the installation of the annuals until after the storm.

Supv Farnsworth inquired what it would cost to have Servello install the drain.

Mr. Feliciano noted it would depend on the linear footage. They can provide a proposal.

Discussion followed on having Field Services do the work versus Servello. Servello estimated the cost to be \$3,000, with the come being Field Services will try to get to it by the end of September.

Supv Berube noted there are weeds in areas there should not be; it is problematic throughout the property. The beds fronting Cat Briar between the sidewalk and the golf course are looking bad.

Mr. Migues noted they were done yesterday. They sprayed and pulled a lot of weeds.

Supv Berube noted he looked this morning and the Jasmine in several of the beds with grass growing through. In the H-2 park the grass is heavily weed infested.

Mr. Migues noted he has addressed is with their horticulture department. He has a service request in.

Supv Berube addressed the intrusion of the conservation areas into regular areas. He knows they made an attempt a while ago to beat it back, but it continues to grow in and is swallowing up prime land.

Mr. Migues noted he noticed an area on Cordgrass moving up to the Oak trees and they will take care of it.

Discussion continued on the encroachment of the conservation areas with it being noted the signs keep getting further into the brush.

Supv Berube noted the last annual plantings at the traffic circles were nice.

Mr. Feliciano addressed the conservation at Lakeshore Park. A lot of the turf on the other side of the sidewalk is not mowed, it is all underwater. All the other areas should be cut back.

Supv Farnsworth inquired if they have a work breakdown structure for everything Field Services does.

Mr. van der Snel noted they do.

Supv Farnsworth noted the tasks are described in general, but he has not seen a work breakdown structure and how many hours are charged against each one of the tasks. The reason for question is there is a certain total dollar to Field Services and when you have a work breakdown structure you know what kind of work is being done so you where the load is on a month and year summary basis.

Discussion continued on a work breakdown structure for Field Services.

Supv Bokunic addressed messages on social media and inquired if everything is coming along.

Mr. van der Snel noted he posted an explanation to the residents from Mr. Feliciano that was informative.

Supv Kassel suggested sharing it in the other forums within the community.

Supv Bokunic thanked Servello for responding.

Supv Scarborough addressed people on social media sometimes jumping to conclusions and noted he appreciated when a concern is brought up that Servello has an immediate reaction to it.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Billy's Trail Slide

ii. Permitting Requirements and Estimated Costs to Move Billy's Trail

iii. Boardwalk Slide

iv. Boardwalk & Docks Proposal Slide

Supv Berube noted he thinks they are still on hold on Billy's Trail and they need to get it resolved.

Ms. Suit noted they asked the Engineer to provide the permit requirements and estimated costs.

Supv Berube noted he provided them at the last meeting; it was \$9,445 plus permitting.

Mr. Boyd noted that was a quick estimate to physically put a minimal trail in place. Once he gets the survey proposal he will prepare a comprehensive estimate on the design, permitting and construction costs.

Supv Kassel noted they may not need a surface trail.

Discussion continued on Billy's Trail with it being noted the primary thing is to get the survey done, get Mr. Brown to move the fences, fix the entrance and then they can get it mowed to see if it is an acceptable walking surface.

Supv Kassel noted the slides were not just for Billy's Trail; there are also boardwalk proposals. Mr. Leet floated some ideas on Facebook which were met with both approval and disapproval. She believes the plan is to come back with a more minimal set of plans to propose to the CDD.

Discussion continued with it being noted some of the disapproval was from residents who do not want people walking behind their houses; they do not want any type of boardwalk or something that would draw more people.

Supv Kassel addressed the Neighborhood F [Cherry Hill] noting there are no swing sets or playgrounds; it has no amenities or pocket parks and it would be nice for the CDD to provide something, maybe a single dock without a boardwalk that looks out on Buck Lake.

Supv Berube noted it has been a multi-faceted proposal and he thinks if they can focus on a suggestion that meets general neighborhood approval would be the next step.

Supv Kassel addressed the east side retention pond noting it has fewer houses.

Supv Scarborough noted it is also off an existing sidewalk.

Supv Kassel noted the Buck Lake Trail and boardwalk are all together and needs to be broken down as to what the dock itself would cost without a boardwalk.

Supv Berube addressed the boardwalks extending through the wetlands behind the Schoolhouse pond [Long Pond] that go to Buck Lake. If they were going to construct anything in that area they will probably need County approval and permit and SFWMD permit.

Mr. Boyd noted also potentially an ACOE permit. The Dockter's roll the permitting into their price.

Discussion followed on neighborhood amenities and boardwalks.

B. District Attorney

i. Follow-up Regarding District No Longer Providing Maintenance of Certain Property

Mr. Qualls noted they talked about the AGO's and the requirement if the District is to maintain private property there needs to be a public benefit. They were asked to reach out to other owners, besides Mr. Fusilier, before sending the letter. He reached out to the golf course, Mr. John Harvison, he let him know that they are looking to find a way to continue to maintain in a way in which they work together. He worked with Mr. Boyd and verified while the District has a drainage easement the purpose of the easement is to make sure the storm water is being drained properly through the ponds. Any aesthetic element would not be covered under the drainage easement. Mr. Harvison is going to talk to the owner side, let them know what the CDD is trying to accomplish and let them know that this is a good faith attempt to work together to find a solution.

ii. Discussion & Consideration of Purchase of Video Camera & Tripod

Mr. Qualls addressed the purchase of a video camera and tripod, noting Mr. Leet had asked the Board about whether the Board would purchase a camera to record and broadcast CDD meetings. It is lawful, and they have drafted a memo; a copy of which is attached hereto and made part of the record. The point of the memo is you can record the meetings, it a public record, and there is a two-year retention schedule on that public record. On the ADA side they will want to make sure the video has sub-titles. It is something the District may do but does not have to do.

Supv Farnsworth inquired who will put in the subtitles.

Mr. Qualls noted they have heard YouTube has that capability.

Ms. Suit inquired who would upload the video.

Supv Scarborough noted Mr. Leet said he would.

Discussion followed on the chain of custody of a public record with Mr. Qualls noting the District Manager is the custodian of District records and the recordings would be like any other public record. These are things the Board will have to sort through.

Discussion followed on if they are only broadcasting live and not recording it would there be a retention requirement. Mr. Qualls will look into this.

Supv Berube noted it seems to him if they are going to buy a camera and broadcast a meeting then they need to be retaining the meeting as a public record.

Mr. Qualls noted it sounds to him.

Supv Berube noted it needs to be on a server where they have chain of custody of the record; that is up to the District Manager to decide. They know the record has to be subtitled for ADA compliance.

Ms. Suit noted they have talked about how expensive this is; Inframark is not going to do, they do not have the capability.

Supv Scarborough inquired if it has to be retained in The Cloud or can it be on a disc in a file.

Ms. Suit noted for ADA requirements if somebody asked for a copy it has to be converted with subtitles.

Mr. Qualls noted you are not going to be able to YouTube to play the video. He was under the impression that they would access the meeting on the Harmony website and be able to play it.

Supv Berube addressed buying a camera and Mr. Leet retaining a copy and the District finding a service that can subtitle the recording. The District manager will have control over all of it and it will cost money to have the District Manager do it because it is an added cost. The finished meeting would be uploaded to the website as a link.

Supv Farnsworth noted Celebration is the only CDD he knows that records the meetings, but he does not know if they now use subtitles.

Discussion continued on live streaming, storage and subtitles for video recordings.

**** Public Record Request**

Mr. Qualls reported the District received an extensive public records request. They will work together to provide the records.

Staff is asking the Board to go through all their emails and pull all emails dealing with the following: All communication relating to Davey Landscaping, all communication relating to Servello Landscaping, all communication relating to Harmony Retail, LLC., and all communication relating to Fusilier Realty Group, including properties. Provide all records to the Records Custodian, Ms. Sandra Demarco. The Board was requested to track their time allocated to the records request.

**** ADA Memo**

**** Exemptions to Florida Public Records Law**

Mr. Qualls outlined the bill which defines home address under Florida law. It is found to be not only the home address, but includes the parcel ID number, and several other things. He further outlined the process by which the identifying information will be redacted from public record requests.

Mr. Qualls noted Mr. LaNasa has passed the Bar but is not yet a member of the Bar. There are some previous minutes that identified him as District Counsel and are not technically correct.

Supv Farnsworth inquired about the rules.

Mr. Qualls noted the rules, as they have progressed over time and updated on the website, have lost the link. Supervisor Farnsworth is a magician with that type of stuff, so you can click links and be taken to places and he updated the rules to include those links. Thank you, Supervisor Farnsworth.

Ms. Suit noted he added a paragraph under the parking and garden and that is what he wanted you to review.

Supv Farnsworth noted there is nothing in the rules to explain where the two tables came from and the added paragraph explain that.

Mr. Qualls noted he will take a look at it; I thought it was about the links.

Supv Farnsworth noted once reviewed it wants it to come back to the Board for a yea or nay.

Mr. Qualls noted there should be a way notate it is explaining the rule but not part of the rules.

C. Field Manager

- i. Facilities Maintenance (Parks, Pools, Docks, Boats, etc.)**
- ii. Facility Use Records (Inclusive – Boats & Other)**
- iii. Resident Submittals (Facebook & Direct)**
- iv. Pond Maintenance (Chart & Map)**

Mr. van der Snel inquired if there were any questions or concerns on his reports. He noted he emailed the Board last night regarding the proposal for the trailer move.

Supv Berube addressed the proposal for the move being \$26,500 which includes the move of the trailer, the disassembling and reassembling the handicap ramp, tying

down for hurricane resistance, permitting, the running of electric and water and the burying of the sewer tank. The sewer tank has to be connected by someone else. The utilities are the most expensive piece.

Supv Farnsworth noted he has asked for a map.

Discussion continued on moving the Field Services trailer and additional costs which include shell rock grading at \$5,500 for the parking area, moving the two Pods at \$1,200, they will probably need another Pod at \$65 per month rental or they can buy the Pod for \$3,600.

Supv Berube addressed permitting noting they have not received the permit for the fence for the RV lot.

Marilyn addressed the well being on Mr. Fusilier's property.

Supv Berube noted there is an existing well they are going to use.

Marilyn noted she thought Mr. Fusilier owned the well.

Supv Berube noted the CDD pays the water bill.

Mr. van der Snel noted the electric is also paid by the CDD.

Supv Scarborough inquired as to where they are referring to.

Marilyn noted she was told the garden water came from a well up on the hill.

Mr. van der Snel noted there is a three-quarter inch water pipe where the meter is where the Lennar trailer was and it will be transferred to the new trailer location and the electric meter will be transferred also.

Marilyn inquired if the garden will be charged for the water, they never have been.

Mr. van der Snel noted they would not.

Supv Berube inquired if the well is on Mr. Fusilier's property.

Mr. van der Snel noted technically yes.

Supv Berube noted the CDD is paying for the electric service to the well pump and inquired if Mr. Fusilier has a problem with them moving the waterline to supply the trailer and continuing the payment arrangement on the electric meter.

Mr. Fusilier noted he will speak with his Counsel.

Supv Scarborough requested Mr. van der Snel obtain a price for digging a well.

Mr. van der Snel noted it is \$12,000.

Discussion continued on water for Field Services and the garden.

An unidentified speaker addressed trying to make it a cute area and requested they not put pods back there; they can buy sheds for storage instead of junking it up.

Supv Scarborough noted sheds are not as robust as the pods for the equipment storage.

Supv Berube addressed the cost of the utilities and moving a 22-year-old trailer. He noted Field Services continues to grow and the possibility in the future of doing the landscaping services.

Supv Kassel noted for the record she is not in favor of bringing the landscaping inhouse.

Supv Berube continued noting the immediate concern is the building. He addressed installing a red iron building at 1,600 to 2,000 square feet. It would be 40 to 50 feet and 12 feet high at approximately \$100 per square foot or less. Estimated total cost is \$250,000. Providing utilities would remain the same. It is something they need to consider because the trailer is not forever.

Supv Farnsworth noted they are talking about something like a large garage.

Supv Berube noted this is correct.

Marlin inquired if this would eliminate all the pods.

Supv Berube noted it would.

Supv Kassel addressed the color of the building.

Discussion continued on a permanent building, the urgency of moving the existing facilities and/or purchasing or leasing a new office trailer.

Supv Scarborough MOVED to authorize the Field Manager to move Field Services at a cost not to exceed \$55,000 and Supv Kassel seconded the motion.
--

Discussion followed on funding as the expense is not budget.

Mr. van der Snel inquired if this includes \$12,000 for a well.

Supv Berube noted it does or some source of water.

Supv Kassel noted it is \$8,800 to move the trailer, it is \$45,000 to move the existing trailer and install a new well. They have now added an additional \$10,000 for a

new trailer plus whatever they do not have to spend to move the old trailer if they are sending it to salvage.

Ms. Suit noted the rental rate for a 1,400 square foot office building is \$1,135 to \$1,335 depending on options and does not include delivery and setup.

On VOICE vote, with all in favor, the motion was approved.

v. Authorization to Add Field Services Staffer

Supv Berube addressed the inspection by Austin Environmental for invasive plants. The quote is \$263,000 to eradicate Old World Climbing Fern. He noted it would be included in the agenda package next month. He outlined the infestation areas and the ownership of those areas. I does not think they will have spend \$263,000 to get rid of it because field services has two licensed herbicide applicators, they have a 4x4 to get into the areas and they have a spray trailer.

Supv Kassel noted this is required by SFWMD and they need to find out whether it requires a person licensed for this application not just a person licensed to apply herbicides but someone who is licensed and certified in removing invasive species or something like that and if they need to do that to comply with the requirements.

Supv Berube noted it is already done. The license the District has is the same license that EcoTech called out in their proposal and he had general conversation with Mr. Boyd on Tuesday afternoon regarding it. They have to respond to SFWMD because they are not in compliance. Mr. Boyd will contact Mr. Randy Austin at Austin Environmental to tell him what the plan is to treat it inhouse, who will submit it to SFWMD to make sure it is acceptable and by the next meeting they should know. There has been a lot going on with this and it is a lot of money and the reason for bringing it up now is they are looking to add another field services technician for next year. It is a big project for one guy and probably not realistic to think one guy can take care of this ongoing. The other problem is once you have this it spreads with the wind; that is the trouble. The spores on female fronds blow with the wind and is why the glyphosate, has to be applied at a specific rate covering all of the foliage. It creates a mat and drowns out everything. University of Florida puts out specific information on how to treat it. This

also adds to the time field services has to devote to it and part of the reason for the additional field services staffer. This is a two-man job several times per year.

Discussion followed on Old World Climbing Fern and missed inspections.

An unidentified speaker addressed the missed inspections and negligence by the engineer noting it needs to be looked at.

Discussion followed on adding a field services staffer with it being noted it was included in the FY 2020 budget.

Discussion followed on CDD versus non-CDD sidewalks.

Discussion returned to adding a field services staffer with Supv Farnsworth noting he needs to see a work breakdown structure before he can agree.

On MOTION by Supv Kassel seconded by Supv Bokunic, with Supv Kassel, Supv Bokunic, Supv Berube and Supv Scarborough voting aye and Supv Farnsworth voting nay, to add one additional field services staff person was approved.

vi. Authorization to Purchase Side-by-Side Vehicle

a. Polaris Quote - \$15,361.26

Supv Berube addressed the purchase of a Polaris side-by-side.

On MOTION by Supv Bokunic seconded Supv Scarborough, with all in favor, the purchase of the Polaris side-by-side vehicle at a cost of \$15,361.26 was approved.

Supv Berube noted neither the additional staffer nor the purchase of the vehicle will take place before the October 1st.

Discussion returned to the hiring of the field services staffer.

Supv Berube addressed a request from a dog park user to install a bug zapper.

Supv Scarborough noted Mosquito Magnet is the only thing that works.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for July 31, 2019

B. Approval of: #232 Invoices, Check Register and Debit Purchases

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the July 2019 financials, Invoice Approval #232, Check Register and Debit Purchases, was approved.

C. FY 2020 Meeting Schedule & Location

Supv Kassel noted they are all shown as being at this location.

Supv Berube noted having them somewhere else is difficult. He inquired if everyone is happy with the room.

Supv Kassel noted the problem with the room is the size. If 30 people attend the meeting how will they fit them.

Supv Berube noted the number of chairs is not fixed; there are more chairs available.

Supv Bokunic noted if they start getting more attendance they can look at another location.

Supv Berube addressed the setup for the next meeting to be able to utilize the projector.

An unidentified speaker inquired if they explored the junior high or high school.

Supv Berube noted they did, the junior high is a non-issue and the high school is \$7,200 per year and there is no air conditioning after 6:00 p.m. He thinks this facility is fine and they have been very accommodating.

Supv Farnsworth noted there is a meeting schedule for Halloween.

Supv Berube noted it is not a holiday.

Supv Bokunic noted Halloween is a big deal at Harmony.

Supv Farnsworth noted they have always accommodated Halloween, Thanksgiving, Christmas and New Year's.

Ms. Suit noted they have moved November and December.

Supv Berube noted someone can make a motion.

Ms. Suit noted the motion also needs to be to keep the location at the Creative Inspiration Journey School and to pay the meetings in advance for the year which would be \$3,600.

On MOTION by Supv Scarborough seconded by Supv Kassel, with Supv Scarborough, Supv Kassel and Supv Berube voting aye and Supv Farnsworth and Supv Bokunic voting nay, to keep the October 31, 2019 scheduled meeting, continue Creative Inspiration Journey School as the location and authorizing payment in advance of \$3,600 was approved.

D. Facilities Usage Applications

Previously addressed.

**** Termination of Usage and Facilities Agreement**

Ms. Suit reported they received a termination of the Usage and Facilities Agreement with Harmony Land.

Supv Berube noted Harmony West approved the Buck Lake Usage Agreement that Harmony CDD approved last month. This will bring the transfer of VC-10 as the deed is finishing; it also negates the need for the existing Buck Lake Usage Agreement which was put in place by Starwood and carried forward with SunTerra. There is a request for the District to agree to the termination of the prior agreement.

On MOTION by Supv Kassel seconded by Supv Scarborough, with all in favor the termination of the Lake & Facilities License agreement was approved.

**** Closing Statement and Disbursement Sheet**

Supv Berube noted this signifies the District's acceptance of the parcel they have discussed over the past couple months known as WC4. As he alluded to earlier and they just found out with the environmental the piece of land has a smaller area on it that has the Lygodium infestation on it. Legally the permit requires the CDD remediate it. If they agree to accept this piece of land they have to know they are accepting it with Lygodium on it. The impact of the land area is maybe 10% of the total area.

Supv Scarborough noted if they are addressing the other areas would it not be simpler to just do it.

Discussion continued on the property, the SFWMD permit requirements with it being noted the Engineer going to try to amend the permit for the piece to the east to remove it from the CDD's permit and place it outside the boundary.

Mr. Qualls noted his advice would be to make sure they know exactly what they are getting so they can make a decision. He would ask the Engineer what it is going to take to take care of the Lygodium infestation. Normally, when you accept property you have your District Engineer certify that the property meets the maintenance requirements of the community.

