

**HARMONY  
COMMUNITY DEVELOPMENT DISTRICT**

**DECEMBER 19, 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

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December 9, 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, December 19, 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. **Discussion of Potential Community Center**
  - B. **Interlocal Government Agreements – Buck Lake / Harmony West**
    - i. Hourly Wage Analysis
3. **Audience Comments**
4. **Approval of:**
  - A. **November 21, 2019 - Regular Monthly Meeting Minutes**
5. **Subcontractors' Reports**
  - A. **Servello**
    - i. Grounds Maintenance Status (*Work Chart*)
    - ii. Proposal 3256 – Dead Tree Removal - \$6,770.00
6. **Staff Reports**
  - A. **District Engineer**
    - i. Update on Billy's Trail
  - B. **District Counsel**
    - i. Update on Servello Landscape Addendum Removing Maintenance of Certain Property Retail Property & Harmony Golf
  - 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. Wetlands Report (*Chart & Map*)
    - vi. Well Permit Application
    - vii. Update on the Move of Field Services
7. **District Manager's Report**
  - A. **Financial Statements for November 30, 2019**
  - B. **Approval of: #236 Invoices, Check Register, and Debit Purchases**
  - C. **Facilities Usage Applications**
    - i. Harmony Community Church – Easter Services 7:00 a.m. to 12:00 p.m.

- 8. Old Business**
  - A. Discussion of Boardwalk & Docks**
  - B. Discussion of Accessibility Plug-ins**
- 9. New Business**
- 10. Topical Subject Discussions**
  - A. Infrastructure Maintenance**
    - i. Alleyways
      - a. Locations Survey (Map)
      - b. Work Breakdown (Table)
      - c. Cost Estimates (By Task)
    - ii. Sidewalks
      - a. Locations Survey (Map)
      - b. Work Breakdown (Table)
      - c. Cost Estimates (By Task)
- 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.**

**Field Services Hourly Cost Analysis**

<b><u>AVERAGE HOURLY WAGE</u></b>	<b>15.71</b>
<b><u>MANAGEMENT FEES (FRM)</u></b>	<b>3.93</b>
<b><u>SUPERVISORY (60,000~5~2000hrs)</u></b>	<b>6.00</b>
<b><u>VEHICLE (15,000~2000hrs) (assumes 1 year amortization)</u></b>	<b>7.50</b>
<b><u>PHONES &amp; TOOLS</u></b>	<b>1.00</b>
<b><u>SUB-TOTAL FIXED COSTS</u></b>	<b>34.14</b>
<b><u>ALLOWANCE FOR CHEMICALS,MISC SUPPLIES &amp; UNKNOWN</u></b>	<b>15.86</b>
<b><u>TOTAL HOURLY</u></b>	<b>50.00</b>

## **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, November 21, 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  
Kerul Kassel  
David Farnsworth

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary (via phone)

Also present were:

Kristen Suit  
Tim Qualls  
Tristan LaNasa  
Scott Feliciano

District Manager: Inframark  
District Attorney: Young Qualls, P.A.  
Young Qualls, P.A.  
Servello  
Servello

Residents and Members of the Public

*The following is a summary of the discussions and actions taken at the November 21, 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. Discussion of Potential Community Center**

Supv Berube noted Mr. Rieger was scheduled to come tonight. He and Mr. Rieger have discussed the possibility of using VC-1 as a community center.

Supv Kassel addressed the discussions regarding the offer from Mr. Fusilier noting she reached out to three commercial real estates brokers to get some guidance on the market value of the property, market lease rates and any additional guidance about the possible pursuit of the transaction. Two of the three, CBRE and Scofield Properties, did not have the time to provide a proposal for the guidance. LaRosa Commercial has an agent who said he would provide something for tonight's meeting. [Supv Kassel read an email from Mr. Pedro Santiago]. She would like to work with the District Manager on an exploration.

Discussion continued on the \$4.5 million offer, the value of the building, how they could utilize the building as a community center and the District building a community center.

Supv Kassel noted her plan is to meet with Mr. Santiago to discuss what the potential is for LaRosa Commercial to represent the District, coming back to the next Board meeting with a proposal.

Supv Bokunic noted they need to look at building, so they have two options. They need to look at what else Mr. Fusilier has that they could potentially want.

An unidentified speaker inquired if anyone has contacted Mr. Fred Hopkins for financial assistance.

Supv Berube noted they are not close to that point yet.

Discussion continued on contacting the County with regard to assistance for a community center.

#### **B. Interlocal Government Agreements – Buck Lake / Harmony West**

Supv Berube addressed the partnership with Harmony West regarding Buck Lake. One of the requirements is the lake be monitored for invasive weed growth and the such. He met with Mr. Jerman as the Chairman of Harmony West CDD to discuss putting some policies and regulations in place for Buck Lake including the maintenance of the lake. Harmony CDD already has the infrastructure in place to monitor and treat invasive weeds and everything on the lake, they are already doing it. Mr. Jerman obtained a price from BioTech of \$1,600 per month to monitor and manage Buck Lake. He said if Harmony CDD wants to do it they will figure out some reasonable value and split it down the middle. Harmony CDD will bill Harmony West for the cost and manage Buck Lake.

Supv Bokunic inquired if they are confident field staff can handle it.

Supv Berube noted absolutely. The second part of the conversation was Harmony West has ponds and an irrigation system – can Harmony CDD field services maintain it?

Mr. Qualls noted they can legally do so.

Supv Berube noted Mr. van der Snel estimates it will take 15 to 20 hours per month on average to manage Harmony West's lakes and irrigation system. He and Mr. Jerman had general conversation about it, and he requested some numbers. Somewhere around \$50 per hour seems to be a reasonable number. All in cost to the District is

around \$42 per hour which includes salaries, FRM, vehicle, and miscellaneous equipment. He noted if the Board is okay with furthering a conversation with Harmony West to maintain it, they will do so and move forward.

Supv Bokunic inquired if it would be annually.

Supv Berube noted it would be monthly, but they would have an annual contract so the Board's can budget.

Supv Kassel noted for clarification they are asking for the Harmony CDD field service staff to manage invasives on Buck Lake.

Supv Berube noted that is one part of it.

Supv Bokunic inquired what is in it for the District to do the stuff at Harmony West. Why would they tackle it.

Mr. Qualls noted money; it would be a fair exchange. The legal foundation is F.S. Chapter 163 – Interlocal Agreements. The basic premise is if one government has the power, here being the power to maintain infrastructure stormwater ponds, and another government has the same power – if the two governments working together can achieve economies of scale and efficiencies then they may work together to carry that out. It is a policy decision of the Board that legally is possible.

Supv Berube addressed the 2,000 hours added to field services noting this will offset some of those costs.

An unidentified speaker addressed the quote to do Buck Lake and inquired if there is a quote to do these ponds.

Supv Berube noted Counsel has noted before they are not really running a business and not intending to make a big profit. It is not a business proposition, but rather a matter of convenience.

Mr. Qualls noted the talk about profit is not applicable in a governmental setting. To the point, it makes no sense if the residents who pay assessments into Harmony CDD, those assessments ought not to be used to maintain another government's infrastructure unless there is a benefit for those residents. The Board has done similar deals with the school for cutting grass or irrigating. When you flesh out these agreements you determine if there are economies of scale and efficiencies and if there is not, he does not think the Board would make that policy decision to move forward.