Supv Berube noted they asked him, and he said, “it looks okay to me.”

Ms. Suit inquired as to where the closing statement is.

Supv Berube noted they do not have it yet.

Mr. Qualls inquired if this can be tabled until next month.

Supv Farnsworth inquired if there is any point to tabling it based on what has been said. Regardless of whether they leave the ownership with the developer or take it, the District has to remediate the Lygodium.

Mr. Qualls noted there is a lot of private property with the District’s boundary; they do not have a duty to maintain the private property.

Supv Berube noted it is public property on their permitted range.

Mr. Qualls inquired who owns it? The County?

Supv Berube noted SunTerra owns it.

Mr. Qualls noted it is private.

Ms. Suit noted there is no closing statement included with this.

Mr. Qualls noted he has not reviewed any of this.

Supv Kassel noted they should table it.

EIGHTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

New Business

A. Preliminary Discussion of Field Services Permanent Building

Previously discussed.

B. Preliminary Discussion of the Usage of VC-10

Supv Berube noted they do not have VC-10 as yet but there is a certain amount of movement within the community for a community center. The preliminary discussion of the usage of VC-10 is clearly to put a community center there. There are many pieces to the action – zoning, can they build there, utilities, all of that. If the Board approves he is

willing to start down the road to get the preliminary details of what it will take to build a building there.

Supv Farnsworth noted they engaged somebody.

Supv Kassel noted they did not engage; they got two proposals. It was about \$10,000 to do a study. She does not know if they need to do that or if it is advisable.

Supv Berube noted they need to find out if zoning covers this type of building, what areas of the plat can be built on, how big a building can go there, what are the utilities rules. There is a lot that figures into it and before the discuss spending \$10,000 on a study they need to know the basics.

Discussion continued on a community center with Mr. Bokunic noting there is one sitting vacant; the building Mr. Fusilier owns. It would be worth the conversation.

Supv Kassel noted it could be part of the research to see if it would be feasible or not.

TENTH ORDER OF BUSINESS

There being none, the next item followed.

Topical Subject Discussions

ELEVENTH ORDER OF BUSINESS

There being none,

Supervisors' Requests

TWELFTH ORDER OF BUSINESS

There being no further business,

Adjournment

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the meeting was adjourned.
--

Kristen Suit
Secretary

Steven Berube
Chairman

Fifth Order of Business

5A

5Ai.

Servello & Sons Status Report a/o 9/16/2019
HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART

Frequency	Type of Service	1-Jul	8-Jul	15-Jul	22-Jul	29-Jul	5-Aug	12-Aug	19-Aug	26-Aug	2-Sep	9-Sep	EVENTS
Turf Mowing/Trim/Blow													
42 (per year)	Bahia	X	X	X	X	X	X	X	X	X	X		42 of 42
52 (per year)	Sports/Bermuda	X	X	X	X	X	X	X	X	X	X		52 of 52
42 (per year)	St. Augustine	X	X	X	X	X	X	X	X	X			42 of 42
12 (per year)	Meadow Grass Land	X	X	X	X	X	X	X	X	X			12 of 12
42 (per year)	Hard Surface Edging	X	X	X	X	X	X	X	X	X	X		42 of 42
18 (per year)	Soft Surface Edging	X	X	X	X	X	X	X	X	X	X		18 of 18
42 (per year)	Line Trimming	X	X	X	X	X	X	X	X	X	X		42 of 42
Turf Weed/Disease Control													
3 + 48hr Service call	Bahia						X	X					4 of 4
3 + 48hr Service call	Sports/Bermuda						X	X					4 of 4
3 + 48hr Service call	St. Augustine						X	X					4 of 4
Turf Fertilization													
3 + 48hr Service call	Bahia						X	X					3 of 3
3 + 48hr Service call	Sports/Bermuda						X	X					3 of 3
3 + 48hr Service call	St. Augustine						X	X					3 of 3
Turf Pest Control													
3 + 48hr Service call	Bahia						X	X					4 of 4
3 + 48hr Service call	Sports/Bermuda						X	X					4 of 4
3 + 48hr Service call	St. Augustine						X	X					4 of 4
1 (per year)	Top Choice												2 of 1
Shrub / Bed Detailing													
4 to 6 week rotation	Shrub Pruning	X	X	X	X	X	X	X	X	X		X	38 of 38
4 to 6 week rotation	Shape Ornamentals	X	X	X	X	X	X	X	X	X		X	38 of 38
4 to 6 week rotation	Ground Cover	X	X	X	X	X	X	X	X	X		X	38 of 38
4 to 6 week rotation	Remove Tree Suckers	X	X	X	X	X	X	X	X	X		X	37 of 37
4 to 6 week rotation	Weeding	X	X	X	X	X	X	X	X	X		X	37 of 37
4 to 6 week rotation	Trim POOL Palm Trees to 15'												12 of 12
Tree Pruning													
Maintain Height Only	7' Clearance Walkways									X			7 of 7
Maintain Height Only	15' Clearance Roadways												7 of 7
Tree / Shrub Care													
3 (per year)	Fertilization							X					3 of 3
6 (per year)	Inspect / Treat							X					6 of 6
Mulching													
1 (per year)	Beds / Tree Rings 2"												1 of 1
1 (per year)	Playgrounds												1 of 1
1 (per year)	Privacy Berms												1 of 1
Annual Flowers													
4 (per year)	Flowers(1600 per change out)												5 of 4
perYear													

Week Number

Sixth Order of Business

6A.

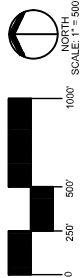
6Aii





LEGEND:

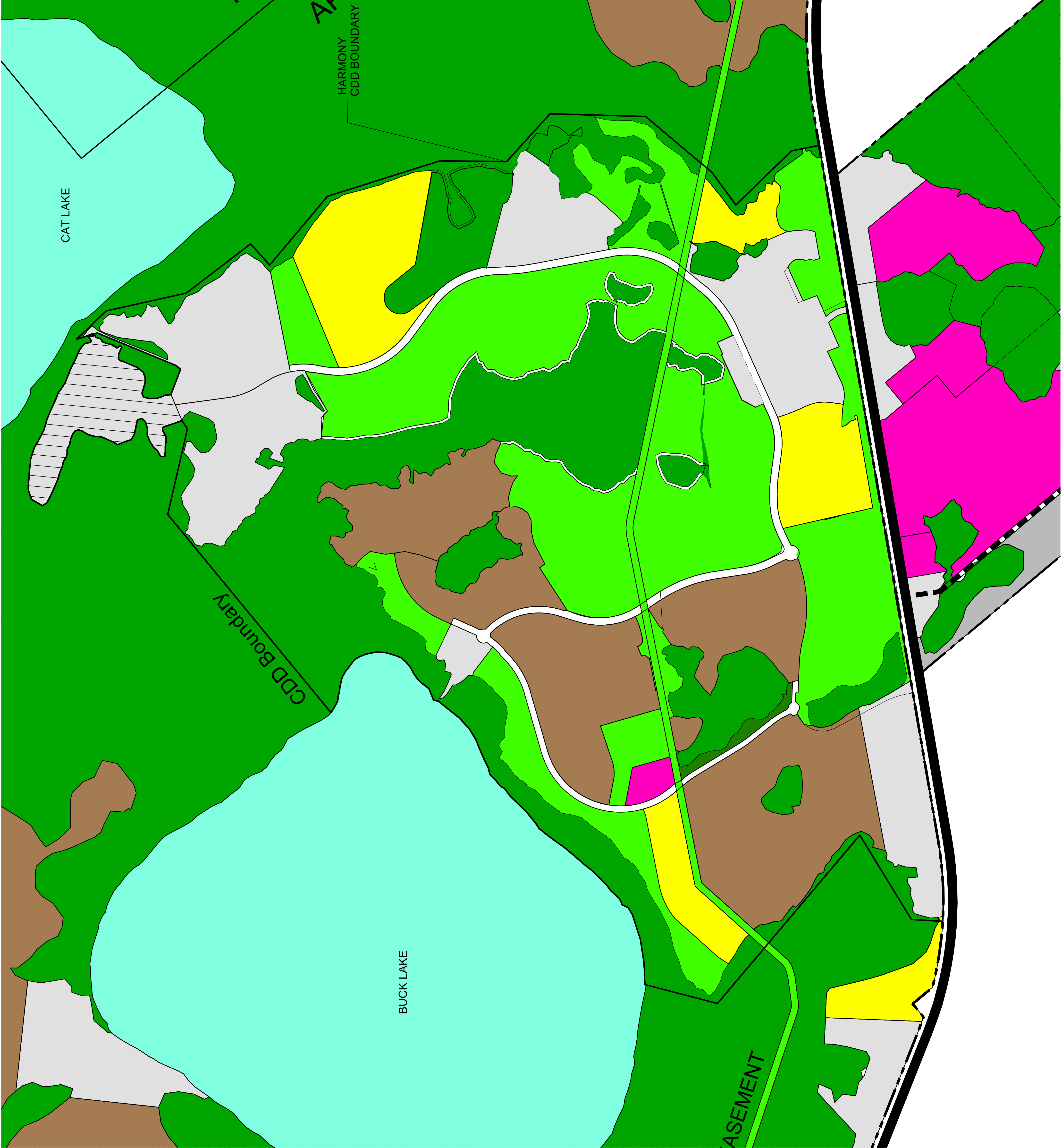
— HARMONY CDD BOUNDARY



District Boundary

Harmony CDD

OSCEOLA COUNTY, FLORIDA



COMPREHENSIVE PLAN
AMENDMENT

ACREAGE	FUTURE LANDUSE LEGEND
4889.42 AC.	CONSERVATION
393.08 AC.	OPEN SPACE
965.00 AC.	LAKES
1,797.49 AC.	MEDIUM DENSITY RESIDENTIAL
109.34 AC.	HIGH DENSITY RESIDENTIAL
2,241.17 AC.	RURAL / RESIDENTIAL
282.22 AC.	COMMERCIAL
197.10 AC.	INDUSTRIAL
123.09 AC.	INSTITUTIONAL
32.99 AC.	ROADWAY
11,030.90 AC.	TOTAL

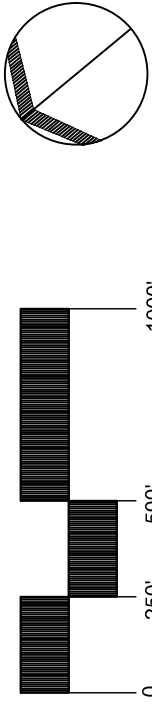


Exhibit 4
District Boundary /
Future Land Use Map

Harmony CDD

OSCEOLA COUNTY, FLORIDA

6C.

6Ci.

August/September 2019

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
- Routine check on Play areas for safety and wasp nests.
- Painting benches ongoing.
- RV lot fencing permit is pending
- Used Box Blade on tractor for scraping garden road.
- Pressure washed sidewalk areas and Pocket parks
- Sprayed for weeds at RV Park.
- Moving Trailer in Progress. Cleared new area.
- No Damage from Dorian.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Maxicomm fully functional.

Pools Operations

- Pools checked, chemically balanced and cleaned daily.
- Replacing regular lights for LED Lights in all Bathrooms.

Boat Maintenance

- All propellers weekly checked.
- 20ft still out of commission due to motor repairs.

Buck Lake Activities

- Boat Orientation held at the Dock, 8 Attended

Access Cards

- Approximately 15 ID cards have been made this month.

End of report

6C.ii.

HARMONY CDD**Gerhard van der Snel**

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
8/14/2019	Michael Giberson	8:00 - 11:00 AM			2				X				
8/14/2019	Oji Edmund	11:00 - 1:00 PM			5	X							
8/14/2019	Oji Edmund	2:00 - 4:00 PM			4	X							
8/15/2019	Michael Giberson	8:00 - 11:00 AM			2				X				
8/16/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
8/17/2019	Kory Benken	7:30 - 10:30 AM			2					X			
8/17/2019	Larry Crouch	8:00 - 11:00 AM			2				X				
8/17/2019	Terri Davis	9:30 - 11:30 AM			5			X					
8/17/2019	Cyrene Mills	12:00 - 3:00 PM			6		X						
8/17/2019	Jesse Merkley	1:30 - 3:30 PM			6	X							
8/17/2019	Jesse Merkley	1:30 - 4:00 PM			6			X					
8/18/2019	Donald Rice	7:30 - 10:30 AM		X	2		X						
8/18/2019	Shanice Cloud	10:00 - 12:00 PM		X	8	X							
8/22/2019	David Bateman II	7:30 - 10:30 AM			2					X			
8/23/2019	David Bateman II	7:30 - 10:00 AM			1					X			
8/23/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
8/23/2019	David Walker	10:00 - 1:00 PM			5			X					
8/24/2019	Kory Benken	7:30 - 10:30 AM			2					X			
8/24/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
8/24/2019	Ivan Wimbish	10:00 - 1:00 PM			3			X					
8/24/2019	Cyrene Mills	1:00 - 3:00 PM			8	X							
8/24/2019	Cynthia Kowalski	1:00 - 4:00 PM			4		X						
8/25/2019	Ray Walls	7:30 - 10:30 AM		X	2					X			
8/25/2019	Donald Rice	7:30 - 10:30 AM		X	2		X						
8/25/2019	Steven Sepulveres	10:00 - 12:30 PM		X	4			X					
8/25/2019	Lori Isaac	1:00 - 3:00 PM		X	4		X						
8/28/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
8/29/2019	Carol Regalado	10:00 - 12:00 PM			7	X							
8/30/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
8/30/2019	Carol Regalado	10:00 - 12:00 PM			5	X							

1 12 202 13 17 13 5 6 0 4

Total**Passengers:**

202

Total Trips: 58

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
8/30/2019	Carol Regalado	11:00 - 1:00 PM			7	X							
8/31/2019	Terri Davis	10:00 - 12:30 PM			5			X					
8/31/2019	Carlos Rentas	10:00 - 1:00 PM			4		X						
8/31/2019	Robert Dobbins	10:00 - 11:30 AM			2				X				
8/31/2019	Heidi Micher	10:00 - 2:00 PM			1							X	
8/31/2019	Steven Sepulveres	10:00 - 12:00 PM			6	X							
8/31/2019	Heidi Micher	10:00 - 2:00 PM			1							X	
8/31/2019	Heidi Micher	10:00 - 2:00 PM			1							X	
8/31/2019	Heidi Micher	10:00 - 2:00 PM			1							X	
9/1/2019	Ivan Wimbish	9:30 - 12:30 PM		X	4		X						
9/1/2019	Chris Todd	11:30 - 1:00 PM		X	6	X							
9/1/2019	Faron Smith	1:30 - 4:00 PM		X	6			X					
9/6/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
9/7/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
9/7/2019	Ivan Wimbish	8:30 - 9:30 AM			4			X					
9/7/2019	karen sims	10:00 - 1:00 PM			3					X			
9/8/2019		10:00 - 12:00 PM		X	6			X					
9/8/2019	Rodrigo Mella	10:00 - 12:30 PM		X	3		X						
9/8/2019	Shanice Cloud	11:00 - 1:00 PM		X	8	X							
9/9/2019	Renee Saunders	10:00 - 1:00 PM	X		2			X					
9/11/2019		10:00 - 12:00 PM			6	X							
9/12/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
9/12/2019	Rodrigo Mella	9:30 - 12:00 PM			0			X					
9/13/2019	Larry Crouch	8:00 - 11:00 AM			2				X				
9/13/2019	Rodrigo Mella	9:30 - 12:00 PM			0			X					
9/13/2019	Tanner Pollard	10:00 - 1:00 PM			2		X						
9/13/2019	Barry Unterbrink	10:00 - 12:00 PM			3			X					
9/13/2019	Allen Rivera	12:00 - 2:00 PM			4	X							
			1	12	202	13	17	13	5	6	0	4	
			Total										
			Passengers:										
			202										
			Total Trips: 58										

6C.iii.

Facebook report August/ September 2019.

On an average of 10 times per month new and existing residents contact me for information regarding obtaining Pool ID access Cards. This is filtered on this report.

On August 18th a resident reported a broken sprinkler head on Grande Heron. CDD staff fixed.

On August 24th a resident reported a found Drivers License. Resident took action and returned to owner.

On September 2nd a resident reported an illegal dumping at the dog park for Sycamore branches. CDD staff removed branches.

On September 9th a resident reported a broken sprinkler head on Darksky Dr/ Five Oaks Dr. CDD staff fixed.

On September 12th a resident reported a broken waterline on Darksky Dr TOHO notified

On September 13th a resident reported a irrigation zone running on a unusual time. CDD staff fixed issue.

End of report.

6C.iv.

Harmony CDD Monthly Pond Report

Pond #	Name	Acres	D A C P G S					August pond report	Treatment Plan
Map Quickview, click here. Internet access not required Map links below require internet			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme - Blank indicates non issue.						* Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne-Hydrilla * Diquat-Lateral plants
1	H-1	1.4					L1	Littoral weeds treated	Round Up 25 gal
2	H-1	1					L1	Algae	cutrine 25 gal
3	H-1	2.3					L1	Littoral weeds treated	Round Up 25 gal
4	H-2	3.7		L1			L1	Littoral weeds treated	Round Up 25 gal
5	Cherry Hill	2.8		L1				Algae	cutrine 25 gal
6	S. Long Pond	3.1					L1	No treatment needed	
7	N. Long Pond	3.1					L1	No treatment needed	
8	Dog Park Tr.	3.5		L1				No treatment needed	
9	Dog Park Tr.	1					L1	No treatment needed	
10	Dog Park	3					L1	No treatment needed	
11	Estates N.	1.8		L1				Algae	cutrine 25 gal
12	Estates S.	1.7		L1				Algae	cutrine 25 gal
13	Golf Course	1.5		L1					
14	Golf Course	1.5		L1					
15	Golf Course	4		L1					
16	Golf Course	3.4		L1					
17	Golf Course	1.4		L1					
18	Golf Course	2		L2					
19	Golf Course	5.3		L1					
20	Golf Course	3.5							
21	Golf Course	2.3		L1					
22	Golf Course	3.2		L2					
23	Golf Course	2		L1					
24	Golf Course	2		L1					
25	Golf Course	0.5		L2					
26	Golf Course	0.7							
27	Golf Course	0.7		L2					
28	Golf Course	1.3		L1					
29	Golf Course	1.2		L1					
30	Golf Course	2.3		L1					
31	Golf Course	1.1		L2					
32	Golf Course	2		L1					
33	W. Lake	1.3		L1					
34	W. Lake	0						Future pond, not active	
35	W. Lake	0						Future pond, not active	
36	N. Lake	0						Future pond, not active	
37	E. Lake	3					L1	No treatment needed	
38	E. Lake	0.5					L1	No treatment needed	
39	S. Lake	3.3					L1	Algae	cutrine 25 gal
40	S. Lake	1.4					L1	Algae	cutrine 25 gal
41	S. Lake	2.3	L1	pond report				Algae	cutrine 25 gal
42	S. Lake	5.2	L1					No treatment needed	
43	Waterside	3	L2					underwater growth	cutrine 25 gal
44	DOT	6					L1	No treatment needed	
45	DOT	3.6					L1	No treatment needed	
46	DOT	2					L2	No treatment needed	
47	Maintenance	0.4					L1	No treatment needed	
TOTAL ACRES		102.3	Total size (in acres) of all ponds combined						
AVG. TREATED ACRES		20.46	Average treated pond area is roughly 20%						

Additional Notes:

Ponds are looking good without out having to spray more then once a month. The rainfall really helps to keep the water moving and keeps the algae growth down to a minimum. I have been cleaning trash as it flows out from the constant rain and spot spraying any new tall grass or cattails that I see popping up as they start to prevent any large areas again in the fifty five and older community. Pond 43 between Feathergrass and Middlebrook I have been treating and is getting better as the water has been coming

August pond report

Seventh Order of Business

7A

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant II
CC: Kristen Suit, District Manager
DATE: September 11, 2019
SUBJECT: August 2019 Financials

Please find the attached August 2019 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each District fund is provided below. Should you have any questions or require additional information, please contact me at Helena.Randel@Inframark.com.