Supv Kassel addressed water hyacinths in the canal that feeds to Buck Lake along Pine Needle Path.

Discussion continued with regard to the CDD's responsibility to maintain Buck Lake.

Discussion continued on providing the pond and irrigation maintenance for Harmony West. The consensus of the Board is it is fine to explore it.

Supv Berube reported the Polaris ordered several months ago arrived today.

### **THIRD ORDER OF BUSINESS**

### **Audience Comments**

There being none, the next item followed.

### **FOURTH ORDER OF BUSINESS**

### **Approval of the Minutes**

#### **A. October 31, 2019 – Regular Monthly Meeting Minutes**

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the October 31, 2019 regular meeting minutes were approved as amended.

### **FIFTH ORDER OF BUSINESS**

### **Subcontractors' Reports**

#### **A. Servello**

##### **i. Grounds Maintenance Status (*Work Chart*)**

Mr. Feliciano introduced the new Site Supervisor for Harmony – Mr. Pete Betancourt. He has started working with Mr. van der Snel and creating some proposals. They have mowed VC-1 lot and met with Supervisor Kassel regarding another area which has also been mowed.

They are looking to complete all the playgrounds the second week of December.

On schedule to start the tree trimming project in December and per the discussion each tree that will be trimmed will have a ribbon. If they cannot get to any tree for any reason, they will make a few attempts to get back to the trees as they did last year.

Mr. Betancourt has talked to Ms. Ash-Mower regarding the wood chips for the garden. It will be more than enough and there may be certain areas that they need to look at.

Supv Kassel noted there is only one area where a ditch goes through that they could add some wood chips to. She is not sure it a great idea as it may reduce the flow.

Discussion followed on the area Servello mowed today. Supervisor Kassel noted she does not know that it needs wood chips, but if they wanted to spread some in this area, there is nothing wrong with doing so.

Supv Berube noted they will fill the gardens need first and if there are more, they will have a better idea by that time.

An unidentified speaker addressed the tree trimming and requested the residents be notified on a particular street that they will be trimming the trees.

Supv Kassel noted this is always the plan.

Supv Berube noted on the Harmony Resident forum they will post as the plan develops and asking that they let their neighbors know since not everyone is on Facebook.

Supv Berube addressed the stopping of maintenance on certain parcels and inquired if Mr. Feliciano distributed the email.

Mr. Feliciano noted he has not.

Supv Kassel noted she and Mr. Fusilier discussed this when they met, and he stated he is willing to give them a public access easement. She contacted Mr. Fusilier's attorney, Mr. Kobrin, and received an email from him today noting he will draft an easement for presentation to Mr. Qualls for the CDD to consider.

Mr. Qualls noted he did see an email but has not seen a proposal.

Discussion continued on the maintenance and access easement. Servello has provided an addendum to the contract and the savings will be approximately \$22,000 if they end maintenance on the parcels.

An unidentified speaker inquired why there was a need to provide 60 day notice to stop maintaining private property.

Supv Kassel noted they are in partnership with someone who owns a lot of property within Harmony and they are trying to work on ways of working together that can work for both parties and sometimes that takes time.

The unidentified speaker inquired if the property with the proposed public access easement is something the residents of Harmony are anxious to use.

Supv Berube outlined where the properties are located.

Discussion continued on the proposed easement and maintenance.

Supv Berube noted some of the tree rings are getting a lot of weed growth in them, specifically on the backside of Lakeshore Park behind the soccer pitch. He also requested when they do the mulching, they keep the pine needles under the pine trees and the pine bark nuggets everywhere else.

## **SIXTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. District Engineer**

#### **i. Update on Billy's Trail Staking**

Supv Berube noted Mr. Boyd sends his regrets that he cannot be in attendance this evening.

Supv Kassel noted Billy's Trail was staked yesterday and the portion between Five Oaks Drive and the barbed wire fence has been brush hogged today. She told Mr. van der Snel they are ready to go in between the CDD boundary to cut the wires and put a gate in.

Mr. van der Snel noted they have a gate already.

Supv Berube inquired if the gate will be at the trailhead.

Supv Kassel noted it is further in than the existing gate to Billy's Trail; approximately 400 feet from Five Oaks Drive.

Discussion continued on the gate with Supervisor Kassel noting there are still cattle pastured and no fence between CDD property and where they are pastured.

Supv Berube noted the remediation for the Old World Climbing Fern has been accepted by SFWMD. There are two guys two days per week spraying and cutting. At the traffic circle at Schoolhouse and Five Oaks there is a lot of browning at the northwest corner due to the spraying of the trees.

Mr. van der Snel noted they are working in phases because it is so overgrown, and they have to apply Roundup first before they can enter an area. They have their PPE [Personal Protective Equipment].

Supv Berube addressed the fence permit request to Osceola County for the expanded parking area. After several months they have said this is not going to work, resubmit. What they have found is the prior owner had not permitted any of the current uses, garden, vehicle storage nor the landscape staging area, with the County. The County informed them they have to change the PUD and they have gone through this process.

The proposal from R.J. Whidden is to modify the PUD specifically for the section dealing with this parcel. The proposal is \$2,900.

Discussion continued on what is being changed on the PUD with it being noted it is to change the usage of the parcel.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the PUD amendment in the amount of \$2,900.00 was ratified.

**B. District Attorney**

**i. Report on Contract Negotiations**

**a. Tree Trimming**

Mr. Qualls reported they finished the tree trimming contract with the only change being the inclusion of an extension due to the holidays and the need to move cars.

**b. Playground Equipment**

Mr. Qualls reported the playground equipment with Jammin Playgrounds is done.

**ii. Discussion of Memorandum Regarding Website and Retention of Records**

Mr. Qualls noted they sent a memo regarding the website and retention of records.

**iii. Other**

Mr. Qualls noted a question came up from a homebuilder with regard to the 3-day rescission which is on the agenda under the Manager's Report. The homebuilder inquired if it is necessary to have in a home buyer's contract whether the home buyer would have a 3-day right of rescission because there is a CDD. They have researched it and there is no legal requirement for a 3-day right of rescission; there is language in Chapter 190 that there has to be disclosure that this is a government and can levy and impose non-ad valorem assessments.

Supv Berube noted it is in the District's policy.

Supv Farnsworth noted it was Amendment 3 that was rescinded in 2015.

Discussion continued on the 3-day rescission and Ms. Suit will inform the homebuilder.

Mr. Qualls reported he received an email from Mr. Fusilier which he shared with the Board. He responded to Mr. Fusilier and Mr. Kobrin noting he would do his best to tell them what he believed the status quo to be. He inquired if it would be possible to

preserve the status quo and other than that it would take an act of the Board to make any changes moving forward. If there are questions or direction on the email.

Supv Kassel noted the water that goes to the Field Services office and the water at the garden are from a meter on Mr. Fusilier's property.

Supv Berube noted it is from a well on Mr. Fusilier's property, but the meter that powers it is paid for by the CDD as it has been since Starwood transferred it.