General Fund

- Total Revenue through August is approximately 102% of the annual budget.
 - ▶ Non Ad Valorem Assessments Tax Collector collections are at 100%.
- Total Expenditures through August are at 93% of the annual budget.
 - ▶ Administrative
 - ProfServ-Legal Services - Young Qualls, PA general counsel, litigation and land dedication services.
 - ProfServ-Trustee Fees - US Bank series 2014 and 2015 services
 - Postage and Freight - FedEx services and reimbursements to Inframark.
 - Rental-Meeting Room - March 2018 thru August 2019 meeting room rentals.
 - Legal Advertising - Sun Publication and Orlando Sentinal meeting, budget and candidate notices.
 - ▶ Field
 - ProfServ-Field Management - Florida Resource Mgmt services and health/life insurance.
 - ▶ Landscaping Services
 - Miscellaneous Services - Includes sod replacement, aeration, butterfly round about project, dog park water usage fee, plant removal, schoolhouse enhancement project and incidentals.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - The district installed sod resulting in the need for additional watering.
 - Lease-Street Light - Final OUC utility services invoice.
 - Buydown-Street Lights - Buyout Phase G and C-2
 - ▶ Operation & Maintenance
 - Communication-Telephone - Sprint Solutions.
 - R&M-Pools - Rebuild kit, supplies, acid wash, monthly control lease for Ashley Park, permits and pool umbrellas.
 - R&M-User Supported Facility - Includes parking area and fence installation.
 - Misc.-Contingency - Shell base, iPad, icloud storage, water and ancillary costs, environmental monitoring report.
 - Misc.-Security Enhancements - Includes replacement of main board due to power surge, Bright House services, proximity cards and security cameras.
 - Capital Outlay-Other - Pontoon boat and deposit for pool pergola.
- The general fund has loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall.
- Two years of unpaid assessments, with an approximate total value of \$105,000, are due from Harmony FL Lands, LLC.

HARMONY

Community Development District

Financial Report

August 31, 2019

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Page #

Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 4
Debt Service Funds	5 - 6

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	7
Cash and Investment Report	8

HARMONY

Community Development District

Financial Statements

(Unaudited)

August 31, 2019

Balance Sheet
August 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 357,309	\$ -	\$ -	\$ 357,309
Assessments Receivable	23,533	-	28,298	51,831
Investments:				
Certificates of Deposit - 6 Months	105,385	-	-	105,385
Money Market Account	860,848	-	-	860,848
Prepayment Account	-	65,722	902,862	968,584
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	557,774	218,574	776,348
Prepaid Items	2,167	-	-	2,167
TOTAL ASSETS	\$ 1,349,242	\$ 1,230,809	\$ 1,489,734	\$ 4,069,785
<u>LIABILITIES</u>				
Accounts Payable	\$ 66,726	\$ -	\$ -	\$ 66,726
Deferred Revenue	23,533	-	28,298	51,831
TOTAL LIABILITIES	90,259	-	28,298	118,557
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	2,167	-	-	2,167
Restricted for:				
Debt Service	-	1,230,809	1,461,436	2,692,245
Assigned to:				
Operating Reserves	397,009	-	-	397,009
Reserves-Renewal & Replacement	99,188	-	-	99,188
Reserves - Self Insurance	50,000	-	-	50,000
Reserves - Sidewalks & Alleyways	93,208	-	-	93,208
Unassigned:	617,411	-	-	617,411
TOTAL FUND BALANCES	\$ 1,258,983	\$ 1,230,809	\$ 1,461,436	\$ 3,951,228
TOTAL LIABILITIES & FUND BALANCES	\$ 1,349,242	\$ 1,230,809	\$ 1,489,734	\$ 4,069,785

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 6,000	\$ 5,500	\$ 13,893	\$ 8,393
Hurricane Irma FEMA Refund	-	-	13,688	13,688
Interest - Tax Collector	-	-	1,689	1,689
Special Assmnts- Tax Collector	1,968,147	1,968,147	1,944,617	(23,530)
Special Assmnts- Discounts	(78,726)	(78,726)	(49,266)	29,460
Other Miscellaneous Revenues	-	-	212	212
Access Cards	1,200	1,100	1,930	830
Facility Revenue	300	275	650	375
User Facility Revenue	12,600	11,550	17,380	5,830
TOTAL REVENUES	1,909,521	1,907,846	1,944,793	36,947

EXPENDITURES**Administration**

P/R-Board of Supervisors	11,200	10,263	8,800	1,463
FICA Taxes	857	781	673	108
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	10,000	9,163	6,472	2,691
ProfServ-Legal Services	50,000	45,837	68,986	(23,149)
ProfServ-Mgmt Consulting Serv	55,984	51,315	58,069	(6,754)
ProfServ-Property Appraiser	779	779	440	339
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	10,024	10,560	(536)
Auditing Services	4,800	4,800	4,355	445
Postage and Freight	750	693	920	(227)
Rental - Meeting Room	4,200	3,850	4,150	(300)
Insurance - General Liability	27,867	27,867	24,391	3,476
Printing and Binding	2,000	1,837	618	1,219
Legal Advertising	900	825	1,046	(221)
Misc-Records Storage	150	143	-	143
Misc-Assessmnt Collection Cost	39,363	39,363	38,039	1,324
Misc-Contingency	2,600	2,387	1,028	1,359
Office Supplies	150	143	17	126
Annual District Filing Fee	175	175	175	-
Total Administration	233,321	221,767	240,261	(18,494)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	230,000	210,837	226,429	(15,592)
Total Field	<u>230,000</u>	<u>210,837</u>	<u>226,429</u>	<u>(15,592)</u>
<u>Landscape Services</u>				
Contracts-Mulch	58,803	53,900	53,903	(3)
Contracts - Landscape	272,363	249,667	249,666	1
Cntrs-Shrub/Grnd Cover Annual Svc	152,676	139,953	139,953	-
R&M-Irrigation	15,000	13,750	7,049	6,701
R&M-Trees and Trimming	25,000	22,913	1,250	21,663
Miscellaneous Services	27,475	25,190	39,700	(14,510)
Total Landscape Services	<u>551,317</u>	<u>505,373</u>	<u>491,521</u>	<u>13,852</u>
<u>Utilities</u>				
Electricity - General	26,400	24,200	32,284	(8,084)
Electricity - Streetlighting	84,000	77,000	88,938	(11,938)
Utility - Water & Sewer	130,000	119,163	167,555	(48,392)
Lease - Street Light	90,000	82,500	5,123	77,377
Buydown - Street Lights	-	-	345,326	(345,326)
Cap Outlay - Streetlights	386,202	386,202	-	386,202
Total Utilities	<u>716,602</u>	<u>689,065</u>	<u>639,226</u>	<u>49,839</u>
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	4,125	4,312	(187)
Utility - Refuse Removal	3,000	2,750	2,475	275
R&M-Ponds	10,000	9,163	1,682	7,481
R&M-Pools	20,000	18,337	27,714	(9,377)
R&M-Roads & Alleyways	5,000	4,587	531	4,056
R&M-Sidewalks	5,000	4,587	741	3,846
R&M-Vehicles	15,000	13,750	10,770	2,980
R&M-User Supported Facility	12,600	11,550	69,331	(57,781)
R&M-Equipment Boats	7,500	6,875	2,411	4,464
R&M-Parks & Facilities	35,000	32,087	27,967	4,120
Miscellaneous Services	2,400	2,200	950	1,250
Misc-Contingency	9,000	8,250	22,744	(14,494)
Misc-Security Enhancements	5,000	4,587	6,230	(1,643)
Op Supplies - Fuel, Oil	4,000	3,663	3,460	203
Cap Outlay - Other	20,000	20,000	35,589	(15,589)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Cap Outlay - Vehicles	25,000	25,000	22,526	2,474
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	243,000	231,511	239,433	(7,922)
TOTAL EXPENDITURES	1,974,240	1,858,553	1,836,870	21,683
Excess (deficiency) of revenues				
Over (under) expenditures	(64,719)	49,293	107,923	58,630
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(64,719)	-	-	-
TOTAL FINANCING SOURCES (USES)	(64,719)	-	-	-
Net change in fund balance	\$ (64,719)	\$ 49,293	\$ 107,923	\$ 58,630
FUND BALANCE, BEGINNING (OCT 1, 2018)	1,151,060	1,151,060	1,151,060	
FUND BALANCE, ENDING	\$ 1,086,341	\$ 1,200,353	\$ 1,258,983	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 913	\$ 3,524	\$ 2,611
Special Assmnts- Tax Collector	1,260,584	1,260,584	1,257,487	(3,097)
Special Assmnts- Prepayment	-	-	79,626	79,626
Special Assmnts- Discounts	(50,423)	(50,423)	(31,858)	18,565
TOTAL REVENUES	1,211,161	1,211,074	1,308,779	97,705
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	25,212	25,212	24,598	614
Total Administration	25,212	25,212	24,598	614
<u>Debt Service</u>				
Principal Debt Retirement	605,000	605,000	585,000	20,000
Principal Prepayments	-	-	45,000	(45,000)
Interest Expense	602,813	602,813	602,025	788
Total Debt Service	1,207,813	1,207,813	1,232,025	(24,212)
TOTAL EXPENDITURES	1,233,025	1,233,025	1,256,623	(23,598)
Excess (deficiency) of revenues Over (under) expenditures	(21,864)	(21,951)	52,156	74,107
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(21,864)	-	-	-
TOTAL FINANCING SOURCES (USES)	(21,864)	-	-	-
Net change in fund balance	\$ (21,864)	\$ (21,951)	\$ 52,156	\$ 74,107
FUND BALANCE, BEGINNING (OCT 1, 2018)	1,178,653	1,178,653	1,178,653	
FUND BALANCE, ENDING	\$ 1,156,789	\$ 1,156,702	\$ 1,230,809	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 300	\$ 275	\$ 2,661	\$ 2,386
Special Assmnts- Tax Collector	1,096,637	1,096,637	1,037,261	(59,376)
Special Assmnts- Prepayment	-	-	998,850	998,850
Special Assmnts- Discounts	(43,865)	(43,865)	(26,279)	17,586
TOTAL REVENUES	1,053,072	1,053,047	2,012,493	959,446
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	21,933	21,933	20,290	1,643
Total Administration	21,933	21,933	20,290	1,643
<u>Debt Service</u>				
Principal Debt Retirement	430,000	430,000	420,000	10,000
Principal Prepayments	-	-	435,000	(435,000)
Interest Expense	588,150	588,150	589,966	(1,816)
Total Debt Service	1,018,150	1,018,150	1,444,966	(426,816)
TOTAL EXPENDITURES	1,040,083	1,040,083	1,465,256	(425,173)
Excess (deficiency) of revenues Over (under) expenditures	12,989	12,964	547,237	534,273
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	5	5
Contribution to (Use of) Fund Balance	12,989	-	-	-
TOTAL FINANCING SOURCES (USES)	12,989	-	5	5
Net change in fund balance	\$ 12,989	\$ 12,964	\$ 547,242	\$ 534,278
FUND BALANCE, BEGINNING (OCT 1, 2018)	914,194	914,194	914,194	
FUND BALANCE, ENDING	\$ 927,183	\$ 927,158	\$ 1,461,436	

HARMONY

Community Development District

Supporting Schedules

August 31, 2019

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2019**

					Allocation by Fund			
Date	Net Amount	Discount/	Collection	Gross	General	Series 2014	Series 2015	
Received	Received	(Penalties)	Cost	Amount		Debt Service	Debt Service	
		Amount		Received	Fund	Fund	Fund	
ASSESSMENTS LEVIED FY 2019				\$ 4,239,365	\$ 1,944,617	\$ 1,257,487	\$ 1,037,261	
Allocation %				100%	45.87%	29.66%	24.47%	
11/09/17	8,810	156	473	9,439	4,329	2,800	2,309	
11/26/18	360,104	15,311	7,349	382,763	175,575	113,536	93,652	
12/10/18	1,899,281	80,752	38,761	2,018,794	926,030	598,818	493,946	
12/11/18	529	8	11	548	251	162	134	
12/20/18	69,181	2,627	1,412	73,219	33,586	21,718	17,915	
01/11/19	4,076	120	83	4,279	1,963	1,269	1,047	
01/11/19	57,814	1,825	1,180	60,819	27,898	18,040	14,881	
02/12/19	185,771	3,918	3,791	193,481	88,750	57,390	47,340	
03/11/19	1,006,430	11,687	20,539	1,038,656	476,437	308,088	254,132	
04/09/19	4,728	-	97	4,825	2,213	1,431	1,181	
04/09/19	143,935	-	2,937	146,873	67,371	43,566	35,936	
05/15/19	28,204	(673)	576	28,106	12,893	8,337	6,877	
06/14/19	19,719	(586)	402	19,535	8,961	5,794	4,780	
06/14/19	260,454	(7,741)	5,315	258,029	118,359	76,537	63,133	
TOTAL	\$ 4,049,035	\$ 107,403	\$ 82,926	\$ 4,239,364	\$ 1,944,617	\$ 1,257,487	\$ 1,037,261	

Collected in % 100% 100% 100% 100%

TOTAL OUTSTANDING	\$ 0	\$ 0	\$ 0	\$ 0
--------------------------	-------------	-------------	-------------	-------------

Note: Parcel # 30-26-32-2614-TRAC-VC10 has been removed from the tax roll.

Cash and Investment Report
August 31, 2019

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%	\$349,744
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$7,565
				Subtotal	\$357,309
Certificate of Deposit	BankUnited	6 month CD	2/20/2020	2.00%	\$105,385
Money Market Account	BankUnited	Money Market Account	n/a	1.50%	\$860,848
				Subtotal	\$966,233

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 2014 Prepayment Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.30%	\$65,722
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.30%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.30%	\$557,774
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$902,862
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$218,574
				Subtotal	\$2,692,245
				Total	\$4,015,786

7B

Harmony

Community Development District

General Fund**Invoice Approval Report # 233****September 11, 2019**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS LIFE INSURANCE CORP.	00000-081419	R	\$ 127.12
		Vendor Total	\$ 127.12
BOYD CIVIL ENGINEERING	02418	A	\$ 980.00
		Vendor Total	\$ 980.00
BRIGHT HOUSE NETWORKS - ACH	028483401080719 ACH	R	\$ 113.98
	028483501083019 ACH	R	\$ 99.98
		Vendor Total	\$ 213.96
FEDEX	6-705-03724	R	\$ 77.84
	6-711-87224	R	\$ 21.25
	6-718-85050	R	\$ 53.83
		Vendor Total	\$ 152.92
FLORIDA RESOURCE MGT LLC-ACH	76221 ACH	R	\$ 8,776.13
		Vendor Total	\$ 8,776.13
INFRAMARK, LLC	43673	A	\$ 6,199.57
		Vendor Total	\$ 6,199.57
LLS TAX SOLUTIONS INC	001785	R	\$ 600.00
		Vendor Total	\$ 600.00
NORTH SOUTH SUPPLY, INC.	3257436	R	\$ 315.97
	3272447	R	\$ 187.91
	3273910	R	\$ 35.47
		Vendor Total	\$ 539.35
ORLANDO UTILITIES COMMISSION	091019-9921	R	\$ 10,666.10
		Vendor Total	\$ 10,666.10
PATRICK M. WALL (WALL BROS)	4565	R	\$ 7,843.00
		Vendor Total	\$ 7,843.00
POOLSURE	101295596561	R	\$ 60.00
	101295596781	R	\$ 375.00
	101295597249	R	\$ 300.00
	101295597250	R	\$ 168.80
	101295597248	R	\$ 375.00
		Vendor Total	\$ 1,278.80

Harmony

Community Development District

*General Fund***Invoice Approval Report # 233****September 11, 2019**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
SERVELLO & SONS INC	14487	R	\$ 653.42
	14589	R	\$ 700.00
	14426	R	\$ 40,320.15
	14756	R	\$ 2,582.50
	Vendor Total		<u>\$ 44,256.07</u>
SPRINT SOLUTIONS, INC. - ACH	244553043-073 ACH	R	\$ 480.95
		Vendor Total	<u>\$ 480.95</u>
TOHO WATER AUTHORITY	081719 ACH	R	\$ 8,766.61
		Vendor Total	<u>\$ 8,766.61</u>
WASTE CONNECTIONS OF FLORIDA	1232024	R	\$ 225.00
		Vendor Total	<u>\$ 225.00</u>
YOUNG QUALLS, P.A.	15849	A	\$ 8,679.00
		Vendor Total	<u>\$ 8,679.00</u>
		Total	<u>\$ 99,784.58</u>
		Total Invoices	\$ 99,784.58

HARMONY

Community Development District

Check Register

August 1 - August 31, 2019

Payment Register by Bank Account

For the Period from 8/1/19 to 8/31/19

(Sorted by Check / ACH No.)

[illegible]

CENTERSTATE BANK - GF - (ACCT# XXXXX2933)

Check	55235	08/06/19	Vendor	POOLSURE	101295595261	ASHLEY PARK CONTROL LEASE	R&M-Pools	001-546074-53910	\$60
Check	55236	08/06/19	Vendor	SERVELLO & SONS INC	14504	REMOVED/DISPOSE PLANTS	Miscellaneous Services	001-549001-53902	\$7500.00
Check	55237	08/06/19	Vendor	WASTE CONNECTIONS OF FLORIDA	1226990	8/1-8/31/19 TRASH SRVC	Utility - Refuse Removal	001-543020-53901	\$2250.00
Check	55237	08/06/19	Vendor	WASTE CONNECTIONS OF FLORIDA	1226990	credit balance forward	Utility - Refuse Removal	001-543020-53910	(\$27,011)
Check	55238	08/14/19	Vendor	ADVANCED MARINE SERVICES	102119	BATTERIES	R&M-Vehicles	001-546104-53910	\$618.96
Check	55239	08/14/19	Vendor	FEDEX	6-635-40807	SRVCS THRU 08/06/19	Postage and Freight	001-541006-51301	\$14.07
Check	55240	08/14/19	Vendor	GARY'S GRADING INC.	2019-4662	SHELL PRKG AREA-FINAL	R&M-User Supported Facility	001-546159-53910	\$29,637.50
Check	55241	08/14/19	Vendor	POOLSURE	101295596199	SWIM CLUB BLEACH & CHEMICALS	R&M-Pools	001-546074-53910	\$671.30
Check	55241	08/14/19	Vendor	POOLSURE	101295596218	ASHLEY PARK POOL ACID	R&M-Pools	001-546074-53910	\$45.00
Check	55242	08/14/19	Vendor	US BANK	5408164	6/1/19-5/31/20 SERIES 2014	ProfServ-Trustee Fees	001-531045-51301	\$4,970.63
Check	55243	08/15/19	Vendor	ORLANDO UTILITIES COMMISSION	080919-9921	7/10/19-8/9/19 UTILITY SRVCS	Electricity - General	001-543006-53903	\$1,984.55
Check	55243	08/15/19	Vendor	ORLANDO UTILITIES COMMISSION	080919-9921	7/10/19-8/9/19 UTILITY SRVCS	Electricity - Streelighting	001-543013-53903	\$8,260.06
Check	55244	08/16/19	Vendor	TOHO WATER AUTHORITY	073019-8389	6330-730/19 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$1,863.68
Check	55245	08/20/19	Vendor	NORTH SOUTH SUPPLY, INC.	3257436	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53910	\$315.97
Check	55246	08/21/19	Vendor	POOLSURE	101295596781	SWIM CLUB BLEACH & ACID	R&M-Pools	001-546074-53910	\$375.00
Check	55247	08/26/19	Vendor	NORTH SOUTH SUPPLY, INC.	3272447	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53910	\$187.91
Check	55248	08/26/19	Vendor	SERVELLO & SONS INC	14487	AUG 2019 EAST LAKE BERM	Misc-Contingency	001-549900-53902	\$653.42
Check	55249	08/27/19	Vendor	FEDEX	6-711-87224	SRVCS THRU 08/20/19	Postage and Freight	001-541006-51301	\$21.25
Check	55250	08/27/19	Vendor	PATRICK M. WALL	4565	FINAL- POOL PERGOLA	Cap Outlay - Other	001-564002-53910	\$7,843.00
Check	55251	08/27/19	Vendor	SERVELLO & SONS INC	14589	CUT DOWN 3 DEAD PINE TREES	R&M-Trees and Trimming	001-546099-53902	\$700.00
Check	55252	08/30/19	Vendor	BOVD CIVIL ENGINEERING	02363	7/1-7/28/19 ENGINEERING SRV	ProfServ-Engineering	001-531013-51601	\$300.00
Check	55253	08/30/19	Vendor	FEDEX	6-705-03724	SRVCS THRU 08/13/19	Postage and Freight	001-541006-51301	\$97.25
Check	55253	08/30/19	Vendor	FEDEX	6-705-03724	FRAUD SHIPMENT #1233	Postage and Freight	001-541006-51301	(\$19,414)
Check	55254	08/30/19	Vendor	INFRAMARK, LLC	42955	JULY MANAGEMENT SRVCS	Postage and Freight	001-541006-51301	\$12.00
Check	55254	08/30/19	Vendor	INFRAMARK, LLC	42955	JULY MANAGEMENT SRVCS	Postage and Freight	001-541006-51301	\$42.20
Check	55254	08/30/19	Vendor	INFRAMARK, LLC	42955	JULY MANAGEMENT SRVCS	Printing and Binding	001-547001-51301	\$5,415.33
Check	55255	08/30/19	Vendor	LLS TAX SOLUTIONS INC	001785	BOND SERIES 2014 RBT PE 6/29/19	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$600.00
Check	55256	08/30/19	Vendor	YOUNG QUALLS, P.A.	15816	GEN COUNSEL THRU JULY	ProfServ-Arbitrage Rebate	001-531002-51301	\$9,067.50
ACH	DD405	08/01/19	Vendor	BRIGHT HOUSE NETWORKS - ACH	0284833501072919 ACH	7/28-8/27/19 0050284835-01	ProfServ-Legal Services	001-531023-51401	\$99.98

HARMONY
Community Development District

Payment Register by Bank Account

For the Period from 8/1/19 to 8/31/19
(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
ACH	DD406	08/01/19	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401080719 ACH	8/6-9/5/19 0050284834-04	Communication - Telephone	001-541003-53910	\$113.98
ACH	DD407	08/01/19	Vendor	FLORIDA RESOURCE MGT LLC-ACH	75151	PAYROLL PE 07/28/19	ProfServ-Field Management	001-531016-53901	\$8,489.58
ACH	DD408	08/01/19	Vendor	HUMANA MEDICAL PLAN - ACH	779187150	AUG MEDICAL INSURANCE	ProfServ-Field Management	001-531016-53901	\$1,619.41
ACH	DD409	08/01/19	Vendor	SPRINT SOLUTIONS, INC. - ACH	244553043-072 ACH	6/26-7/25/19 244553043	Communication - Telephone	001-541003-53910	\$382.94
ACH	DD410	08/08/19	Vendor	NATIONAL GENERAL - ACH	080819	SEPT MED/LIFE INSUR	enrollment fee	155000	\$390.00
ACH	DD410	08/08/19	Vendor	NATIONAL GENERAL - ACH	080819	SEPT MED/LIFE INSUR	Prepaid Items	155000	\$1,469.27
ACH	DD411	08/15/19	Vendor	FLORIDA RESOURCE MGT LLC-ACH	75678 ACH	PAYROLL PE 8/1/19	ProfServ-Field Management	001-531016-53901	\$8,748.46
ACH	DD416	08/29/19	Vendor	FLORIDA RESOURCE MGT LLC-ACH	76221 ACH	PAYROLL PE 8/25/19	ProfServ-Field Management	001-531016-53901	\$8,776.13
ACH	DD417	08/08/19	Vendor	NATIONAL GENERAL - ACH	080819 A-ACH	ACH DRAFT FEES	Prepaid Items	155000	\$8.00
Account Total									\$104,782.91

Total Amount Paid	\$254,782.91
--------------------------	---------------------

HARMONY

Community Development District

Debit Card Invoices

August 1 - August 31, 2019

**Monthly Debit Card Purchases
Aug-19**

Date	Vendor	Description	Amount
8/6/2019	PayPal	Touchless Faucet	50.00
8/1/2019	Amazon	Oil Filter	16.38
8/1/2019	ID Zone	Proximity Cards And Supplies	598.00
8/2/2019	Amazon	Folding Banquet Table	155.33
8/2/2019	Winn Dixie	Water	40.00
8/5/2019	iTunes	iCloud 200 GB Storage Plan (Apple)	2.99
8/5/2019	Staples	Blueprints	29.70
8/6/2019	Sunoco	Fuel	60.01
8/6/2019	Amazon	Pool Umbrella	51.99
8/6/2019	Amazon	LED Recessed Ceiling Lights (3)	194.97
8/8/2019	Creative Printing	CDD Meeting Yard Signs	56.85
8/12/2019	Sunoco	Fuel	55.61
8/12/2019	Amazon	Gear Oil	65.87
8/13/2019	Amazon	Security Camera Kits	89.99
8/14/2019	Sunoco	Fuel	69.47
8/14/2019	Amazon	Security Camera	49.38
8/15/2019	Amazon	Security Camera Kits	(89.99)
8/19/2019	Sunoco	Fuel - Sidewalk	58.77
8/23/2019	Sunoco	Fuel	54.33
8/23/2019	Home Depot	All Weather Blacktop Patch	144.70
8/26/2019	Amazon	Security Camera	(49.38)
8/27/2019	Amazon	Carabiner	43.46
8/28/2019	Amazon	Tubeless Tires	139.98
8/29/2019	Wawa	Fuel	31.50
8/29/2019	Winn Dixie	Water	26.37
8/29/2019	Publix	Water	26.94
8/30/2019	Sunoco	Fuel - Sidewalk	60.02
		TOTAL	2,033.24



Gerhard van der snel <gerhardharmony@gmail.com>

Receipt for your PayPal payment to Said Mihdi Mirzada

1 message

service@paypal.com <service@paypal.com>
To: Harmony CDD <gerhardharmony@gmail.com>

Mon, Aug 5, 2019 at 10:16 AM



Aug 5, 2019 07:16:23 PDT
Transaction ID: 55625473UV9727639

Hello Harmony CDD,

You sent a payment of \$50.00 USD to Said Mihdi Mirzada

Thanks for using PayPal. To see all the transaction details, log in to your PayPal account.

It may take a few moments for this transaction to appear in your account.

Seller

Said Mihdi Mirzada

Note to seller

You haven't included a note.

Shipping address - confirmed

Gerhard van der Snel
7360 Five Oaks Dr
Ofc TRAILER
Harmony, FL 34773-6051
United States

Shipping details

The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
FREUER Magia Collection: Automatic Touchless Sensor Faucet, Polished Chrome Item# 162913203486	\$50.00 USD	1	\$50.00 USD



Shipping and handling \$0.00 USD
Insurance - not offered
Total \$50.00 USD

*Approved G v/d Snel 08/05/2019**poels₁*

**Details for Order #112-3108757-1809852**[Print this page for your records.](#)**Order Placed:** July 31, 2019**Amazon.com order number:** 112-3108757-1809852**Order Total:** \$16.38**Not Yet Shipped****Items Ordered**2 of: *HIFLO Oil Filter HF303RC Black Racing*Sold by: RacingPowerSports ([seller profile](#))

Condition: New

Price

\$8.19

Shipping Address:

Gerhard van der Snel

7360 Five Oaks Dr

Office trailer

HARMONY, FLORIDA 34773-6047

United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$16.38

Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD

210 N UNIVERSITY DR STE 702

CORAL SPRINGS, FL 33071-7320

United States

Total before tax: \$16.38

Estimated tax to be collected: \$0.00

Grand Total: \$16.38To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 08/01/2019

Order Number: 8062904
Placed: 07/18/2019 11:47:55 EDT
Payment Type: Payment Type: MasterCard XXXXXXXXXXXXX4759

Code	Name	Quantity	Price/Ea.	Total
GR-AWID-0-0	AWID GR Graphic Quality Prox-Linc Proximity Card - PROGRAMMED - Qty. 50	4	\$199.50	\$798.00
	Card Format Options: AWID - 26 Bit		\$0.00	\$0.00
	Site/Facility Code: 84		\$0.00	\$0.00
	Start Number: 4800		\$0.00	\$0.00
	I understand the configuration I've selected and understand that these cards are custom products and are not returnable.:		\$0.00	\$0.00

Coupon: 316777-71819 (\$200.00)

Shipping: Free FedEx Ground \$0.00

Sales Tax \$0.00

TOTAL:

\$598.00

Thank you for shopping with ID Zone.

Tracking numbers are usually available within 24 hours of shipment.

If you have questions or need assistance with your order, please contact ID Zone Customer Service at support@IDZone.com or (800) 910-5987 x 3.

Note: To ensure that email correspondence from ID Zone gets to you, please add us to your Safe Senders List in your email client.



access ID Cards

Approved G v/d Snel 07/18/2019

**Details for Order #113-0354003-7571423**[Print this page for your records.](#)**Order Placed:** July 30, 2019**Amazon.com order number:** 113-0354003-7571423**Order Total:** \$155.33**Not Yet Shipped****Items Ordered**1 of: *Flash Furniture 72" Half-Round Wood Folding Banquet Table*
Sold by: Save Solid Inc. ([seller profile](#))**Price**
\$155.33

Condition: New

Shipping Address:Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States**Shipping Speed:**

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$155.33
Shipping & Handling: \$0.00**Billing address**GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United StatesTotal before tax: \$155.33
Estimated tax to be collected: \$0.00**Grand Total: \$155.33**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 08/01/2019*

Water Staff Winn-Dixie

www.winndixie.com

16 @ 3.99
NIAGARA 24P .5L PC 63.84 F

16 @ 1.49
RC NIAGARA 24P .5L 23.84-F

PHONE # ###-###-6035

TAX 0.00

**** BALANCE 40.00

*****4759

Auth #: 002854 SEQ #: 35819

MAS*ERCARD 40.00

CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 16

08/01/19 03 10pm 2238 3 164

:::::Win Free Groceries:::::

You've earned 0
entries this transaction
toward a chance to win
Free Groceries or Products
for a Year

Must be fully registered to win.
No purchase necessary. Ends 8/20/19.
Must have a valid email on file.
18+, AL, FL, GA, LA, MS, NC, SC only.
For rules and free method of entry:
www.winndixie.com/freegroceries

YOUR CASHIER TODAY WAS nancy

Rewards Savings 23.84
Total Savings 23.84

YOU HAVE SAVED A TOTAL OF 793.53
WITH SE Grocers rewards

Approved G v/d Snel 08/02/2019



Gerhard van der snel <gerhardharmony@gmail.com>

Fwd: Your receipt from Apple.

1 message

Gerhard van der Snel <gerhardvandersnel@hotmail.com>
To: "gerhardharmony@gmail.com" <gerhardharmony@gmail.com>

Fri, Aug 2, 2019 at 5:23 AM

Kind regards,
Gerhard van der Snel
Field Operations Manager
Harmony CDD
7360 Five Oaks Dr
Harmony fl 34773
407-301-2235

Begin forwarded message:

From: Apple <no_reply@email.apple.com>
Date: August 2, 2019 at 2:32:03 AM EDT
To: gerhardvandersnel@hotmail.com
Subject: Your receipt from Apple.



Receipt

APPLE ID
gerhardvandersnel@hotmail.com

DATE
Aug 1, 2019

ORDER ID
MX5BT4W95M

DOCUMENT NO.
155282563669

BILLED TO
MasterCard 4759
Gerhard Van der snel
210 N University dr
Suite 702
Coral Springs, FL 33071-7320
USA

iCloud



iCloud: 200GB Storage Plan
Monthly
Renews Sep 2, 2019

PRICE

\$2.99

Approved G v/d Snel 08/02/2019

TOTAL

\$2.99**Send money with a message.**

Use Apple Pay to send and receive money. It's as simple as sending a text.



Learn More about Apple Cash

parls

STAPLES

4058 13th Street
ST. CLOUD, FL 34769
(407) 892-2793

SALE 1533883 10 005 49243
1827 08/02/19 12:04
QTY SKU PRICE

***** Customer Order 2212099463 *****
5 Blueprints
2071218 5.940ea 29.70N

SUBTOTAL 29.70

Tax Exempt Number 3915359099
This Tax-Exempt Customer number has been
temporarily deactivated. Please call the
Staples Tax Dept. at 800-611-4060.
TOTAL \$29.70

MasterCard USD\$29.70
Card No.: XXXXXXXXXXXX4759 [S]
Auth No.: 013302

TOTAL ITEMS 5

Staples brand products.
Below Budget. Above Expectations.

THANK YOU FOR SHOPPING AT STAPLES !

Shop online at www.staples.com

Shop Smarter. Get Rewarded.
Staples Rewards members get up to 5%
back in Rewards in store only. \$2 back in
Rewards per recycled ink cartridges. Up to
20 per month. Minimum purchase required.
Exclusions Apply. See an associate for
full program details or to enroll.



Approved G v/d Snel 09/09/2019

Gas

APlus
0067-6718-00
6990 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 254503
Grade: Regular (87)
Pump Number: 11
Gallons: 24.206
Price: \$2.479
Total Fuel: \$60.01

Total Sale: \$60.01

Term: JD12418058001

Appr: 031188

Seq#: 026542

Capture

MasterCard
XXXXXXXXXXXX4759
Swiped

08/04/2019 14:12:32

Approved G v/d Snel 08/05/2019

**Final Details for Order #111-0216434-4668272**[Print this page for your records.](#)**Order Placed:** August 6, 2019**Amazon.com order number:** 111-0216434-4668272**Order Total:** \$51.99**Shipped on August 6, 2019****Items Ordered**

1 of: *California Umbrella 7.5' Round Aluminum Patio Umbrella with Valance, Crank Lift, 3-Way Tilt, Silver Pole, Hunter Green Olefin* **Price** \$51.99
Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$51.99
Shipping & Handling: \$0.00

Total before tax: \$51.99
Sales Tax: \$0.00

Total for This Shipment: \$51.99
-----**Shipping Speed:**

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$51.99
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$51.99
Estimated tax to be collected: \$0.00

Grand Total: \$51.99To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 09/03/2019

**Final Details for Order #111-2524253-7970664**[Print this page for your records.](#)**Order Placed:** August 6, 2019**Amazon.com order number:** 111-2524253-7970664**Order Total:** \$194.97**Shipped on August 7, 2019****Items Ordered**

3 of: Hykolity 12 Pack 5/6 Inch LED Recessed Downlight Retrofit, 12W LED Can Light Bulb, Baffle Trim, 1000lm 3000K Warm White LED Recessed Ceiling Light, CRI90, Damp Rated, Dimmable, ETL **Price** \$64.99
Sold by: Hykolity ([seller profile](#))

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$194.97
Shipping & Handling: \$0.00

Total before tax: \$194.97
Sales Tax: \$0.00

Total for This Shipment: \$194.97
-----**Shipping Speed:**

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$194.97
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$194.97
Estimated tax to be collected: \$0.00

Grand Total: \$194.97To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 09/03/2019



1115 Pennsylvania
St. Cloud, Florida 34769
Tel. 407-891-9797
Fax 407-891-7788

Invoice

DATE	INVOICE NO.
8/2/2019	92314

BILL TO
Gerhard Van Der Snel

P.O. NO.	TERMS
	Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
CDD Meeting Yard Signs White Coroplast 24 x 18 1 Sided with H Stakes	3	18.95	56.85T
Sales Tax		7.50%	4.26
<p>..... CREATIVE PRINTING 1115 PENNSYLVANIA AVE SAINT CLOUD, FL 34769 407-891-9797</p> <p>08/06/2019 10:15:02 Merchant ID: *****7902 Device ID: 1234 Terminal ID: PPX1.</p> <p>Credit Sale:</p> <p>Transaction #: 1 Card Type: MasterCard Account: *****4759 Entry: Swiped Invoice #: 92314</p> <p>Amount: \$56.85</p> <p>STAN: 001 Auth. Code: 069976 Response: AUTH/TKT TRANS ID: MDBR13UH70806</p> <p>CUSTOMER COPY</p> <p>.....</p>			
Total			\$61.11
Payments Applied			\$0.00
Balance Due			<u>56.85</u> \$61.11

Approved G v/d Snel 08/06/2019

parls 11



APlus 2707
6990 E Irlo Bronson Mem H
St. Cloud, Florida 34771

8/9/2019 , 12:16:03 PM
Transaction #: 2550625
Register #: 100

Pay at Pump Sale
Pump5 Regular (87)
22.987 Gallons @ \$2.419/Gal \$55.61
Sub. Total: \$55.61
Tax: \$0.00
Total: \$55.61
Discount Total: \$0.00
MasterCard: \$55.61
Change \$0.00
Join Our Loyalty Program And Save