Supv Kassel noted they have been told that on December 1<sup>st</sup> or before that the use of the water will be rescinded.

Supv Berube noted this means the field services trailer and the garden will be without water. Mr. Qualls through Mr. Kobrin made an offer to preserve the status quo.

Mr. Qualls noted he said he cannot make any offer or make any changes.

Supv Berube noted the conversation turned to let us fix this problem. It was suggested the CDD will leave the water on for the eight parcels discussed earlier and Mr. Fusilier will leave the water on from his well with the CDD continuing to pay the electricity for running the well; to date there has been no response.

Mr. Qualls noted he received a response from Mr. Kobrin's at 3:30 p.m. today. The response was, *as far as water usage thank you but per discussion with Mr. Fusilier the CDD is not water any of Mr. Fusilier's properties.*

Mr. van der Snel noted they are.

Supv Berube noted all the areas get watered; we have a difference of opinion.

Supv Kassel inquired as to how it gets resolved.

Discussion continued on the water/watering with it being noted if the water is shutoff, they will be drilling a well and will make emergency provisions for water to the trailer and garden. The cost to install a well is \$12,000.

Mr. van der Snel inquired if he is installing a well.

Supv Berube noted they will wait to see if there is further conversation.

Discussion continued with Mr. van der Snel noting he can have a well installed by December 1<sup>st</sup> with approval from the Board. It was noted this has been done, it was part of the \$50,000 budget to relocate field services.

## **ii. Discussion of Memorandum Regarding Website and Retention of Records (continued)**

Mr. Qualls noted a memo was sent out and is included in the agenda package.



Supv Berube outlined the policy set last month, on Counsel's advice, regarding records retention on the website, with it being that records retention is seven years on the website.

Supv Farnsworth inquired where seven years came from.

Discussion continued on the retention length.

Supv Berube addressed the policy set of anything that cannot be remediated within the seven-year period will be removed from the website.

Supv Farnsworth noted with the Adobe Acrobat program he is able to make all items screen-readable.

Discussion continued on removing items from the website seven years and older with Supervisor Farnsworth suggesting a cutoff of 2008.

On MOTION by Supv Kassel seconded by Supv Farnsworth, with a vote of Supv Kassel and Supv Farnsworth voting aye and Supv Berube and Supv Bokunic voting nay, to reconsider the policy for removal of all documents from the District website over seven years old, the motion failed.

**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 comments or questions.

Supv Berube inquired about Servello's new onsite manager.

Mr. van der Snel noted they have touched base on what each expects from the other. It has only been two weeks, but Mr. Betacourt is very good with the crew.

Discussion followed on the wetland maintenance with it being noted a report has been created.

**v. Update on the Move of Field Services**

Mr. van der Snel reported the move is completed and they are set to go.

**SEVENTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Financial Statements for October 31, 2019**

Ms. Suit noted some revisions were made to the narrative regarding VC-1 and emailed to the Board yesterday.

**B. Approval of: #235 Invoices, Check Register and Debit Purchases**

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the October 2019 financials, Invoice Approval #235, Check Register and Debit Purchases was approved.

**C. Discussion of 3-Day Rescission**

Previously addressed.

**D. Ratification of PUD Amendment Agreement**

Previously addressed.

**F. Facilities Usage Applications**

**i. Soccer Shots - Soccer Instruction for Ages 2 to 8**

Discussion followed on the application with it being noted they were \$10 per use at the last request.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the facilities usage application for Soccer Shots, fee of \$200, every Friday 5:00 p.m. to 7:00 p.m. January 10<sup>th</sup> through June 26<sup>th</sup> was approved.

Ms. Suit noted she received an email from the Harmony Community Church today.

On MOTION by Supv Berube seconded by Supv Kassel, with Supv Berube, Supv Kassel, and Supv Farnsworth voting and Supv Bokunic abstaining, the facilities usage application for Harmony Community Church for December 15<sup>th</sup> was approved.

*Mr. Bokunic abstained as a member of Harmony Community Church.*

**EIGHTH ORDER OF BUSINESS**

**Old Business**

**A. Discussion of Boardwalk & Docks**

Supv Kassel proposed they consider the part of the proposal which is the 40-foot boardwalk approach to a 10 x 20-foot dock with two swings and pergola for \$13,610.

Supv Berube noted this will be behind Neighborhood F and generated a fair amount of conversation on Facebook.

Supv Kassel noted it is not directly behind homes and there is already a path.

Discussion continued on the location.

Supv Kassel outlined the plan for placement of a boardwalk and pergola noting she will speak with Mr. Leet about the location.

Supv Berube noted he would also ask that they revisit the conversation on the forum with the people who live there.

Discussion continued on boardwalks.

**B. Website Records Retention**

Previously addressed.

**NINTH ORDER OF BUSINESS**

There being none, the next item followed.

**New Business**

**TENTH ORDER OF BUSINESS**

There being none, the next item followed.

**Topical Subject Discussions**

**ELEVENTH ORDER OF BUSINESS**

There being none, the next item followed.

**Supervisors' Requests**

**TWELFTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

<p>On MOTION by Supv Berube seconded by Supv Bokunic, with all in favor, the meeting was adjourned.</p>
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Kristen Suit  
Secretary

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Steven Berube  
Chairman

## **Fifth Order of Business**

**5A**

**5Ai.**

## Servello & Sons Status Report a/o 12/9/2019

### HARMONY CDD SCOPE OF SERVICE / FREQUENCY CHART

Frequency	Type of Service	7-Oct	14-Oct	21-Oct	28-Oct	4-Nov	11-Nov	25-Nov	2-Dec	EVENTS
<b>Turf Mowing/Trim/Blow</b>										
42 (per year)	Bahia	X	✓		X	✓		X	✓	42 of 42
52 (per year)	Sports/Bermuda	X	✓	X	✓		X	✓	X	52 of 52
42 (per year)	St. Augustine	X	✓	X	✓		X	✓	X	42 of 42
12 (per year)	Meadow Grass Land	X	✓		X	✓		X	✓	12 of 12
42 (per year)	Hard Surface Edging	X	✓	X	✓	X	✓	X	✓	42 of 42
18 (per year)	Soft Surface Edging	X	✓		X	✓		X	✓	18 of 18
42 (per year)	Line Trimming	X	✓	X	✓	X	✓	X	✓	42 of 42
<b>Turf Weed/Disease Control</b>										
3 + 48hr Service call	Bahia	X	✓							4 of 4
3 + 48hr Service call	Sports/Bermuda	X	✓							4 of 4
3 + 48hr Service call	St. Augustine	X	✓							4 of 4
<b>Turf Fertilization</b>										
3 + 48hr Service call	Bahia	X	✓							3 of 3
3 + 48hr Service call	Sports/Bermuda	X	✓							3 of 3
3 + 48hr Service call	St. Augustine	X	✓							3 of 3
<b>Turf Pest Control</b>										
3 + 48hr Service call	Bahia	X	✓							4 of 4
3 + 48hr Service call	Sports/Bermuda	X	✓							4 of 4
3 + 48hr Service call	St. Augustine	X	✓							4 of 4
1 (per year)	Top Choice									2 of 1
<b>Shrub / Bed Detailing</b>										
4 to 6 week rotation	Shrub Pruning	X	✓	X	✓	X	✓	X	✓	38 of 38
4 to 6 week rotation	Shape Ornamentals	X	✓	X	✓	X	✓	X	✓	38 of 38
4 to 6 week rotation	Ground Cover	X	✓	X	✓	X	✓	X	✓	38 of 38
4 to 6 week rotation	Remove Tree Suckers	X	✓	X	✓	X	✓	X	✓	37 of 37
4 to 6 week rotation	Weeding	X	✓	X	✓	X	✓	X	✓	37 of 37
4 to 6 week rotation	Trim POOL Palm Trees to 15'									12 of 12
<b>Tree Pruning</b>										
Maintain Height Only	7' Clearance Walkways									7 of 7
Maintain Height Only	15' Clearance Roadways									7 of 7
<b>Tree / Shrub Care</b>										
3 (per year)	Fertilization									3 of 3
6 (per year)	Inspect / Treat									6 of 6
<b>Mulching</b>										
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
<b>Annual Flowers</b>										
4 (per year)	Flowers(1600 per change out)									5 of 4