Term: JD12418058001
Appr: 021539
Seq#: 028693

Capture
MasterCard
XXXXXXXXXXXX4759
Swiped

08/09/2019 12:15:50

Thank You For
Shopping APlus

Approved G v/d Snel 08/12/2019

**Final Details for Order #113-5751592-7523413**[Print this page for your records.](#)

Order Placed: August 10, 2019
Amazon.com order number: 113-5751592-7523413
Order Total: \$65.87

Shipped on August 12, 2019**Items Ordered**

1 of: *Mobil Delvac Syn Gear 75W90, Gear Oil, 1g 112811*
Sold by: Duragard Oil ([seller profile](#))

Condition: New

Price

\$65.87

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$65.87
Shipping & Handling: \$0.00

Total before tax: \$65.87
Sales Tax: \$0.00

Total for This Shipment: \$65.87**Shipping Speed:**

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$65.87
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$65.87
Estimated tax to be collected: \$0.00

Grand Total: \$65.87**Credit Card transactions**

MasterCard ending in 4759: August 12, 2019: \$65.87

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 09/03/2019*

**Final Details for Order #112-7797808-1485818**[Print this page for your records.](#)**Order Placed:** August 13, 2019**Amazon.com order number:** 112-7797808-1485818**Order Total:** \$89.99**Shipped on August 13, 2019****Items Ordered**

1 of: *Tonton 4 Pack 1080p Outdoor Indoor Day Night Vision Weatherproof
6pcs IR Infrared LEDs Security Cameras Kits, 120ft IR Distance, Aluminum
Metal Housing*

Sold by: Tonton security ([seller profile](#))

Condition: New

Price

\$89.99

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$89.99
Shipping & Handling: \$0.00

Total before tax: \$89.99
Sales Tax: \$0.00

Total for This Shipment: \$89.99**Shipping Speed:**

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$89.99
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$89.99
Estimated tax to be collected: \$0.00

Grand Total: \$89.99To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 09/03/2019

paris
(Returned)



APlus 2707
6990 E Irlo Bronson Mem H
St. Cloud, Florida 34771

8/12/2019 , 12:25:21 PM
Transaction #: 2553968
Register #: 100

Pay at Pump Sale	
Pump6 Regular (87)	
29.324 Gallons @ \$2.369/Gal	\$69.47
Sub. Total:	\$69.47
Tax:	\$0.00
Total:	\$69.47
Discount Total:	\$0.00
MasterCard:	\$69.47
Change	\$0.00

Term: JD12418058001
Appr: 028058
Seq#: 030023

Capture

MasterCard
XXXXXXXXXXXX4759
Swiped

08/12/2019 12:25:07

Capture

MasterCard
XXXXXXXXXXXX4759
Swiped

08/12/2019 12:25:07

**Thank You For
Shopping APlus**

Approved G v/d Snel 08/12/2019

**Final Details for Order #112-5684727-8180206**[Print this page for your records.](#)

Order Placed: August 14, 2019
Amazon.com order number: 112-5684727-8180206
Order Total: \$49.38

Shipped on August 14, 2019**Items Ordered****Price**

2 of: ZOSI 1080P HD 1920TVL Hybrid 4-in-1 TVI/CVI/AHD/960H CVBS CCTV \$25.99
Surveillance Weatherproof Bullet Security Camera 42PCS Infrared LEDs, 120ft
IR Distance, For HD-TVI, AHD, CVI, and CVBS/960H analog DVR
Sold by: ZosiDirect ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$51.98
Shipping & Handling: \$0.00
Your Coupon Savings: -\$2.60

Total before tax: \$49.38

Sales Tax: \$0.00

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$49.38

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$51.98
Shipping & Handling: \$0.00
Your Coupon Savings: -\$2.60

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$49.38
Estimated tax to be collected: \$0.00

Grand Total: \$49.38To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 09/03/2019

Paulus
(Returned)



Gerhard van der snel <gerhardharmony@gmail.com>

Your refund for Tonton 4 Pack 1080p Outdoor....

1 message

return@amazon.com <return@amazon.com>
To: gerhardharmony@gmail.com

Wed, Aug 14, 2019 at 6:25 PM



Refund Confirmation

Hello Gerhard Van der Snel,

We've issued your refund for the item below. Your return is now complete*.

[View return & refund status](#)



Tonton 4 Pack 1080p Outdoor...

Refund total: \$89.99**

Refund will appear on your Master Card in 3-5 business days.

* This is an advanced refund. If we don't receive the item listed above, we may charge your original payment method .

** Learn more [about refunds](#)

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

Approved G v/d Snel 09/03/2019

Sidewalls
Gas

APlus

0067-6718-00

6990 E Irlo Bronson

St. Cloud Florida 34

* FINAL RECEIPT*

For Credit Sales

Card Charged Only

Total Shown Below.

Trans #: 255740

Grade: Regular (87)

Pump Number: 11

Gallons: 24.498

Price: \$2.399

Total Fuel: \$58.77

Total Sale: \$58.77

Term: JD12418058001

Appr: 023994

Seq#: 031203

Capture

MasterCard

XXXXXXXXXXXX4759

Swiped

08/15/2019 07:41:04

Approved G v/d Snel 08/15/2019

Gas

APlus
0067-6718-00
6990 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 256487
Grade: Regular (87)
Pump Number: 05
Gallons: 23.230
Price: \$2.339
Total Fuel: \$54.33

Total Sale: \$54.33

Term: JD12418058001

Appr: 032997

Seq#: 034091
Capture

MasterCard
XXXXXXXXXXXX4759
Swiped

08/21/2019 07:37:19

Approved G v/d Snel 08/21/2019

Back alley



More saving.
More doing.™

4560 13TH STREET
ST CLOUD, FL 34769 (407)498-0606

6350 00001 46779 08/21/19 08:43 AM
CASHIER NANDRANTE

764661160601 60AWBLACK <A>
60LB SAKRETE ALL WEATHER BLKTP PATCH
10@14.47 144.70N

	SUBTOTAL	144.70
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$144.70
XXXXXXXXXXXX4759	MASTERCARD	144.70
AUTH CODE 049275/0010148		TA

P.O.#/JOB NAME: 0



6350 01 46779 08/21/2019 5741

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/19/2019

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HTJ 100197 93848
PASSWORD: 19421 93847

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Approved G v/d Snel 08/21/2019



Gerhard van der snel <gerhardharmony@gmail.com>

Your refund for 2x ZOSI 1080P HD 1920TVL Hybrid....

1 message

return@amazon.com <return@amazon.com>
To: gerhardharmony@gmail.com

Fri, Aug 23, 2019 at 6:34 PM



Refund Confirmation

Hello Gerhard Van der Snel,

We've issued your refund for the item below. Your return is now complete*.

[View return & refund status](#)



2 x ZOSI 1080P HD 1920TVL Hybrid...

Refund total: \$49.38**

Refund will appear on your Master Card in 3-5 business days.

* This is an advanced refund. If we don't receive the item listed above, we may charge your original payment method .

** Learn more [about refunds](#)

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

Approved G v/d Snel 09/03/2019

**Final Details for Order #114-1321521-7814618**[Print this page for your records.](#)**Order Placed:** August 27, 2019**Amazon.com order number:** 114-1321521-7814618**Order Total: \$43.46****Shipped on August 27, 2019****Items Ordered**

2 of: 4 Pieces Stainless Steel 316 Spring Hook with Eyelet Carabiner
3/8" (10mm) Marine Grade
Sold by: US Stainless Inc ([seller profile](#))

Price

\$21.73

Condition: New

Shipping Address:

Gerhard van der Snel
7360 Five Oaks Dr
Office trailer
HARMONY, FLORIDA 34773-6047
United States

Item(s) Subtotal: \$43.46
Shipping & Handling: \$0.00

Total before tax: \$43.46
Sales Tax: \$0.00

Total for This Shipment: \$43.46**Shipping Speed:**

Two-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 4759

Item(s) Subtotal: \$43.46
Shipping & Handling: \$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
United States

Total before tax: \$43.46
Estimated tax to be collected: \$0.00

Grand Total: \$43.46To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates*Approved G v/d Snel 09/03/2019*



Final Details for Order #114-3021043-3296235

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

Order Placed: August 26, 2019
Amazon.com order number: 114-3021043-3296235
Seller's order number: 542211351
Order Total: \$139.98

Shipped on August 27, 2019

Items Ordered

	Price
1 of: <i>SunF 25x8-12 25x8x12 ATV UTV Sport Race Replacement 6 PR Tubeless Tires A021, [Set of 2]</i>	\$139.98
Sold by: terache (seller profile)	

Condition: New

Shipping Address:

Gerhard van der Snel
 7360 Five Oaks Dr
 Office trailer
 HARMONY, FLORIDA 34773-6047
 United States

Item(s) Subtotal:	\$139.98
Shipping & Handling:	\$0.00

Total before tax:	\$139.98
Sales Tax:	\$0.00

Total for This Shipment: \$139.98

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Debit Card | Last digits: 4759

Item(s) Subtotal:	\$139.98
Shipping & Handling:	\$0.00

Billing address

GERHARD VAN DER SNEL HARMONY CDD
 210 N UNIVERSITY DR STE 702
 CORAL SPRINGS, FL 33071-7320
 United States

Total before tax:	\$139.98
Estimated tax to be collected:	\$0.00

Grand Total: \$139.98

Credit Card transactions

MasterCard ending in 4759: August 27, 2019: \$139.98

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Approved G v/d Snel 09/03/2019

Vehicle

GasTruck

Wawa #5123
 1125 E Irlo Bronson
 St. Cloud FL 34769

 8/28/2019 9:00:01 AM
 Term: JD12067193001
 Appr: 022220
 Seq#: 027671
 Product: Unleaded
 Pump Gallons Price
 10 13.130 \$2.399
 Total Sale \$31.50
 Capture

MasterCard
 XXXXXXXXXXXXX4759
 Swiped

08/28/2019 08:58:00

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

YOUR OPINION MATTERS

Tell us about your
 experience at
 * MyWawaVisit.com *

Take our survey for
 a chance to win
 Wawa swag
 gift baskets and
 gift cards valued
 at up to \$500!

Disponible
 en Espanol

Survey Code: 1829230

Store Number:05123

Please respond
 within 5 days

NO PURCHASE
 NECESSARY

See rules at website

Approved G v/d Snel 08/28/2019

Water Staff. Winn/Dixie.

www.winndixie.com

5 @ 5.49
ZEPHYRHILLS 24PK PC 32.94 F
3 @ 5.49
ZEPHYRHILLS 24PK 16.47-F
10 @ 0.99
SEA SPRING WATER 9.90 F
PHONE # ###-###-6035
TAX 0.00
**** BALANCE 26.37
*****4759
Crt #: 003683 SEQ #: 22227
MASTERCARD 26.37
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 16
08/28/19 08:48am 2238 2 3

*****Mystery Bonus*****
Spend \$30 or more on a single
purchase & score a Mystery Bonus
coupon to use on your next purchase.
Standard exclusions apply.

YOUR CASHIER TODAY WAS Kerry

Rewards Savings 16.47
Total Savings 16.47

YOU HAVE SAVED A TOTAL OF 891.72
WITH SE Grocers rewards

Approved G v/d Snel 08/28/2019

Water Staff Publix

Narcoossee Shoppes
1951 South Narcoossee Rd
Saint Cloud, FL 34771
Store Manager: Shannon Smallwood
407-892-0595

PUBLIX SPRNG 24PK		
6 @ 4.49	26.94	F
Order Total	26.94	
Sales Tax	0.00	
Grand Total	26.94	
Credit	Payment	26.94
Change		0.00

PRESTO!
Trace #: 086631
Reference #: 1593092125
Acct #: XXXXXXXXXXXX4759
Purchase MasterCard
Amount: \$26.94
Auth #: 078699

Your cashier was Kyle

08/28/2019 9:26 S1045 R108 7628 C0203

Explore the many ways to save at Publix.
View bargains at publix.com/savingstyle

Publix Super Markets, Inc.

Approved G v/d Snel 08/28/2019

Sidewalks

APlus
0067-6718-00
6990 E Irlo Bronson
St. Cloud Florida 34
* FINAL RECEIPT*
For Credit Sales
Card Charged Only
Total Shown Below.

Trans #: 257412
Grade: Regular (87)
Pump Number: 05
Gallons: 24.812
Price: \$2.419
Total Fuel: \$60.02

Total Sale: \$60.02

Term: JD12418058001

Appr: 066114

Seq#: 037528
Capture

MasterCard
XXXXXXXXXXXX4759
Swiped

08/28/2019 07:24:10

Approved G v/d Snel 08/28/2019

7C.

FISCAL YEAR 2020 HARMONY CDD FIELD SERVICES Payscale & Salary Chart				
POSITION	BOTTOM	MID POINT	TOP OF RANGE	
FLOATER (HOURLY)	\$ 12.50	\$ 13.50	\$ 14.50	
DOCK MASTER (HOURLY)	\$ 14.50	\$ 15.50	\$ 16.50	
IRRIGATION WORKER (HOURLY)	\$ 15.00	\$ 16.00	\$ 17.00	
AQUATICS/CUSTODIAL MANAGER (HOURLY)	\$ 16.00	\$ 17.00	\$ 18.00	
FIELD OPERATIONS MANAGER (SALARIED)	\$ 52,500.00	\$ 57,500.00	\$ 62,500.00	

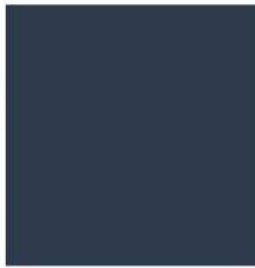
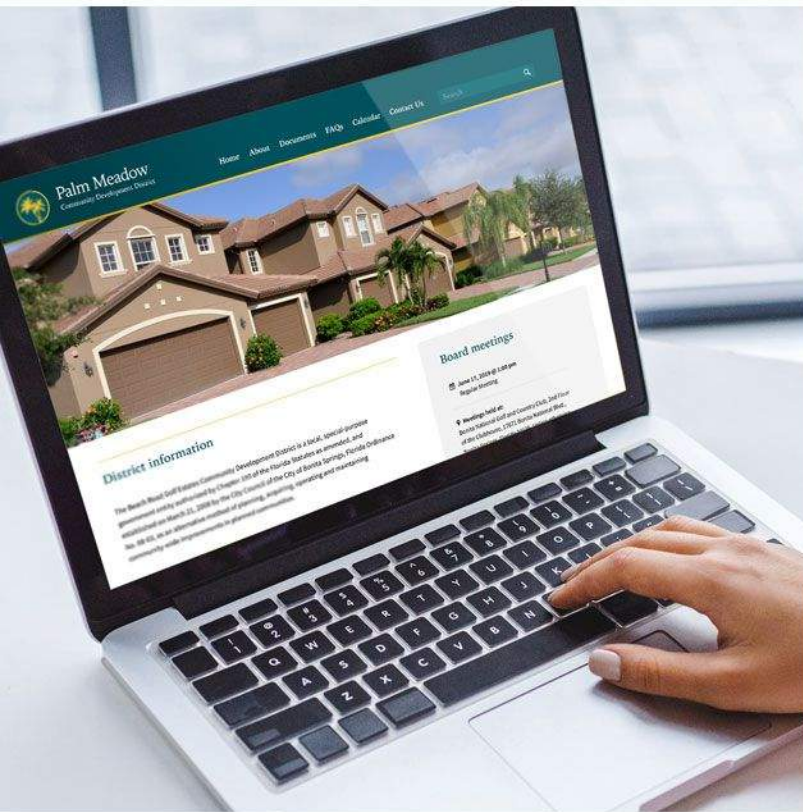
7D.

CAMPUS SUITE PROPOSAL

Harmony site is showing over 34,000 PDF pages within 734 PDF documents. Would run about \$36K to fix all of them.

Closed Captioning and Transcripts for video runs \$6.50 per minute. For twelve 2.5 hour meetings for the year they'd be looking at \$11,310 for the minutes over the free 60 minutes provided upfront. (150 minutes x 12 = 1800. 1800 - 60 Free minutes = 1,740 minutes. 1,740 mins x 6.5 = \$11,310.)

We don't provide the opportunity to host a video directly on our site. Everyone who utilizes our platform and uses videos integrates it through YouTube or Vimeo. It appears the same, but the video is not on the platform. They'd have a link to YouTube or Vimeo where the video was uploaded and type that into the website where it would show up.



Keeping your community informed. And you compliant.

Harmony Community Development District

Proposal date: 2019-09-09

Proposal ID: RKAVX-M2RNC-RAERS-CN845

Pricing.....	2
Services.....	3-5
FAQs.....	6
Statement of work.....	7-8
Terms and conditions.....	9-12



Ted Saul

Director - Digital Communication

 *Certified Specialist*

campus
suite

Pricing

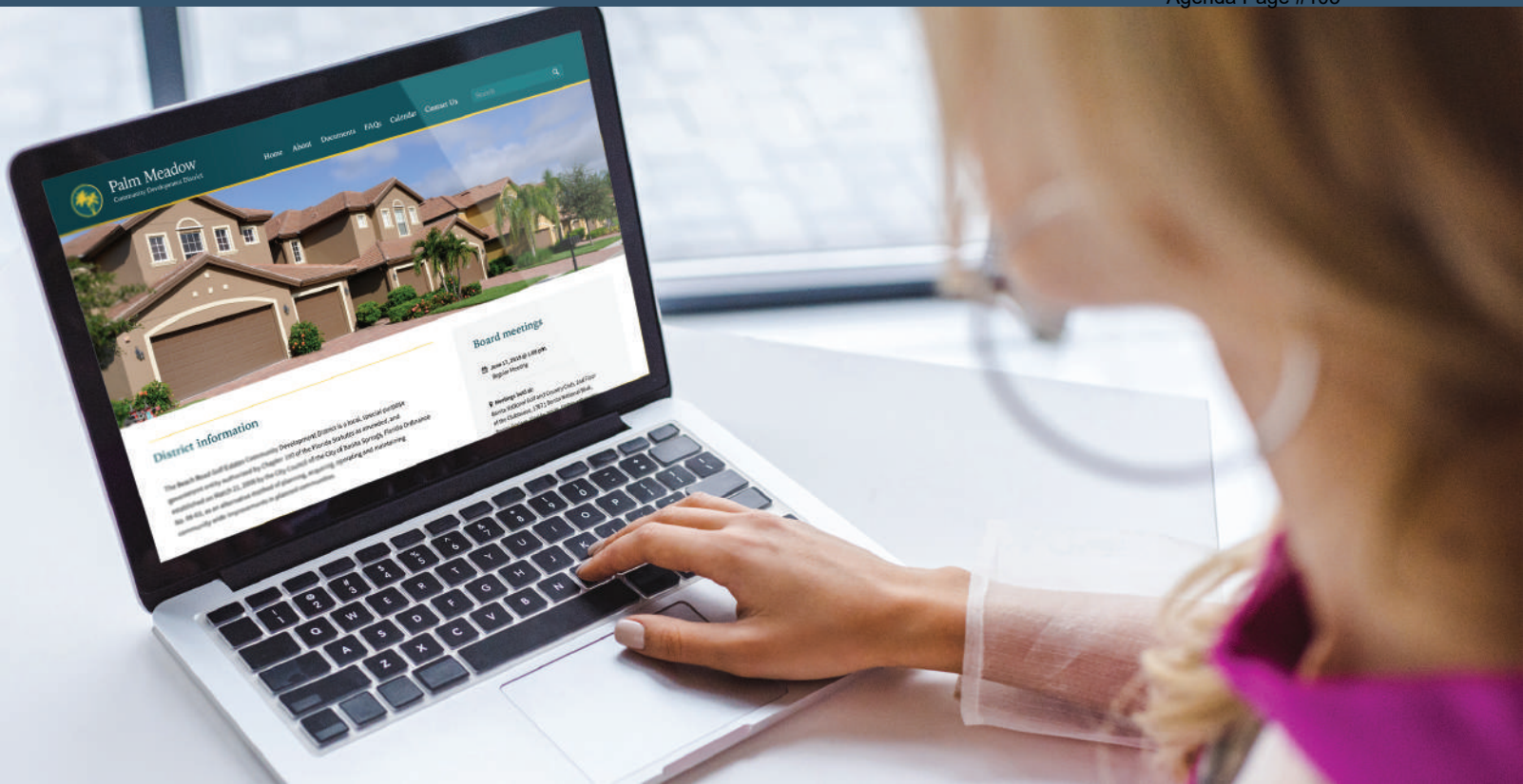
Effective date: 2019-09-15

Implementation	Quantity	Subtotal
On-boarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for 1500 pages of remediation 	1	\$2,075.00
<hr/>		
Annual ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly accessibility site reporting, monitoring and error corrections 	1	\$615.00
<hr/>		
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website • Remediation of up to 750 PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	750*	\$937.50
<hr/>		
Social Media Manager		Included

*Maximum PDF pages per 12 month period

Total: \$3,627.50





Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts



Easy-to-update website, hosting and support



Worry-free ADA-compliance, auditing and full reporting



Meets Florida statutes and federal laws

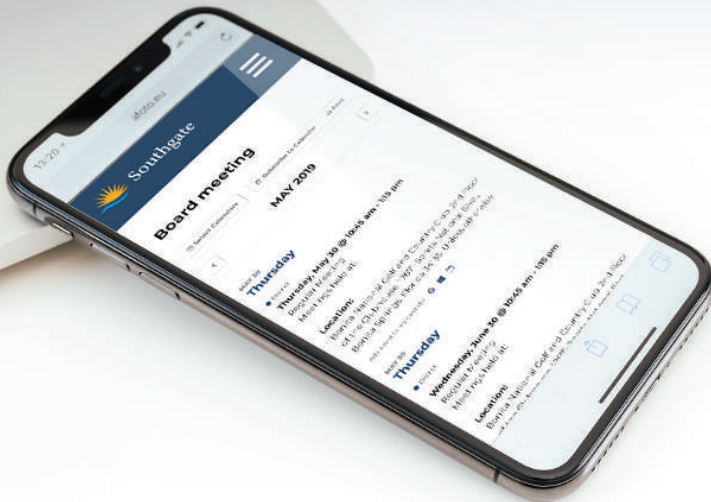


Save CDD board time and money

Keeping your community informed and compliant.



Accessibility Compliance
with Campus Suite



We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes

The logo for Campus Suite, with 'campus' in a bold, green, sans-serif font and 'suite' in a smaller, italicized, green, sans-serif font below it.

A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..

The logo for the World Wide Web Consortium (W3C) and the Web Content Accessibility Guidelines (WCAG) 2.0. It features the letters 'W3C' in a large, blue, stylized font, with 'WCAG 2.0' in a smaller, blue, sans-serif font below it.

**Campus Suite Academy
Website Accessibility Center**

www.campussuite.com/accessibility-center

Frequently asked questions

For PDF service, what is the price per page?

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

What does the PDF scan and remediation process look like?

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?

We follow WCAG AA 2.1 guidelines

Are there any hidden fees?

No.

How long does it take to build the website?

It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

Do your sites offer a calendar?

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
 4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. Monthly Auditing and Remediation Services.

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

5. Support Services.

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

This Website Creation and Management Agreement (this “Agreement”) is entered into as of 2019-09-15, between the Harmony Community Development District, whose mailing address is 210 N University Dr, STE 702, Coral Springs, FL 33071 (the “District”) and Innersync Studio, LLC., an Ohio limited liability company (d/b/a Campus Suite), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the “Contractor”).

Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “ADA”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. Incorporation of Background Information. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. Scope of Services. The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the “Statement of Work” attached hereto.

3. Term and Renewal. The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and

the opportunity to cure the breach.

c. Upon termination of this Agreement:

- i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
- ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
- iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
- iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

5. Compensation and Prompt Payment.

- a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of \$2,075.00 for the On-boarding of ADA Compliant Website and Remediation of Historical Documents.
- b. Starting on October 1, 2019 the District agrees to compensate the Contractor \$1,552.50 for Domain Fee, Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on an annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

6. Additional Work. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

7. Ownership of Website, Domain Name, and Content. The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

8. No Infringement of Intellectual Property. Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

9. Promotion. The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

10. Warranty. The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Compliance with Governmental Regulations. The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

13. Insurance. Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than \$1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers

Compensation insurance as required by law.

14. Limitation of Liability. Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

15. Indemnification. Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. Conditions Precedent Prior to Any Litigation. In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

17. Remedies in the Event of Default. Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

18. Controlling Law. This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

19. Enforcement of Agreement. Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms

of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

20. Public Records. Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida's public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 954-603-0033, OR BY EMAIL AT SANDRA.DEMARCO@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 N. UNIVERSITY DR. STE 702, CORAL SPRINGS, FL. 33071.

21. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

22. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

23. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

25. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

27. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

Innersync Studio, LLC. d/b/a Campus Suite	Harmony Community District Development
_____	_____
Steve Williams VP of Marketing	Print name
Date	Date

Exhibit A: Proposal for Services

Implementation	Quantity	Subtotal
Onboarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for 1500 pages of remediation 	1	\$1,512.30
Ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly site reporting, monitoring and error corrections 	1	\$615.00
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website • Remediation of up to 750 PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	750*	\$937.50
Social Media Manager		Included

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
 4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. Monthly Auditing and Remediation Services.

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

5. Support Services.

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Eighth Order of Business

8A.

GODBOLD, DOWNING, BILL & RENTZ, P. A.
 222 West Comstock Avenue, Suite 101
 Winter Park, Florida 32789

CLOSING STATEMENT AND DISBURSEMENT SHEET

GRANTOR: HARMONY FLORIDA LAND LLC, a Delaware limited liability company

GRANTEE: Harmony Community Development District, a limited special and single purpose local government created by Chapter 190, Florida Statutes

CLOSING DATE: 8/29, 2019

PROPERTY: Attached hereto as Exhibit "A"

EXPENSES:

CHARGE SELLER:

CHARGE BUYER:

Grantor:

E-Record Deed (3 pgs.)	\$ 40.70
Minimum Documentary Stamps on Deed	<u>\$0.70</u>
Total:	\$41.40

Grantee:

There are no Grantee expenses	<u>\$0.00</u>
Total:	\$0.00

RECAPITULATION:

Grantor:

Cash at Closing for Expenses	<u>\$41.40</u>
------------------------------	----------------

Grantee:

Cash at Closing for Expenses	<u>\$0.00</u>
------------------------------	---------------

RECEIPTS:

1. From Grantee	\$0.00
2. From Grantor	<u>\$41.40</u>

TOTAL RECEIPTS:	\$41.40
------------------------	----------------

DISBURSEMENTS:

1. Osceola County Clerk of Court	\$41.40
----------------------------------	---------

TOTAL DISBURSEMENTS:	\$41.40
-----------------------------	----------------

Note #1:

The parties acknowledge that in preparing this Closing Statement, Godbold, Downing, Bill & Rentz, P. A. has necessarily relied upon the information provided by others and therefore cannot warrant the accuracy of that information.

Note #2:

This Closing Statement may be executed by the parties in separate counterparts all of which when taken together, with the parties' original signatures thereon, shall be taken to be an original. Facsimile and PDF signatures shall be binding on the parties.

THIS CLOSING STATEMENT HAS BEEN EXAMINED AND APPROVED, and
Godbold, Downing, Bill & Rentz, P.A. is authorized to disburse in accordance herewith this ____
day of 8/29, 2019.

GRANTEE:

Harmony Community Development District, a
limited special and single purpose local government
created by Chapter 190, Florida Statutes

By: _____

Print Name: _____

Its: _____

THIS CLOSING STATEMENT HAS BEEN EXAMINED AND APPROVED, and
Godbold, Downing, Bill & Rentz, P.A. is authorized to disburse in accordance herewith this ____
day of 8/21/19, 2019.

GRANTOR:

HARMONY FLORIDA LAND LLC, a Delaware
limited liability company

A handwritten signature in blue ink, consisting of a large loop followed by a series of smaller loops and a long horizontal stroke.

By: _____
Name: Richard A. Jerman
Its: Vice President

Exhibit "A"
LEGAL DESCRIPTION (Wetland 4-2)

A portion of Section 19, Township 26 South, Range 32 East and Section 24, Township 26 South, Range 31 East, Osceola County, Florida being more particularly described as follows:

Commence at the Southwest corner of Section 19, Township 26 South, Range 32 East; thence N00°19'04"W, along the West line of said Section 19, a distance of 351.11 feet to the POINT OF BEGINNING; thence run S75°12'33"E, a distance of 27.05 feet; thence run S68°48'29"E, a distance of 69.00 feet; thence run S60°47'25"E, a distance of 73.78 feet; thence run S63°38'40"E, a distance of 97.40 feet; thence run S75°31'08"E, a distance of 129.28 feet; thence run S77°38'37"E, a distance of 115.21 feet; thence run S84°14'24"E, a distance of 111.16 feet; thence run S80°47'15"E, a distance of 133.71 feet; thence run S66°11'21"E, a distance of 103.43 feet; thence run S88°49'46"E, a distance of 104.15 feet; thence run S66°16'43"E, a distance of 31.15 feet; thence run N89°29'25"E, a distance of 84.76 feet; thence run N74°28'58"E, a distance of 56.28 feet; thence run N88°10'24"E, a distance of 19.94 feet; thence run N67°13'49"E, a distance of 50.46 feet; thence run S85°25'39"E, a distance of 125.04 feet; thence run S87°12'26"E, a distance of 68.50 feet; thence run S85°12'52"E, a distance of 39.81 feet; thence run N77°03'54"E, a distance of 69.96 feet; thence run N73°41'16"E, a distance of 85.41 feet; thence run N75°42'18"E, a distance of 128.72 feet; thence run N80°17'28"E, a distance of 109.82 feet; thence run N57°10'13"E, a distance of 93.51 feet; thence run N48°51'09"E, a distance of 128.17 feet; thence run N76°07'32"E, a distance of 83.73 feet; thence run N74°37'28"E, a distance of 134.24 feet; thence run N89°44'37"E, a distance of 88.59 feet; thence run N82°52'09"E, a distance of 83.51 feet; thence run N65°23'09"E, a distance of 76.30 feet; thence run S89°31'56"E, a distance of 70.42 feet; thence run N63°08'45"E, a distance of 43.40 feet; thence run N79°58'21"E, a distance of 86.10 feet; thence run S85°26'46"E, a distance of 144.54 feet; thence run N77°04'25"E, a distance of 97.27 feet; thence run S24°30'31"E, a distance of 77.53 feet; thence run S81°43'31"E, a distance of 74.59 feet; thence run S23°26'45"E, a distance of 45.82 feet; thence run S08°32'20"E, a distance of 67.49 feet; thence run S51°28'04"E, a distance of 90.65 feet; thence run S43°32'44"E, a distance of 65.55 feet; thence run S38°39'42"E, a distance of 96.90 feet; thence run S55°55'10"E, a distance of 72.55 feet; thence run S76°09'25"E, a distance of 72.75 feet; thence run N84°13'47"E, a distance of 84.72 feet; thence run N88°59'15"E, a distance of 110.66 feet; thence run N78°13'33"E, a distance of 58.23 feet; thence run N81°45'37"E, a distance of 99.94 feet; thence run N60°19'14"E, a distance of 63.76 feet; thence run N39°17'26"E, a distance of 74.37 feet; thence run N06°08'25"W, a distance of 70.53 feet; thence run N06°28'51"E, a distance of 49.29 feet; thence run N12°28'23"E, a distance of 51.63 feet; thence run N45°53'05"E, a distance of 24.38 feet; thence run N16°59'30"W, a distance of 111.46 feet; thence run N06°01'43"W, a distance of 65.84 feet; thence run N28°11'58"E, a distance of 39.73 feet; thence run S16°38'48"E, a distance of 94.69 feet; thence run S25°47'53"E, a distance of 119.32 feet; thence run S29°47'50"E, a distance of 79.13 feet; thence run S87°42'09"E, a distance of 25.58 feet; thence run N51°17'36"E, a distance of 31.62 feet; thence run N44°53'54"E, a distance of 23.93 feet; thence run S44°51'46"E, a distance of 83.68 feet; thence run S70°41'13"E, a distance of 46.83 feet; thence run N30°33'54"E, a distance of 58.62 feet; thence run N83°38'44"E, a distance of 32.91 feet; thence run S57°28'02"E, a distance of 36.99 feet; thence run N43°11'43"E, a distance of 39.64 feet; thence run N72°16'26"E, a distance of 68.78 feet; thence run N89°44'44"E, a distance of 28.07 feet; thence run S43°22'20"E, a distance of 59.17 feet; thence run S42°24'57"E, a distance of 30.13 feet; thence run N87°46'05"E, a distance of 52.54 feet; thence run N82°00'00"E, a distance of 72.48 feet; thence run N68°18'48"E, a distance of 130.14 feet; thence run N62°54'13"E, a distance of 63.75 feet; thence run N69°59'15"E, a distance of 86.69 feet; thence run N56°48'10"E,

a distance of 42.42 feet; thence run S66°13'25"E, a distance of 38.96 feet; thence run N84°13'51"E, a distance of 78.82 feet; thence run S77°25'45"E, a distance of 56.48 feet; thence run N25°02'50"W, a distance of 609.33 feet; thence run S89°09'48"W, a distance of 0.60 feet; thence run S17°31'25"W, a distance of 88.55 feet; thence run S27°43'51"W, a distance of 109.83 feet; thence run S41°53'52"W, a distance of 94.17 feet; thence run S54°31'55"W, a distance of 59.54 feet; thence run S56°13'57"W, a distance of 59.37 feet; thence run S62°08'42"W, a distance of 65.39 feet; thence run S79°53'36"W, a distance of 73.17 feet; thence run N88°39'50"W, a distance of 77.34 feet; thence run N78°43'26"W, a distance of 78.88 feet; thence run N85°33'25"W, a distance of 57.49 feet; thence run S84°28'55"W, a distance of 58.94 feet; thence run S77°17'31"W, a distance of 104.65 feet; thence run N72°44'13"W, a distance of 84.45 feet; thence run S00°00'00"E, a distance of 26.95 feet; thence run S90°00'00"W, a distance of 55.84 feet; thence run N09°34'14"W, a distance of 30.26 feet; thence run S54°01'43"W, a distance of 33.28 feet; thence run S77°48'23"W, a distance of 166.76 feet; thence run S77°55'25"W, a distance of 116.36 feet; thence run S86°47'43"W, a distance of 163.61 feet; thence run N81°49'04"W, a distance of 137.61 feet; thence run N71°54'22"W, a distance of 92.88 feet; thence run N73°48'35"W, a distance of 124.88 feet; thence run N75°49'53"W, a distance of 112.64 feet; thence run N65°05'33"W, a distance of 72.22 feet; thence run S83°21'19"W, a distance of 70.14 feet; thence run N89°51'30"W, a distance of 97.46 feet; thence run S67°05'49"W, a distance of 48.11 feet; thence run N86°45'02"W, a distance of 104.02 feet; thence run S83°48'43"W, a distance of 248.12 feet; thence run N89°46'44"W, a distance of 141.24 feet; thence run N84°24'05"W, a distance of 77.09 feet; thence run S78°36'14"W, a distance of 103.83 feet; thence run S76°07'35"W, a distance of 122.05 feet; thence run S75°01'37"W, a distance of 114.82 feet; thence run S79°20'34"W, a distance of 145.66 feet; thence run S80°19'48"W, a distance of 149.89 feet; thence run S77°13'23"W, a distance of 89.20 feet; thence run S83°37'44"W, a distance of 119.57 feet; thence run S85°39'58"W, a distance of 109.78 feet; thence run N85°56'43"W, a distance of 64.32 feet; thence run S81°44'42"W, a distance of 62.17 feet; thence run S81°06'11"W, a distance of 56.15 feet; thence run N81°21'34"W, a distance of 51.55 feet; thence run N61°02'45"W, a distance of 29.11 feet; thence run S63°41'20"W, a distance of 76.06 feet; thence run N80°27'48"W, a distance of 28.56 feet; thence run N81°24'08"W, a distance of 61.97 feet; thence run N69°08'38"W, a distance of 51.41 feet; thence run N67°32'36"W, a distance of 135.29 feet; thence run N89°28'57"W, a distance of 85.66 feet; thence run N59°12'13"W, a distance of 127.31 feet; thence run N59°22'01"W, a distance of 115.08 feet; thence run N55°11'26"W, a distance of 84.52 feet; thence run N51°15'42"W, a distance of 99.46 feet; thence run N54°41'52"W, a distance of 122.85 feet; thence run N38°15'01"W, a distance of 47.80 feet; thence run S40°54'55"W, a distance of 704.38 feet; thence run N60°41'50"E, a distance of 29.51 feet; thence run N86°55'34"E, a distance of 77.02 feet; thence run N52°58'49"E, a distance of 69.70 feet; thence run S80°04'47"E, a distance of 64.23 feet; thence run N64°19'08"E, a distance of 76.29 feet; thence run S80°17'28"E, a distance of 109.17 feet; thence run S66°04'58"E, a distance of 120.09 feet; thence run S75°12'33"E, a distance of 72.55 feet to the POINT OF BEGINNING.

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

Kristen K. Idle, Esq.
Godbold, Downing, Bill, & Rentz, P.A.
222 W. Comstock Avenue, Suite 101
Winter Park, Florida 32789

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 30 day of August, 2019, by **Harmony Florida Land LLC**, a Delaware limited liability company, whose address is 1750 W. Broadway, Suite 111, Oviedo, Florida 32765, hereinafter called "**Grantor**," to **Harmony West Community Development District**, a limited special and single purpose local government created by Chapter 190, Florida Statutes, having a mailing address of c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called "**Grantee**";

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Osceola County, Florida as shown and more particularly described on Exhibit A attached hereto and incorporated herein (the "**Property**").