Week Number

per/Year

Tasks  
Calendar Year 2018

**5Aii.**





261 Springview Commerce Drive  
DeBary, FL 32713  
Telephone 386-753-1100  
Fax 386-753-1106

# Proposal

Date	Proposal #
11/20/2019	3256

## Submitted To

### Harmony CDD

Gerhard van der Snel  
210 North University Drive Suite 702  
Coral Springs, FL 33071

## Project

Harmony CDD  
7360 Five Oaks Dr.  
Harmony, FL 34773

## Scope

*We propose to furnish the following scope of work to complete Harmony CDD.*

### Removal and Install Trees

Removal of dead trees located at 3344 Primrose Way, 7019 and 7042 Buttonbush Loop. 3332 Braken Fern and install 2.5" caliper trees.  
Removal of dead trees and flush cut only: located at Lakeshore Park West of bathrooms along sidewalk, and behind volleyball court, and along Five Oaks west, across from the Lakes along golf course.

Description	Quantity	Unit	Price
Removal of dead trees	1.00	Ea	1,800.00
Install 2.5" caliper Live Oak at 3344 Primrose Way	1.00	Ea	720.00
Install 2.5" caliper Sycamore at 7042 Buttonbush Loop	1.00	Ea	720.00
Install 2.5" caliper Sycamore at 7019 Buttonbush Loop	1.00	Ea	720.00
Install 2.5" caliper Maple at 3332 Braken Fern	1.00	Ea	720.00
Pro 40 Kit	4.00	Ea	240.00
Stump Grind	1.00	Ea	600.00
Removal of dead trees and flush cut only	1.00	Ea	1,250.00

### Subtotal Removal and Install Trees

6,770.00

### Project Total

\$6,770.00

Harmony CDD

**Proposal # 3256**

**Project Total**

\$6,770.00

**Terms & Conditions**

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: <u>Pedro Betancourt</u>	<u>11/20/2019</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Harmony CDD	Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

**All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.**

## **Sixth Order of Business**

**6C.**

**6Ci.**

## November/December 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. Swapping new steelles benches at Splash pad scheduled for December/January
- RV lot fencing permit is pending
- Used Box Blade on tractor for scraping garden road.
- Well installation scheduled for end of December.
- Mitigation project has started at Sundrop/Goldflower/Lakeshore park area. This area is finished December 2019 see report.
- Play area for Middlebrook Place pending.
- Tower at East entrance cleaned out.
- New vehicle received and active.
- Trench for drain at Swing area Dog Park scheduled for January.
- Installation marker poles and gate at new Billy trail scheduled for December.
- Sidewalk grinding project started 12/03/2019.
- Power washed Town square.
- Repaired Lakeshore Park play area sharp hazard issue.

### Ponds

- See Pond report.

### **Irrigation**

- All Clocks inspected & adjusted as needed.
- Water meter for 3300 Songbird area S500 and S600 (see property appraisal) pending.
- Maxicomm fully functional.

### **Pools Operations**

- Pools checked, chemically balanced and cleaned daily.
- Replacing 28 regular lights for LED Lights in all Bathrooms almost finalized
- Splash pad will be needing the projected repair.
- Ashley Park Access system motherboard replacement pending.
- Added bike rack at Swim club restroom area.

### **Boat Maintenance**

- All propellers weekly checked.
- Replaced batteries for bass boat.
- Replaced throttle unit 16 ft Suntracker.
- Repaired handle 18ft bass boat.

### **Buck Lake Activities**

- Boat Orientation held at the Dock, 6 Attended

### **Access Cards**

- Approximately 10 ID cards have been made this month.

End of report

**6C.ii.**



**HARMONY CDD****Gerhad 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
11/11/2019	David Bronson	10:00 - 12:00 PM	X		3	X							
11/11/2019	David Fugere	10:00 - 1:00 PM	X		2		X						
11/13/2019	Michael Giberson	8:00 - 11:00 AM			2				X				
11/13/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
11/15/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
11/16/2019	jason herman	8:00 - 11:00 AM			3				X				
11/16/2019	Kathryn Davis	1:00 - 3:00 PM			8	X							
11/16/2019	Alexandria Talbott	1:00 - 3:00 PM			4		X						
11/16/2019	John Howard	2:00 - 4:00 PM			6			X					
11/17/2019	David Shank	7:30 - 10:30 AM		X	2					X			
11/17/2019	Ray Walls	8:00 - 11:00 AM		X	4			X					
11/17/2019	Steven Sepulveres	12:00 - 2:00 PM		X	8	X							
11/17/2019	Roberto Silva	1:30 - 4:00 PM		X	6			X					
11/18/2019	Larry Crouch	8:00 - 11:00 AM	X		2		X						
11/21/2019	Michael Giberson	8:00 - 11:00 AM			2				X				
11/21/2019	Rafael Casallas	10:00 - 12:00 PM			7	X							
11/22/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
11/22/2019	neville pennington	8:00 - 11:00 AM			1				X				
11/22/2019	Robert Dobbins	11:00 - 1:30 PM			4			X					
11/22/2019	Nicholas Amen	1:00 - 4:00 PM			8	X							
11/23/2019	neville pennington	8:00 - 11:00 AM			1				X				
11/23/2019	jason herman	8:00 - 11:00 AM			5			X					
11/23/2019	Tanner Poliard	9:00 - 11:00 AM			8	X							
11/23/2019	Cherry Young	10:00 - 1:00 PM			4		X						
11/23/2019	Rafael Casallas	11:00 - 2:00 PM			3					X			
11/23/2019	Lori Isaac	1:00 - 3:30 PM			0			X					
11/23/2019	Lori Isaac	1:00 - 2:30 PM			8	X							
11/24/2019	David Bronson	9:00 - 11:00 AM		X	3	X							
11/24/2019	Hannah James	9:00 - 11:00 AM		X	4			X					
11/24/2019	Richard Mason	1:00 - 3:30 PM		X	4			X					
			6	15	225	16	13	13	9	3	0	5	
			<b>Total</b>										
			<b>Passengers:</b>										
			225										
			<b>Total Trips: 59</b>										