TOGETHER with the improvements thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, and that said land is subject to all restrictions, reservations and easements of record, provided that this shall not serve to reimpose same, except real property taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF Grantor executed this Special Warranty Deed in favor of Grantee as of the day, month and year first above written.

Signed, sealed and delivered
in the presence of:

Harmony Florida Land LLC, a Delaware
limited liability company

By: [Signature]
Denver Marlow, Vice President

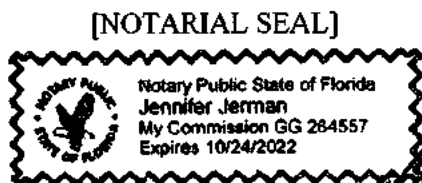
Sign: [Signature]
Print: RICHARD A. JERMAN

Sign: [Signature]
Print: JENNIFER JERMAN

STATE OF FLORIDA

County of SEMINOLE

The foregoing instrument was acknowledged before me this 29 day of August, 2019, by Denver Marlow, as Vice President of HARMONY FLORIDA LAND LLC, a Delaware limited liability company, on behalf of the company.



Notary: [Signature]
Print Name: JENNIFER JERMAN
Notary Public, State of FLORIDA
My commission expires: 10/24/22

☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced _____

EXHIBIT A

THE PROPERTY

A parcel known as Buck Lake lying below the Ordinary High Water line thereof in Sections 18 and 19, Township 26 South, Range 32 East and Section 24, Township 26 South, Range 31 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 24, Township 26 South, Range 31 East; thence run S00°29'53"E, along the East line of said Section, a distance of 1172.17 feet for the POINT OF BEGINNING; thence along the Ordinary High Water line generally approximated by the following courses and distances: run N35°05'51"E, a distance of 254.25 feet; thence run N51°34'06"E, a distance of 278.43 feet; thence run N67°14'14"E, a distance of 340.20 feet; thence run N57°32'26"E, a distance of 272.05 feet; thence run N42°14'27"E, a distance of 174.02 feet; thence run N66°53'07"E, a distance of 257.35 feet; thence run N81°59'06"E, a distance of 354.40 feet; thence run S86°00'16"E, a distance of 109.72 feet; thence run N74°14'19"E, a distance of 85.44 feet; thence run N61°47'53"E, a distance of 157.28 feet; thence run N80°42'37"E, a distance of 268.99 feet; thence run N88°23'01"E, a distance of 186.62 feet; thence run N64°08'16"E, a distance of 343.04 feet; thence run N69°26'07"E, a distance of 375.43 feet; thence run N71°19'10"E, a distance of 186.77 feet; thence run S74°54'58"E, a distance of 186.75 feet; thence run S76°55'42"E, a distance of 155.85 feet; thence run S56°03'34"E, a distance of 160.27 feet; thence run S64°31'57"E, a distance of 168.06 feet; thence run S48°21'40"E, a distance of 212.77 feet; thence run S35°19'37"E, a distance of 287.07 feet; thence run S37°09'48"E, a distance of 216.48 feet; thence run S20°48'45"E, a distance of 317.57 feet; thence run S04°52'22"E, a distance of 234.92 feet; thence run S03°02'47"W, a distance of 138.21 feet; thence run S11°05'36"E, a distance of 302.92 feet; thence run S03°12'25"W, a distance of 128.76 feet; thence run S12°26'54"W, a distance of 216.27 feet; thence run S05°13'56"W, a distance of 530.08 feet; thence run S04°03'08"W, a distance of 522.29 feet; thence run S00°44'43"E, a distance of 646.21 feet; thence run S10°12'06"E, a distance of 458.36 feet; thence run S54°35'41"E, a distance of 188.84 feet; thence run S11°47'10"E, a distance of 278.87 feet to a point on the North line of Wetland 4-2; thence along said North line the following courses and distances: run S17°31'25"W, a distance of 88.55 feet; thence run S27°43'51"W, a distance of 109.83 feet; thence run S41°53'52"W, a distance of 94.17 feet; thence run S54°31'55"W, a distance of 59.54 feet; thence run S56°13'57"W, a distance of 59.37 feet; thence run S62°08'42"W, a distance of 65.39 feet; thence run S79°53'36"W, a distance of 73.17 feet; thence run N88°39'50"W, a distance of 77.34 feet; thence run N78°43'26"W, a distance of 78.68 feet; thence run N85°33'25"W, a distance of 57.49 feet; thence run S84°28'55"W, a distance of 58.94 feet; thence run S77°17'31"W, a distance of 104.65 feet; thence run N72°44'13"W, a distance of 84.45 feet; thence run S00°00'00"E, a distance of 26.95 feet; thence run S90°00'00"W, a distance of 55.84 feet; thence run N09°34'14"W, a distance of 30.26 feet; thence run S54°01'43"W, a distance of 33.28 feet; thence run S77°46'23"W, a distance of 166.76 feet; thence run S77°55'25"W, a distance of 116.36 feet; thence run S86°47'43"W, a distance of 163.61 feet; thence run N81°49'04"W, a distance of 137.81 feet; thence run N71°54'22"W, a distance of 92.88 feet; thence run N73°48'35"W, a distance of 124.88 feet; thence run N75°49'53"W, a distance of 112.64 feet; thence run N65°05'33"W, a distance of 72.22 feet; thence run S83°21'19"W, a distance of 70.14 feet; thence run N89°51'30"W, a distance of 97.46 feet; thence run S67°05'49"W, a distance of 48.11 feet; thence run N86°45'02"W, a distance of 104.02 feet; thence run S83°48'43"W, a distance of 248.12 feet; thence run N89°46'44"W, a distance of 141.24 feet; thence run N84°24'05"W, a distance of 77.09 feet; thence run S78°36'14"W, a distance of 103.83 feet; thence run S76°07'35"W, a distance of 122.05 feet; thence run S75°01'37"W, a distance of 114.82 feet; thence run S79°20'34"W, a distance of 145.66 feet; thence run S80°19'48"W, a distance of 149.89 feet; thence run S77°13'23"W, a distance of 89.20 feet; thence run S83°37'44"W, a distance of 119.57 feet; thence run S85°39'58"W, a distance of 109.78 feet; thence run N85°56'43"W, a distance of 64.32 feet; thence run S81°44'42"W, a distance of 62.17 feet; thence run S81°06'11"W, a distance of 56.15 feet; thence run N81°21'34"W, a distance of 51.55 feet; thence run N61°02'45"W, a distance of 29.11 feet; thence run S63°41'20"W, a distance of 76.06 feet; thence run N80°27'48"W, a distance of 28.56 feet; thence run N81°24'08"W, a distance of 61.97

feet; thence run N69°08'38"W, a distance of 51.41 feet; thence run N67°32'36"W, a distance of 135.29 feet; thence run N69°28'57"W, a distance of 85.66 feet; thence run N59°12'13"W, a distance of 127.31 feet; thence run N59°22'01"W, a distance of 115.08 feet; thence run N55°11'26"W, a distance of 84.52 feet; thence run N51°15'42"W, a distance of 99.46 feet; thence run N54°41'52"W, a distance of 122.85 feet; thence run N38°15'01"W, a distance of 47.80 feet; thence run N45°19'00"W, a distance of 947.04 feet to the Northwest corner of said Wetland W4-2; thence continue along said Ordinary High Water Line as generally approximated by the following courses and distances: run N28°55'52"W, a distance of 617.03 feet; thence run N10°20'48"W, a distance of 269.13 feet; thence run N30°23'16"E, a distance of 851.48 feet; thence run N24°49'14"E, a distance of 559.41 feet; thence run N38°48'31"E, a distance of 595.49 feet; thence run N35°05'51"E, a distance of 125.21 feet to the POINT OF BEGINNING.

8B.

From: Kerul Kassel

Subject: Looked into Mosquito Magnet

I looked into the Mosquito Magnet suggested by Supervisor Scarborough, and found these reviews, many of which are not favorable. Particularly as regards the durability of the product:

<https://www.google.com/shopping/product/3444529093447713308/reviews?client=safari&rls=en&q=mosquito+magnet+reviews&ie=UTF-8&oe=UTF-8&ved=0ahUKEwjW-PWJ-KrkAhXsRt8KHfMFCQcQ4jUIWQ>

Additionally, I looked into area sprays, but many of them have toxins that could affect dogs at the dog park, perhaps with worse effects than mosquitos.

My recommendation is for those who bring their dogs to spray themselves and their dogs prior to entering the dog park (or once there) with a spray of their preference.

Thanks,
Kerul

Mosquito Magnet MM4200B Patriot Plus Mosquito Trap

(24)

3.0

24 reviews

5 star	9 reviews
4 star	3 reviews
3 star	1 review
2 star	2 reviews
1 star	9 reviews

Poor build quality; error codes from the start.

June 13, 2019I was excited when I purchased the Patriot plus in Hadley MA. It looked well made, and the science of the product seemed sound. When I got the Patriot plus home, I was excited to see what it would do...Sadly, it was an utter disappointment. Despite following the very simple assembly and start up procedure, the product never functioned for long enough to get through the "warm up" period described in the instruction manual before displaying an error code and shutting off.

From 5/27/2019 through 6/10/2019, I attempted to reach the customer support hotline daily to no avail; I also e-mailed them for support but never received an answer (the product ships with notices which read "PLEASE DO NOT RETURN TO THE STORE! CALL US!").

I also attempted to reach authorized repair centers ... [More](#)

Mike Review provided by lowes.comSummer 2: We currently are running 3 Mosquito Magnets. The Patriot Plus is the most reliable, mai...

September 20, 2018Summer 2: We currently are running 3 Mosquito Magnets. The Patriot Plus is the most reliable, maintenance free of the 3. We've owned 5 Mosquito Magnets.

#1 bought 2002 liberty - used every year until this year when something on the motherboard failed r.i.p.

#2 bought 2004 liberty - used every year - still in use

#3 & #4 bought 2013 patriots with small plastic & mesh cup - used every year - still in use. Require the most maintenance due to mosquitoes & gnats gumming up fan

#5 bought 2017 patriot - used all summer 2017 - still in use. Large mesh & plastic cup. Two filled to the brim in 2 weeks time. Slaying mosquitoes at an incredible rate.

Planning to replace original Mosquito Magnet with a new Patriot next year.

We run the mm's until we aren't bothered while outdoors. We won ... [More](#)

Wisconsinite Review provided by Home Depot

Just started the 3rd month. Progressively getting more and more mosquitoes. At the end of month 1...

July 28, 2019 Just started the 3rd month. Progressively getting more and more mosquitoes. At the end of month 1, the basket was less than 1/4 full. At the end of month 2, the basket was 1/2 full. Last night we changed the tank and cartridge. In 12 hours the basket is 1/4 full.

I would give it 5 stars, but the product is expensive. We are using a cartridge a month (a 3 pack is 30 bucks or so) and using a propane tank per month. This means 30 bucks a month to help alleviate these little buggers. We have an acre property. Also live in the country. We see a difference from last year when we did not have the Patriot Plus.

We have this located beside the house (about 20 feet from the deck).

This product does meet my expectations, and would recommend it. It was a snap to set up.

KM KM Review provided by Home Depot

Worked for about a year. Quit late fall during our fall no-seeums run. Have been since to get it ...

May 23, 2019 Worked for about a year. Quit late fall during our fall no-seeums run. Have been since to get it to run. "Customer Service" has been no help. I have watched every video I can find and have tried everything in the book, fixes online suggestions from Mosquito Magnet, everywhere and everything I can find. Last chat with customer service I was told it was the gas bottle. Well, I have 5 bottles of gas if anyone runs short, or I can plan on a lot of fishfrys, cuz the bottles work fine on my cooker.

Sad thing is, is that MM knows about the problems with this unit and have no interest in correcting it nor helping their customers with it.

Chicomon Review provided by Home Depot My old unit (Liberty) was far better

June 29, 2018 I purchased this replacement unit 6 weeks ago at the recommendation of the area authorized service location, after my 16 year old unit (repaired about 5 times) finally gave out for good. I immediately hooked it up, and it ran OK until the first tank of propane was done. Unlike the older units, unless you turn the propane on very slowly (while standing next to attractant, getting choked to death), the regulator seizes up and the machine turns off. The replacement nets used to run me \$12-13 each and lasted for more than one propane refill. The nets for this unit cost \$9 more each, and the manual says that if they are not changed with every propane change (approx. 3 weeks), it could void a 1 yr warranty. The catch rate is abysmal compared to the old unit- by now (last of June ... [More](#)

lakegal Review provided by lowes.com

A first for my Backyard.....

May 28, 2019 For the first time in 10 years we can now hang out in our backyard at night. I can't even begin to tell you how incredible it is to be able to enjoy my yard at night now. We live on the north shore of LI by the water and have a tremendous mosquito problem. However; by placing the Magnet downwind in the yard so the lure attractant scent flows to the bugs we were able to all but eliminate the problem. This device combined with our Tikis filled with a repellent makes for a perfect summer

DreadPirateRoberts Review provided by lowes.com

Not really sure!

May 28, 2018

We bought this two weeks ago. First week we put it too close to the house and so, we moved it to a location away from obstacles and free to allow for wind circulation. I am still not sure if this thing really does the job. I sat outside this morning and counted no less than 10 mosquito bites, and I was sitting 5 foot away from the device. I will have to ask Lowe's why this thing is not working as it is supposed to. I am human, I can make mistakes, but I read the instructions, followed up on the video instructions.... I don't know, Jury is still out!
sweetblood Review provided by lowes.com

Worked Great... for 3 months...

October 18, 2018

Now it starts up... and either works for a day and then goes to a fast blinking red light or it starts up and goes right into the fast blinking red light.

Fast blinking red light is a mechanical failure.

I'm going to have to ship it out to the company now to look at it... but I wish I could just return it instead. It's a hassle. I should've read more reviews.
Cliff Review provided by lowes.com

While it did catch a massive amount of no see...

February 27, 2019

While it did catch a massive amount of no see ums it did so before the season really got going. The no see ums are out in full force and the mosquito magnet is dead. purchased 11-14-2018 dead on 2-05-2019. Worked well for the short 3 months it worked, but definitely one of my dumber purchases...
Itchy Review provided by Home Depot

I live in rural Mn. in a wet area, I keep the Patriot Plus Mosquito Magnet near my patio and gard...

Ninth Order of Business

9A.

Information Regarding W4-2 Land Donation

- a) “Buck Lake” Map details the affected area within the overall area of land being donated;
- b) “Vegetation Treatment” Map details all affected areas;
- c) Affected areas furthest east & west are Developer-owned parcels;
- d) ALL affected areas (except much of the eastern parcel) are within our mandated-treatment area permit from SFWMD;
- e) IF we can get a permit exception, we might not have to treat those areas not belonging to us. But, right now, we are out of compliance and changing the permit might not be timely accomplishable.
- f) Gaining ownership of the parcel might be desirable as we have two walkways already existing and there have been requests for other improvements to be constructed on this land.
- g) Also, gaining this land also gives us control of the entire South Shore of Buck Lake from our easternmost developed area to the westernmost area along that shoreline.



Affected area
Red lines are total area being donated



LEGEND
Donated
= Lygodium
= Grape vine

Austin Environmental Consultants, Inc.
316 Church Street
Kissimmee, Florida 34741
407.935.0535



FIGURE
1

VEGETATION TREATMENT MAP

HARMONY CDD
OSCEOLA COUNTY, FL

9C.

Natural Area Weeds: Old World Climbing Fern (*Lygodium microphyllum*)¹

Kenneth A. Langeland, Stephen F. Enloe, and Jeffery Hutchinson²

There are many well-known invasive plants in Florida such as melaleuca, Brazilian peppertree, and cogongrass. Each of these has been present for over 80 years and has widespread negative impacts within the State. However, a species known as Old World climbing fern has greatly increased over the last thirty years in Florida and may become the greatest invasive plant threat to Florida's natural areas. Old world climbing fern, hereafter referred to as OWCF, is an aggressive, twining fern that forms dense smothering mats over trees, shrubs, and other vegetation (Figure 1). It spreads by wind-dispersed spores and is often found in very remote areas, making containment very difficult. This publication describes the biology and ecology of this invasive plant and provides management options for both public land managers and private landowners.



Figure 1. Old World climbing fern spreads along the ground, over shrubs, and climbs by twining around other structures, such as trees and vines.

How to Recognize Old World Climbing Fern

OWCF plants consist of fronds (up to 90 feet long) that spread along the ground, over shrubs, or climb by twining around other structures, such as trees and other vines (Figure 1). The rhizomes (underground stems) and rachis (main stem of the frond) are dark brown to black and wiry. Leafy branches, referred to as pinnae, develop off the rachis and are 2–5 inches long (Figure 2). Pinnae contain several

1. This document is SS-AGR-21, one of a series of the Agronomy Department, UF/IFAS Extension. Original publication date August 2001. Revised February 2013 and July 2016. Visit the EDIS website at <http://edis.ifas.ufl.edu>.

2. K. A. Langeland, retired professor, Agronomy Department; Stephen F. Enloe, associate professor, Agronomy Department, Center for Aquatic and Invasive Plants, University of Florida, Gainesville, FL 32653; Jeffery Hutchinson, assistant professor, University of Texas, San Antonio, TX 78249.

The use of trade names in this publication is solely for the purpose of providing specific information. UF/IFAS does not guarantee or warranty the products named, and references to them in this publication do not signify our approval to the exclusion of other products of suitable composition. Use herbicides safely. Read and follow directions on the manufacturer's label.

The Institute of Food and Agricultural Sciences (IFAS) is an Equal Opportunity Institution authorized to provide research, educational information and other services only to individuals and institutions that function with non-discrimination with respect to race, creed, color, religion, age, disability, sex, sexual orientation, marital status, national origin, political opinions or affiliations. For more information on obtaining other UF/IFAS Extension publications, contact your county's UF/IFAS Extension office. U.S. Department of Agriculture, UF/IFAS Extension Service, University of Florida, IFAS, Florida A & M University Cooperative Extension Program, and Boards of County Commissioners Cooperating. Nick T. Place, dean for UF/IFAS Extension.

pairs of either fertile or infertile leaflets known as pinnules. Fertile leaflets are fringed with tiny lobes of enrolled leaf tissue along the leaf margin that cover the reproductive tissues (Figure 3). Infertile leaflets lack these specialized reproductive structures. OWCF is closely related to Japanese climbing fern (*Lygodium japonicum*) but can be readily distinguished by pinnae and pinnule characteristics. Japanese climbing fern pinnae are often twice compound, and pinnules are deeply lobed and hairy on the lower surface. OWCF pinnae are once compound, and pinnules are oblong, generally unlobed, and hairless on the lower surface.



Figure 2. Leafy branches (pinnae) of Old World climbing fern are 2–5 inches long with several pairs of leaflets (pinnules). The leaflets are sterile in this case.

Credits: Richard Roberts



Figure 3. Fertile leaflets (pinnules) of Old World climbing fern are fringed with tiny lobes of enrolled leaf tissue along the leaf margin that cover the reproductive tissues.