Date	Resident	Time	M W Th	F S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
11/24/2019	John Bortya	1:00 - 3:00 PM		X	8	X							
11/25/2019	Larry Crouch	8:00 - 11:00 AM	X		2		X						
11/25/2019	David Bronson	10:00 - 12:00 PM	X		3	X							
11/27/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
11/27/2019	Rafael Casallas	10:00 - 1:00 PM			6				X				
11/27/2019	Rafael Casallas	10:00 - 12:00 PM			6				X				
11/27/2019	Jerome Schletter	1:00 - 3:00 PM			7	X							
11/30/2019	David Shank	7:30 - 10:00 AM			3					X			
11/30/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
11/30/2019	Patrick Conley	8:00 - 11:00 AM			2				X				
11/30/2019	neville pennington	8:00 - 11:00 AM			1					X			
11/30/2019	Mark Wienbarg	9:30 - 11:00 AM			7	X							
11/30/2019	Hannah James	2:00 - 4:00 PM			8	X							
11/30/2019	Michael Flaherty	2:00 - 4:00 PM			8	X							
12/1/2019	Donald Rice	7:30 - 10:30 AM		X	2		X						
12/1/2019	David Shank	8:00 - 10:00 AM		X	6	X							
12/1/2019	neville pennington	8:00 - 11:00 AM		X	1					X			
12/1/2019	Tom Van Duyne	12:00 - 3:00 PM		X	4		X						
12/1/2019	Rafael Casallas	12:00 - 3:00 PM		X	6				X				
12/1/2019	Tom Van Duyne	12:00 - 3:00 PM		X	1							X	
12/1/2019	Lori Isaac	12:00 - 2:00 PM		X	8	X							
12/2/2019	Michael Giberson	8:00 - 11:00 AM	X		2					X			
12/4/2019	Michael Giberson	8:00 - 11:00 AM			2					X			
12/4/2019	Larry Crouch	8:00 - 11:00 AM			2		X						
12/4/2019	Joshua DuPre	1:00 - 4:00 PM			4				X				
12/5/2019	Paul O'Leary	10:00 - 1:00 PM			1							X	
12/5/2019	Paul O'Leary	10:00 - 1:00 PM			1							X	
12/5/2019	Paul O'Leary	10:00 - 1:00 PM			1							X	
12/5/2019	Paul O'Leary	10:00 - 1:00 PM			1							X	
			6	15	225	16	13	13	9	3	0	5	
			<b>Total</b>										
			<b>Passengers:</b>										
			225										
			<b>Total Trips: 59</b>										

**6C.iii.**

Facebook Report November/ December 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 Nov 14<sup>th</sup> a resident notified us, there are no dog potty bags at the big dog park. CDD staff replenished.

On Nov 17<sup>th</sup> a resident notified CDD of a jug of oil at a trash can at Habitat Dr. Resident removed it himself.

On Nov 27<sup>th</sup> a resident reported teen activity at Lakeshore Park prior to water issue in Woman's Restroom.

On Monday Dec 2<sup>nd</sup> a resident reported a broken sprinkler head on Middlebrook Pl. CDD staff fixed.

On Dec 5<sup>th</sup> a resident asked when her tree will be trimmed on Beargrass Rd. Notified resident it will be done within 30 days.

End of report.

**6C.iv.**

# Harmony Community Development District Field Services Monthly Pond Report

#	Pond Name	Acres	<div>Duckweed</div>	<div>Algae</div>	<div>Cattail</div>	<div>Pennywort</div>	<div>Grasses</div>	<div>Spatterdock</div>	November 2019 (End-of-Month Status)	Treatment Plan
Map Quickview, click here Internet access not required			SEVERITY: L1=minimal L2=moderate L3=significant L4=extreme Blank = indicates non issue						Current Treatment & Treatment Needs	* SeClear G - Algae * Komeen Crystals - Hydrilla * SonarOne - Hydrilla * Diquat - Lateral plants
Map links below Require Internet										
1	Rosewood - W.	1.4					L1		No treatment needed	
2	Rosewood - C.	1.0					L1		No treatment needed	
3	Rosewood - N.	2.3				L1			No treatment needed	
4	Hawthorne	3.7		L1			L1		No treatment needed	
5	Cherry Hill	2.8		L1					No treatment needed	
6	Long Pond - W.	3.1					L1		No treatment needed	
7	Long Pond - E.	3.1					L1		No treatment needed	
8	Cypress 2	3.5		L1					No treatment needed	
9	Dog Park Tr.	1.0					L1		No treatment needed	
10	Birchwood	3.0					L1		No treatment needed	
11	Drake 2 - N.	1.8		L1					No treatment needed	
12	Drake 2 - E.	1.7		L1					No treatment needed	
13	Golf Course	1.5		L1						
14	Golf Course	1.5		L1						
15	Golf Course	4.0		L1						
16	Golf Course	3.4		L1						
17	Golf Course	1.4		L1						
18	Golf Course	2.0		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	2.0		L1						
24	Golf Course	2.0		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	2.0		L1						
33	West Lake - S.	1.3		L1						
34	West Lake - C.	0.0							Future pond, not active	
35	West Lake - N.	0.0							Future pond, not active	
36	North Lake	0.0							Future pond, not active	
37	East Lake - E.	3.0				L1			No treatment needed	
38	East Lake - W.	0.5				L1			No treatment needed	
39	South Lake - N.	3.3				L1			No treatment needed	
40	South Lake - E.	1.4				L1			No treatment needed	
41	South Lake - W.	2.3	L1						No treatment needed	
42	South Lake - S.	5.2	L1						No treatment needed	
43	Waterside	3.0	L2						No treatment needed	
44	DOT [192 - E.]	6.0			L1				No treatment needed	
45	DOT [192 - C.]	3.6			L1				No treatment needed	
46	DOT [192 - W.]	2.0			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		20.5	Average treated pond area is roughly 20%							
Additonal Notes: The ponds are doing very well now as most everything is becoming dormant with the cooler weather. I am spot checking to keep up on them as I will need to spot spray a few coming up next month. I have started to treat some of the larger patches of water hyacinth as it has started to gather in some larger patches and will become a huge problem if left untreated any longer. This will only take a few days of treatment and results now are looking good.										





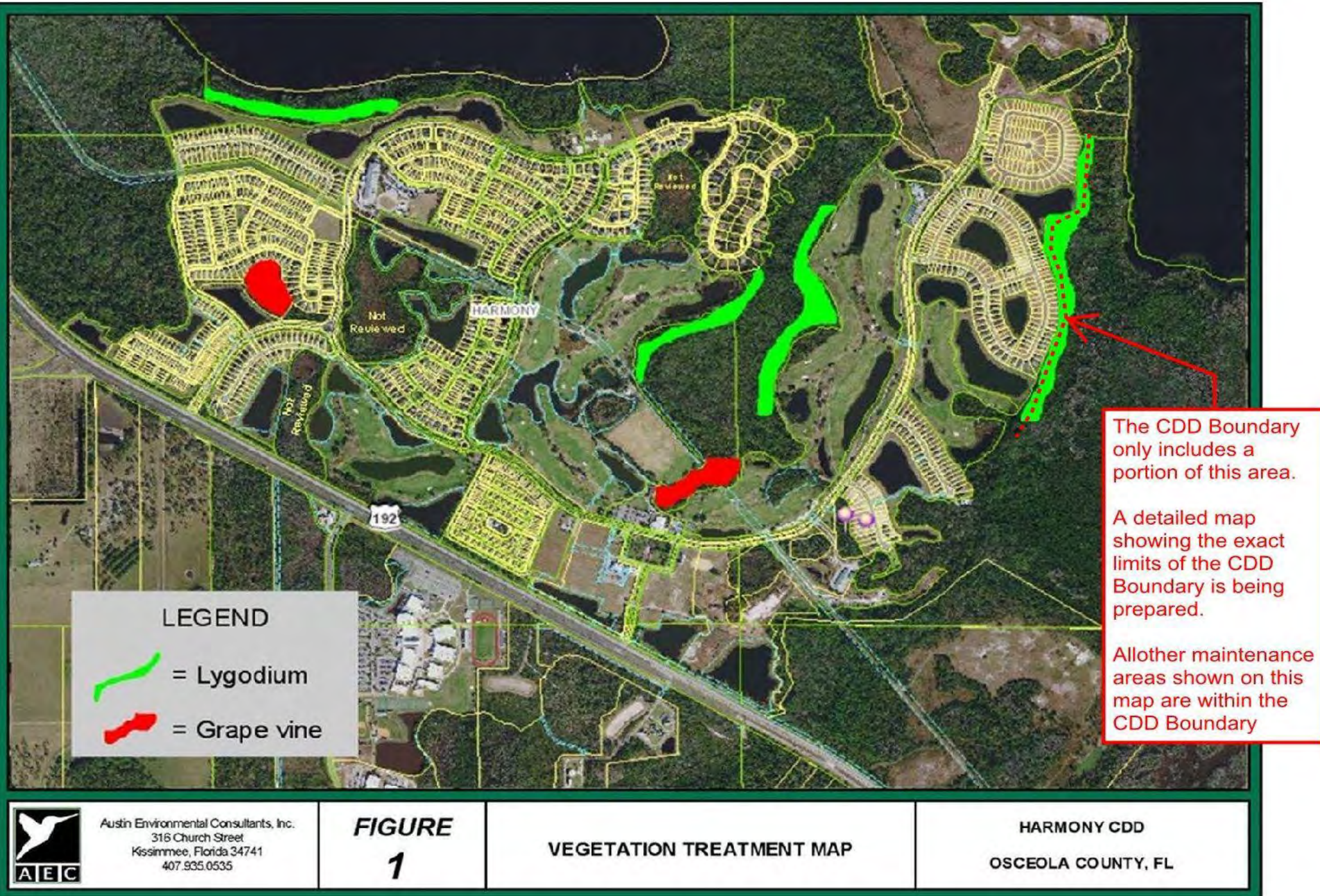
**6C.v.**



Harmony Community Development District  
Field Services Monthly Wetlands Report

#	Maintenance Area Name	Acres	Invasive Species VEGETATION IDENTIFICATION Infestation Severity High, Medium, Low	November 2019 (End-of-Month Status)  Prescribed Treatment	Treatment Status  Pending Activities Percent Complete
Map Tab Shows Local QuickMap  Click Links Below For Internet Maps					
1	Buck Lake - South	1.4	LYGODIUM HIGH	Spraying only with mixture of RoundUp and Cutrine.	50 percent complete at this time. Will be done in early December.
2	Green - South	1.0	GRAPEVINE MEDIUM	Sprayed with RoundUp and cut the vines running up the base of the tree.	100 percent complete.
3	Golf Course - West	2.3	LYGODIUM HIGH		
4	Golf Course - East	3.7	LYGODIUM HIGH		
5	Golf Course - South	2.8	GRAPEVINE MEDIUM		
6	The Lakes - East	3.1	LYGODIUM HIGH		
7	{Future}	--	----		
8	{Future}	--	----		
9	{Future}	--	----		
10	{Future}	--	----		
11	{Future}	--	----		
12	{Future}	--	----		
13	{Future}	--	----		
14	{Future}	--	----		
TOTAL ACRES		102.3	Total size (in acres) of all foliage maintenance areas		
AVG. TREATED ACRES		20.5	Average infested foliage treated area is roughly 20 %		
<div><div>Additonal Notes:</div><div>This month we have finished up the treatment of the lygodium in the area that runs along Dark Sky that backs up to Goldflower Avenue. This was about a total of three weeks of going through and cutting all vines reachable and spraying with Roundup after. Once we started to visibly see the grape vines dying we went back to where we started and retreated anything that was missed or we could not reach the first time. We have now begun the treatment of lygodium alongd Buck Lake which is mostly requiring sparing of the fern and some cutting but mostly just to make a path way to get the hose and sprayer back far enough to reach all the way back towards lake. Results are looking very well everything we are spraying is dying off and the following week we are going back to same location to check and retreat any ares missed. There are very large areas of the lygodium so it is hard to get to all of one area at one time so we are making sure to follow up on all the areas to ensure all has been treated.</div></div>					







**6C.vi.**

### Owner/Applicant Signature Authorization


**Project Name:** HARMONY CDD GARDEN WALK

**Application and/or Permit # (if available):** \_\_\_\_\_

I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.

I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C Section 1001.

**Printed Name of Authorized Agent:** MAT MONTANA

**Signature of Authorized Agent:** 

**Date:** 12/4/19

**Typed/Printed Name of Owner/Applicant:** Gerhard van der Snel

**Corporate Title if Applicable:** Field Operation Manager

**Signature of Owner/Applicant:** 

**Date:** 12/04/2019

HARMONY CDD  
7360 Five Oaks Dr  
Harmony FL 34773


**STATE OF FLORIDA PERMIT APPLICATION TO CONSTRUCT,  
REPAIR, MODIFY, OR ABANDON A WELL**

- ☐ Southwest  
☐ Northwest  
☐ St. Johns River  
☐ South Florida  
☐ Suwannee River  
☐ DEP  
☒ Delegated Authority (If Applicable) OSCHD

PLEASE FILL OUT ALL APPLICABLE FIELDS  
(\*Denotes Required Fields Where Applicable)

The water well contractor is responsible for completing  
this form and forwarding the permit application to the  
appropriate delegated authority where applicable.