Credits: Richard Roberts

Distribution and Spread

Native to Africa, Asia, and Australia, OWCF is a newcomer to Florida that has spread at an alarming rate since its introduction. The first record in Florida was collected from

a plant in cultivation at a Delray Beach nursery in 1958 (University of Florida Herbarium record). Subsequently, a collection was made from the wild in Martin County in 1960 (Florida State University Herbarium record), and two additional collections were made from the wild in Martin County in 1965 (University of Florida Herbarium record). By 1978, it was well established and had already affected native vegetation by smothering shrubby and herbaceous plants in south Florida (Nauman and Austin 1978).

New OWCF populations are found in areas far from existing populations because the fern can reproduce by wind-dispersed spores. Spores are produced year-round in south Florida, and a single fertile leaflet can produce up to 28,600 spores, with each spore capable of starting a new population at a distant location (Lott et al. 2003; Volin et al. 2004). Area coverage of the fern increased from 27,000 acres in 1993 to 122,787 acres in 2005. There are no more recent estimates of OWCF acreage than 2005. However, mapping efforts continue and new locations are frequently detected.

For many years, OWCF distribution was limited to south Florida and the most northern occurrence was Orange County (Pemberton 2003). However, occurrences now extend from the southern-most peninsula of Florida to Hernando County on the Gulf Coast and Duval County on the Atlantic Coast (EDDMapS 2016). OWCF occurrences verified by herbarium-vouchered specimens are reported by the University of South Florida Institute for Systematic Botany and can be accessed at <http://www.florida.plantatlas.usf.edu> (Wunderlin and Hansen 2008).

Impacts to Natural Areas

OWCF climbs into the tree canopy and competes with canopy trees and understory vegetation for light. It can completely engulf Everglade tree islands (Figure 4), pinelands, and cypress swamps, and spreads across open wetland marshes. It can kill mature trees along with their associated epiphytic orchids and bromeliads, and smother understory vegetation, preventing regeneration of the native plant community. As time progresses, a thick mat of old fern material accumulates on the ground, severely altering the habitat. When fire occurs, the fern carries fire into the tree canopy, causing greater damage and transporting fire through wet areas that otherwise present a boundary to the spread of fire. Rare plant species, such as the tropical curlygrass fern (*Actinostachys pennula*) and thin-leaved vanilla orchid (*Vanilla mexicana*), are threatened in their last remaining habitats, such as northern Everglade tree islands and coastal bay swamps. However, the highest potential for

significant damage to native plant populations is in areas such as Fakahatchee Strand State Preserve, Everglades National Park, and Big Pine Key National Wildlife Refuge, where numerous rare plants occur.



Figure 4. Old World climbing fern smothering a tree island in the northern section of the Arthur R. Marshall Loxahatchee National Wildlife Refuge in Palm Beach County.

Invasive Characterization and Regulatory Status

The IFAS Assessment and the Florida Exotic Pest Plant Council consider Old World climbing fern to be highly invasive within the State. Old World climbing fern is also regulated (possession, propagation, sale, and transportation) by the Florida Department of Agriculture and Consumer Services (FDACS) as a Florida Noxious Weed (5B-57.007 FAC) and by the United States Department of Agriculture (USDA) as a Federal Noxious Weed.

Management

Prescribed fire, flooding (water level management), biological controls, and herbicides have been investigated as tools for integrated management of OWCF (Hutchinson et al. 2006). Fire can reduce OWCF in certain habitats but can also result in colonization by other nonnative plant species (Hutchinson and Langeland 2010). Prescribed fire alone in most instances is not an acceptable management tool for OWCF (Hutchinson et al. 2006). OWCF grows in moist habitats, so water level interval and duration can affect certain life stages; however, flooding has not been found to be a predictable management method (Hutchinson et al. 2006). Since the late 1990s, when serious OWCF management efforts began, herbicides have been used to manage

OWCF, and biological controls have been released and are currently being monitored.

Herbicides

Herbicide products that contain the active ingredients glyphosate, triclopyr, metsulfuron, and imazapic are active against OWCF. Recent research found that repeated treatment every six months for two consecutive years resulted in a >96% reduction in OWCF cover (Hutchinson and Langeland 2015). This study also found that OWCF recovery was initially from rhizomes at 6 months after initial treatment. However, almost all OWCF recovery at 12 months after initial treatment and beyond was from spore germination. The bottom line is that an aggressive multi-year treatment approach is necessary to effectively control OWCF.

The primary herbicides used by professional land managers are aquatic labeled glyphosate and metsulfuron products. Triclopyr is not commonly used, especially for broadcast application, because of the spectrum of non-target species that it affects. Imazapic is not routinely used due to a lack of products registered for application in aquatic systems. This lack of many effective control tools results in repeated use of the same herbicides for several years. This has raised concerns about resistant OWCF populations developing as a response to repeated use of glyphosate and metsulfuron (Hutchinson, MacDonald, and Langeland 2007). Use of glyphosate and metsulfuron, along with triclopyr, should be alternated when possible to minimize the potential for development of resistance.

Operationally, expansive OWCF populations are treated initially by helicopter. Small and scattered populations are spot treated, usually with a backpack sprayer or hand-held application equipment. If fronds extend up into trees where herbicide cannot be applied to all the foliage, the fronds are cut at about waist height, and herbicide is applied to the lower (rooted) portion. This is referred to operationally as a “poodle cut” due to the appearance after cutting. Treated populations should be monitored for regrowth and retreated as necessary. Treated sites should be revisited a minimum of every 6 months following treatment. During site visits, all regrowth should be treated.

Extensive OWCF populations treated by helicopter receive a glyphosate- or metsulfuron-containing product. Because these treatments are usually applied over water, a product labeled for aquatic application is used. A glyphosate-containing product that contains 4 lb glyphosate acid per gal is applied at a rate of 7.5 pt per acre during the season when nontarget woody species such as cypress are dormant.

A product that contains 60% active ingredient metsulfuron is applied at a rate of 1–2 oz product per acre when tolerant woody species are present. The metsulfuron-containing product Escort XP is labeled for application to sites where water is present.

Following initial aerial application, spot treatment with 3% solution of glyphosate-containing product (4 lb glyphosate acid per gal) alone or in combination with one oz of 60% metsulfuron-containing product is necessary on a one- to two-year cycle, depending on environmental conditions. While lower concentrations of glyphosate can be effective, control is more consistent using a 3% solution, an important and cost-effective consideration when treating OWCF in remote locations that are costly to access.

Herbicide applications to OWCF on Everglade tree islands have shown approximately 87% reduction in coverage (one year post treatment) after a single aerial application of either 3.75 or 7.5 pt Rodeo herbicide (4 lb glyphosate acid per gal)/ac. A greater reduction of approximately 99% was observed after aerial application of either 1.0 or 2.0 oz Escort XP (60% metsulfuron)/ac (Hutchinson and Lange-land 2012). Approximately 89% control was maintained after two consecutive annual ground treatments (backpack sprayer) with a solution containing either 2% or 4% Rodeo to those islands initially treated with Rodeo. Approximately 99% reduction was maintained after two consecutive years of ground treatments with a solution equivalent to either 0.07 or 1.40 oz Escort XP/100 gal of water (0.05 or 1.0 g/L) to those islands initially treated with Escort XP.

Three years after the initial aerial applications and subsequent ground applications, dahoon holly (*Ilex cassine*) populations, though damaged, were not decreased by either Rodeo or Escort XP. Swamp bay (*Persea palustris*) and wax myrtle (*Myrica cerifera*) were susceptible to Rodeo but tolerant to Escort XP. Myrsine (*Rapanea punctata*) was susceptible to Escort XP and somewhat tolerant to Rodeo.

Biological Control*

From 2005 to 2007, a defoliating moth, *Austromusotima camptonozale* (Figure 5), was released in southeast Florida as a biocontrol for OWCF fern but failed to establish in any of the release range. Another species of defoliating moth, *Neomusotima conspurcatalis* (Figure 6), has established from releases made in 2008 and 2009. Populations are thriving in several areas and have spread to other points beyond the initial releases. The insect has caused considerable localized brownout of OWCF in certain areas. However, the overall impact still remains very limited.



Figure 5. The defoliating moth *Austromusotima camptonozale* was released in February 2005 to control OWCF but failed to establish in the release range.
Credits: USDA-ARS



Figure 6. *Neomusotima conspurcatalis* adult was released in 2008 and 2009. It is established and thriving in several areas.
Credits: R. Pemberton, USDA-ARS



Figure 7. Feeding damage from *Neomusotima conspurcatalis* larvae.
Credits: R. Pemberton, USDA-ARS

A leaf-galling mite *Floracarus perrepae* (Figure 8) was released in 2007, and has since established in many locations across south Florida. The full impact of the mite is yet

unclear. However, mite damage has been reported where fire has stimulated new *Lygodium* growth. Two additional insects are currently being tested for future releases: a defoliating moth within the same family as the two released moths and a sawfly whose larvae are heavy defoliators.

*Biological control information provided by Melissa C. Smith, PhD, research ecologist, USDA-ARS Invasive Plant Research Lab, Fort Lauderdale, FL



Figure 8. Leaf galling/rolling from *Lygodium* mite, *Floracarus perrepae*. Credits: M. C. Smith, USDA-ARS

What You Can Do

A recent survey of public land managers indicated that considerable progress has been made in many areas. However, there is great concern over the rapid spread OWCF on private lands. If left uncontrolled, the infestations will continuously produce new spores that may re-infest public lands following intensive control efforts. Citizens who want to help protect Florida's natural areas from OWCF should become familiar with how to identify it and teach others about the problem. If you find new populations of OWCF on public property, contact the property manager or appropriate agency such as a county environmental department, Water Management District, or the Florida Fish and Wildlife Conservation Commission.

If you find OWCF on your own property, pull it up by the roots or spray it with an herbicide. Monitor and retreat if regrowth occurs. Homeowners can purchase several glyphosate-containing herbicides in small quantities from retail garden supply stores. Do not dispose of Old World climbing fern in such a way that will cause further spread.

The Central Florida *Lygodium* Strategy (CFLS) is a program coordinated by The Nature Conservancy to stop the

northward spread of OWCF. CFLS coordinates quick and effective treatment of newly reported OWCF occurrences along a line from northern Pinellas and Pasco Counties on the west coast northeast to northern Volusia and Flagler Counties on the east coast. Funding is available to treat private lands in the northernmost extent of the plant's range in central Florida to complement treatment efforts on public conservation lands. To find out more about CFLS, visit the program's website at <http://www.nature.org/centralfloridainvasives>.

References

Early Detection and Distribution and Mapping System (EDDMaps). 2012. The University of Georgia—Center for Invasive Species and Ecosystem Health. Accessed December 2012. <http://www.eddmaps.org>.

Florida Exotic Pest Plant Council (FLEPPC). 2011. *Florida Exotic Pest Plant Council's 2011 List of Invasive Plant Species*. <http://www.fleppc.org/list/list.htm>.

Hutchinson, J. T., and K. A. Langeland. 2012. "Repeated Herbicide Application for Control of Old World Climbing Fern (*Lygodium microphyllum*) and the Effects on Nontarget Vegetation on Everglade Tree Islands." *Invasive Plant Sci. and Manage.* 5(4):477-486.

Hutchinson, J. T., and K. A. Langeland. 2010. "Monitoring of Applied Management Techniques to Control Old World Climbing Fern (*Lygodium microphyllum*) in Disturbed Habitat." *Florida Scientist* 73(3/4):262-273.

Hutchinson, J., A. Ferriter, K. Serbesof-King, K. Langeland, and L. Rodgers. 2006. "Old World Climbing Fern (*Lygodium microphyllum*) Management Plan for Florida." Florida Exotic Pest Plant Council. http://www.fleppc.org/Manage_Plans/Lygo_micro_plan.pdf.

Hutchinson, J. T., G. E. MacDonald, and K. A. Langeland. 2007. "The Potential for Herbicide Resistance in Non-native Plants in Florida's Natural Areas." *Nat. Areas J.* 26(3):258-263.

Lott, M. S., J. C. Volin, R. W. Pemberton, and D. F. Austin. 2003. "The Reproductive Biology of the Invasive Ferns *Lygodium microphyllum* and *L. japonicum* (Schizaeaceae): Implications for Invasive Potential." *American Journal of Botany* 90(8):1144-1152.

Nauman, C. E., and D.F. Austin. 1978. "Spread of the Exotic Fern *Lygodium microphyllum* in Florida." *Amer. Fern J.* 68(3):65-66.

Pemberton, R. W. 2003. "Northward Range Extension in Florida of the Invasive Fern *Lygodium microphyllum* (Lygodiaceae)." *Sida* 20:1759-1761.

Volin, J. C., M. S. Lott, J. D. Muss, and D. Owen. 2004. "Predicting Rapid Invasion of the Florida Everglades by Old World Climbing Fern (*Lygodium microphyllum*)." *Diversity and Distributions* 10(5-6):439-446.

Wunderlin, R. P. 1998. *Guide to the Vascular Plants of Florida*. Gainesville: University of Florida Press.

Wunderlin, R. P., and B. F. Hansen. 2008. *Atlas of Florida Vascular Plants*. Developed by S. M. Landry and K. N. Campbell for Florida Center for Community Design and Research. Tampa: University of South Florida Institute for Systematic Botany. <http://www.plantatlas.usf.edu/>.

Table 1. Herbicide use for controlling Old World climbing fern.

Herbicide	Use rates	Comments
Glyphosate 4lb ae ¹ /gal	Spray to wet: 2%–3% Aerial: 5–7.5 pt/ac	Use only glyphosate products registered for aquatic use. Symptoms evident within three weeks after application. Broad spectrum, some hardwoods tolerant depending on application timing.
Imazapic 2lb ae/gal	Spray to wet: 0.32% Aerial: No information	No products registered for aquatic use. Symptoms evident within three weeks after application. High degree of selectivity.
Metsulfuron 60%	Spray to wet: .07–1.4 oz/100 gal Aerial: 1–2 oz/ac	The product Escort is has a 24C SLN label for for aquatic application in Florida. Symptoms may not be evident for up to three months. High degree of selectivity.
Triclopyr amine 3lb ae/gal	Spray to wet: 0.5% Aerial: NA	Products registered for aquatic use. Broad spectrum on broadleaf plants and hardwoods. Symptoms evident within days.
¹ Active ingredient expressed as the free acid.		



August 26, 2019

Mr. Gerhard van der Snel, Field Operations Manager
Harmony Community Development District
7360 Five Oaks Drive
Harmony FL 34773
Via Email: gerhardharmony@gmail.com

**RE: Proposal of Services and Fees
Harmony Community Development District
SFWMD Permit No. 49-01058-P
Preserved Wetland Exotic Vegetation Control Activities**

Dear Mr. van der Snel:

Pursuant to the request of the Harmony Community Development District (CDD), EcoTech Environmental, LLC. (EcoTech) respectfully provides the following Proposal of Services and Fees for the exotic vegetation control activities associated with approximately 144-acres of onsite preserved wetlands located within the Harmony CDD development in Harmony, Florida. The following proposal and associated costs are based on information provided by **Austin Environmental Consultants, Inc.** (AEC) and are supported by a site assessment performed by EcoTech, AEC and the South Florida Water Management District (SFWMD) on August 16, 2018.

Based on our observations, several of the preserved wetlands are heavily infested with the exotic vegetative species Old World Climbing fern (*Lygodium microphyllum*). This highly invasive and difficult to control species will require an initial treatment and subsequent follow-up treatments in order provide control.

1.0 SCOPE OF WORK

1.1 Initial Exotic Vegetation Control Event

EcoTech will perform a one-time exotic vegetation control event within the preserved wetlands. During the initial event, EcoTech staff will target exotic vegetation with appropriate herbicides for control.

1.2 Quarterly Vegetative Maintenance

EcoTech will perform routine, quarterly vegetative maintenance within the control area for a one-year period. During scheduled maintenance events, EcoTech staff will target exotic vegetation for control by the selective application of appropriate herbicides approved for aquatic use. No biomass will be removed from the project area during routine, scheduled maintenance events.

Proposal of Services and Fees
Harmony Community Development District
SFWMD Permit No. 49-01058-P
Preserved Wetland Exotic Vegetation Control Activities
 August 26, 2019
 Page 2

Limitations to Scope of Work

Owner must assure vehicular access to the site. All herbicide applications will be performed under the supervision of EcoTech employees, licensed by the State of Florida for the use of restricted-use aquatic herbicides and within Natural Areas. No biomass will be removed from the project area during control efforts.

2.0 COST

The cost to perform the proposed work is provided in the following Table:

Description	Qty	Cost
Initial Exotic Vegetation Control Event	1	\$238,850.00
Quarterly Vegetative Maintenance (@\$11,465/event)	3	\$34,395.00
Total Contract Cost:		\$273,245.00

3.0 DURATION OF CONTRACT

Once initiated, the terms of this agreement shall remain in effect for a one-year period.

4.0 TERMINATION

Termination of this agreement shall be effective with 30 days prior written notice by either party or immediately by mutual agreement of both parties. However, termination of this agreement shall not be effective until all fees due are paid.

Thank you for this opportunity to be of service to you. We trust the information contained in this letter is consistent with your understanding. If this proposal is acceptable to you, please sign below in the space provided and return to our office.

Sincerely,



David M. Bek
 Principal

Enclosures: EcoTech Business Terms and Conditions

Proposal of Services and Fees
Harmony Community Development District
SFWMD Permit No. 49-01058-P
Preserved Wetland Exotic Vegetation Control Activities
 August 26, 2019
 Page 3

5.0 ACCEPTANCE AND AUTHORIZATION TO PROCEED

5.1 Assignment

This Agreement gives no rights or benefits to anyone other than the Client and the Service Provider, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Service Provider. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of Services by Service Provider, without the written consent of the Service Provider.

5.2. This Proposal/Agreement is open for acceptance by client for a period of 30 days, after which it will be withdrawn by **ECOTECH Environmental, LLC.** and may be subject to renegotiation.

5.3. If this Proposal/Agreement satisfactorily sets forth Client's entire understanding of the agreement, please sign the enclosed copy of this agreement in the space provided and return it to **ECOTECH Environmental, LLC.**, as authorization to proceed with the work.

5.4 Client Authorization

I HEREBY AUTHORIZE the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the attached **ECOTECH Environmental, LLC.** Business Terms and Conditions. I also acknowledge that I have read, understand, and agree to the **ECOTECH Environmental, LLC.** Business Terms and Conditions attached hereto and made a part of this Agreement. I warrant and represent that I am authorized to enter into this Agreement on behalf of

6.0 Remuneration

Services rendered as per the above Section 1.0 Scope of Work will be accomplished on a fixed fee basis. All invoices for services provided shall be payable upon receipt. Invoices unpaid after 30 days of submittal will be charged a nominal 1.5 percent fee monthly until paid in full. ECOTECH reserves the right to stop work on any project that remains unpaid over 30 days. If collection efforts are required, client agrees to pay reasonable attorney's fees and court costs.

Accepted this _____ day of _____, 2019.