Permit No.	
Florida Unique ID	
Permit Stipulations Required (See Attached)	
62-524 Quad No.	Delineation No.
CUP/WUP Application No.	
ABOVE THIS LINE - FOR OFFICIAL USE ONLY	

1. Harmony CDD		313 Campus St. Celebration, FL 34747		407-301-2235	
*Owner, Legal Name if Corporation		*Address		*City	*State *ZIP Telephone Number
2. <u>7360 Five Oaks Dr. St. cloud, FL 34773</u>					
*Well Location - Address, Road Name or Number, City					
3. <u>30-26-32-3117-0001-0GM0</u>					
*Parcel ID No. (PIN) or Alternate Key (Circle One)					
4. <u>30</u>	<u>26S</u>	<u>32E</u>	<u>Osceola</u>	Lot	Block Unit
*Section or Land Grant		*Township	*Range	*County	Subdivision
5. <u>Montana Well Drilling</u>		<u>11214</u>	<u>407-908-5999</u>	<u>montanawdrilling@gmail.com</u>	
*Water Well Contractor		*License Number	*Telephone Number	E-mail Address	
6. <u>4465 Packard Ave.</u>		<u>St. Cloud</u>	<u>FL</u>	<u>34772</u>	
*Water Well Contractor's Address		City	State	ZIP	
7. *Type of Work: <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Repair <input type="checkbox"/> Modification <input type="checkbox"/> Abandonment					
8. *Number of Proposed Wells <u>1</u>					
9. *Specify Intended Use(s) of Well(s):					
<input type="checkbox"/> Domestic	<input type="checkbox"/> Landscape Irrigation	<input type="checkbox"/> Agricultural Irrigation	<input type="checkbox"/> Site Investigations		
<input type="checkbox"/> Bottled Water Supply	<input checked="" type="checkbox"/> Recreation Area Irrigation	<input type="checkbox"/> Livestock	<input type="checkbox"/> Monitoring		
<input type="checkbox"/> Public Water Supply (Limited Use/DOH)		<input type="checkbox"/> Nursery Irrigation	<input type="checkbox"/> Test		
<input type="checkbox"/> Public Water Supply (Community or Non-Community/DEP)		<input type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Earth-Coupled Geothermal		
<input type="checkbox"/> Class I Injection		<input type="checkbox"/> Golf Course Irrigation	<input type="checkbox"/> HVAC Supply		
			<input type="checkbox"/> HVAC Return		
Class V Injection: <input type="checkbox"/> Recharge <input type="checkbox"/> Commercial/Industrial Disposal <input type="checkbox"/> Aquifer Storage and Recovery <input type="checkbox"/> Drainage					
Remediation: <input type="checkbox"/> Recovery <input type="checkbox"/> Air Sparge <input type="checkbox"/> Other (Describe) _____					
<input type="checkbox"/> Other (Describe) _____					
10. *Distance from Septic System if $\leq 200$ ft. <u>50</u>		11. Facility Description _____		12. Estimated Start Date _____	
13. *Estimated Well Depth <u>380</u> ft. *Estimated Casing Depth <u>250</u> ft. Primary Casing Diameter <u>4</u> in. Open Hole: From <u>250</u> To <u>380</u> ft.					
14. Estimated Screen Interval: From _____ To _____ ft.					
15. *Primary Casing Material: <input checked="" type="checkbox"/> Black Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> PVC <input type="checkbox"/> Stainless Steel					
Not Cased Other: _____					
16. Secondary Casing: Telescope Casing Liner Surface Casing Diameter _____ in.					
17. Secondary Casing Material: Black Steel Galvanized PVC Stainless Steel Other _____					
18. Method of Construction, Repair, or Abandonment: Auger Cable Tool Jetted Rotary Sonic					
<input checked="" type="checkbox"/> Combination (Two or More Methods) Hand Driven (Well Point, Sand Point) Hydraulic Point (Direct Push)					
Horizontal Drilling Plugged by Approved Method Other (Describe) _____					
19. Proposed Grouting Interval for the Primary, Secondary, and Additional Casing:					
From <u>0</u> To <u>250</u>	Seal Material ( <input checked="" type="checkbox"/> Bentonite	Neat Cement	Other _____		
From _____ To _____	Seal Material ( <input type="checkbox"/> Bentonite	Neat Cement	Other _____		
From _____ To _____	Seal Material ( <input type="checkbox"/> Bentonite	Neat Cement	Other _____		
From _____ To _____	Seal Material ( <input type="checkbox"/> Bentonite	Neat Cement	Other _____		
20. Indicate total number of existing wells on site _____ List number of existing unused wells on site _____					
21. *Is this well or any existing well or water withdrawal on the owner's contiguous property covered under a Consumptive/Water Use Permit (CUP/WUP) or CUP/WUP Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete the following. CUP/WUP No. _____ District Well ID No. _____					
22. Latitude _____ Longitude _____					
23. Data Obtained From: GPS Map Survey Datum: <u>NAD 27</u> <u>NAD 83</u> <u>WGS 84</u>					
I hereby certify that I am the owner of the property, that the information provided is accurate, and that I am aware of my responsibilities under Chapter 373, Florida Statutes, to maintain or properly abandon this well, or I certify that I am the agent for the owner, that the information provided is accurate, and that I have informed the owner of their responsibilities as stated above. Owner consents to allowing personnel of this WMD or Delegated Authority access to the well site during the construction, repair, modification, or abandonment authorized by this permit.					
*Signature of Contractor		<u>11214</u>	*Signature of Owner or Agent		<u>12/4/2019</u>
		*License No.			*Date

BELOW THIS LINE - FOR OFFICIAL USE ONLY					
Approval Granted By _____		Issue Date _____		Expiration Date _____ Hydrologist Approval _____	
Fee Received \$ _____		Receipt No. _____		Check No. _____	
THIS PERMIT IS NOT VALID UNTIL PROPERLY SIGNED BY AN AUTHORIZED OFFICER OR REPRESENTATIVE OF THE WMD OR DELEGATED AUTHORITY. THE PERMIT SHALL BE AVAILABLE AT THE WELL SITE DURING ALL CONSTRUCTION, REPAIR, MODIFICATION, OR ABANDONMENT ACTIVITIES.					



**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
2379 BROAD STREET, BROOKSVILLE, FL 34604-6899  
PHONE: (352) 796-7211 or (800) 423-1476  
WWW.SWFWMD.STATE.FL.US

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
4049 REID STREET, PALATKA, FL 32178-1429  
PHONE: (386) 329-4500  
WWW.SJRWMD.COM

**NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
152 WATER MANAGEMENT DR., HAVANA, FL 32333-4712  
(U.S. Highway 90, 10 miles west of Tallahassee)  
PHONE: (850) 539-5999  
WWW.NWFWMD.STATE.FL.US

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**  
P.O. BOX 24680  
3301 GUN CLUB ROAD  
WEST PALM BEACH, FL 33416-4680  
PHONE: (561) 686-8800  
WWW.SFWMD.GOV

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT**  
9225 CR 49  
LIVE OAK, FL 32060  
PHONE: (386) 362-1001 or (800) 226-1066 (Florida only)  
WWW.MYSUWANNEERIVER.COM

Comments:

**\*Osceola County Well Permit Conditions\***

- 1.) Well Driller MUST call the office (407-742-8606) when drilling, abandoning or repairing a well for an inspection. For after hours leave voice mail.
- 2.) Inspections MUST be called in at least 2 hours in advance of grouting. (Public wells require a 24 hour notice.)
- 3.) A Health Department inspector must be onsite during grouting, unless approval to grout has been granted.

\* Failure to comply with these conditions may result in a citation, in accordance with guidelines.\*

**\*General Site Map of Proposed Well Location**

Parcel ID

302632311700010 GMD



Montana Well Drilling Inc.  
 4465 Packard Ave.  
 St. Cloud, FL 34772  
 407-908-5999  
 montanawdrilling@gmail.com

## Proposal



ADDRESS
Harmony CDD 7360 Five Oaks Dr. Harmony, FL 34773

PROPOSAL #	DATE	EXPIRATION DATE
1490	12/04/2019	01/31/2019

ACTIVITY	QTY	PRICE	AMOUNT
<b>Permit Fee</b> South FL water use Permit Fee	1	350.00	350.00
<b>4" Well Package</b> 4" well drilled up to 200ft. With up to 100ft. Of casing And 2 hp Submersible pump cycle stop valve and 45 gallons bladder tank set installed complete for 240volt single phase power Any additional casing needed will be at charge of \$18 per ft. Any additional open hole drilling needed past 200ft will be at Charge of \$15 per ft. Permit fee included unless variance is needed due to reduced setbacks on site.	1	6,250.00	6,250.00
<b>4" Casing</b> 4" Casing over 100' @ \$18 per ft.	150	18.00	2,700.00
<b>4" Drilling</b> 4" Drilling over 200' @ \$15 per ft.	180	15.00	2,700.00
<b>CONTRACT</b> All drilling operations are based on speculation and can not always be predicted exactly, cost of the project may change due to events and formation problems beyond our control. Owner or agent will be notified of such if any events occur. This contract price is good for 30 days from issue date.  balance due upon completion of work and services. If not paid by endorser the owner will pay all attorney fees for council to collect. Property owner is responsible for all incomplete or complete well Abandonments on the property per state code at owners expense. Montana Well Drilling Inc. will not be held liable for any damage to concrete drives, sidewalks, brick pavers and buried lines. CUSTOMER RECOGNIZES THAT DRILLING A WELL IS A SPECULATIVE PROCESS AND MONTANA WELL DRILLING INC. CAN NOT AND DOES NOT GUARANTEE THAT WATER WILL BE FOUND IN SUFFICIENT QUANTITY OR QUALITY TO MEET THE CUSTOMERS EXPECTATIONS OR REQUIREMENTS. CUSTOMER IS EMPLOYING MONTANA WELL DRILLING INC. TO DRILL THE WELL AND AGREES TO PAY THE COST INCURRED BY	1	0.00	0.00

ACTIVITY	QTY	PRICE	AMOUNT
<p>MONTANA WELL DRILLING INC. FOR THE DRILLING PROCESS REGARDLESS OF WHETHER OR NOT IT RESULTS IN A PRODUCING WELL.</p> <p>This estimate is subject to actual conditions and cost. Services not included: wiring from electrical service to Well, running water lines from Well to desired locations.</p>			

TOTAL

**\$12,000.00**

Accepted By

Accepted Date



## **Seventh Order of Business**

**7A**

## MEMORANDUM

**TO: Board of Supervisors, Harmony CDD**  
**FROM: Helena Randel, Accountant II**  
**CC: Kristen Suit, District Manager**  
**DATE: December 5, 2019**  
**SUBJECT: November 2019 Financials**

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Please find the attached November 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](mailto:Helena.Randel@Inframark.com).

### General Fund

- Total Revenue through November is approximately 3% of the annual budget.
  - Special Assessments-Tax Collector-VC1 - FY18 & FY19 VC1 debt service assessments in the amount of \$56,596 were paid from the general fund.
  - Insurance Reimbursements - sign, post and shrub damage claim.
- Total Expenditures through November are at 16% of the annual budget.
  - ▶ Administrative
    - Postage and Freight - FedEx services and reimbursements to Inframark.
    - Rental-Meeting Room - FY20 room rental services were recorded as a prepayment, when paid in Sept. 2019, then moved to 'Rental-Meeting Room' in October 2019.
    - Misc.-Property Taxes - FY20 debt service payment on VC1 to be paid in March 2020.
    - Misc.-Contingency - Includes a Centerstate bank fee and reimbursements to Inframark for GoDaddy office 365 e-mail, archiving and domain renewal services. .
  - ▶ Utilities
    - Electricity-Streetlighting - Services provided by OUC.
  - ▶ Operation & Maintenance
    - Communication-Telephone - Sprint Solutions.
    - Utility-Refuse Removal - Waste Connections of Florida.
    - R&M-Ponds - Pond Chemicals.
    - R&M-User Supported Facility - Pud amendment services and application fee.
    - Misc.-Contingency - Printers (2), Adobe Acrobat Pro, hedge trimmer, iCloud storage, plastic shelving, work boots, job posting and ancillary costs.
    - Capital Outlay-Other - Playground equipment deposit.
    - Reserve-Renewal & Replacement - Costs associated with trailer (trench \$1,500, disconnect power and move service \$6,380, truck rental and container lease \$580, installation of shell area \$6,300).
- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.
- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall.

**HARMONY**

Community Development District

*Financial Report*

*November 30, 2019*

**Prepared by**



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**HARMONY**

Community Development District

**Financial Statements**

(Unaudited)

**November 30, 2019**

**HARMONY**

Community Development District

**Governmental Funds**

**Balance Sheet**  
November 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 273,852	\$ -	\$ -	\$ 273,852
Accounts Receivable	200	-	-	200
Investments:				
Certificates of Deposit - 6 Months	105,385	-	-	105,385
Money Market Account	638,462	-	-	638,462
Prepayment Account	-	-	1,104,516	1,104,516
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	353,163	63,580	416,743
Prepaid Items	937	-	-	937
<b>TOTAL ASSETS</b>	<b>\$ 1,018,836</b>	<b>\$ 960,476</b>	<b>\$ 1,508,096</b>	<b>\$ 3,487,408</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 68,582	\$ -	\$ -	\$ 68,582
Accrued Expenses	9,730	-	-	9,730
<b>TOTAL LIABILITIES</b>	<b>78,312</b>	<b>-</b>	<b>-</b>	<b>78,312</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	937	-	-	937
<b>Restricted for:</b>				
Debt Service	-	960,476	1,508,096	2,468,572
<b>Assigned to:</b>				
Operating Reserves	423,528	-	-	423,528
Reserves-Renewal & Replacement	92,370	-	-	92,370
Reserves - Self Insurance	50,000	-	-	50,000
Reserves - Sidewalks & Alleyways	153,208	-	-	153,208
<b>Unassigned:</b>	220,481	-	-	220,481
<b>TOTAL FUND BALANCES</b>	<b>\$ 940,524</b>	<b>\$ 960,476</b>	<b>\$ 1,508,096</b>	<b>\$ 3,409,096</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,018,836</b>	<b>\$ 960,476</b>	<b>\$ 1,508,096</b>	<b>\$ 3,487,408</b>

**HARMONY**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 6,000	\$ 1,000	\$ 1,586	\$ 586
Interest - Tax Collector	-	-	22	22
Special Assmnts- Tax Collector	1,876,212	375,242	114,471	(260,771)
Special Assessments-Tax Collector-VC10	(22,435)	(4,487)	(56,596)	(52,109)
Special Assmnts- Discounts	(75,048)	(15,010)	(4,644)	10,366
Access Cards	1,200	200	200	-
Insurance Reimbursements	-	-	891	891
Facility Revenue	300	50	500	450
User Facility Revenue	12,600	2,100	-	(2,100)
<b>TOTAL REVENUES</b>	<b>1,798,829</b>	<b>359,095</b>	<b>56,430</b>	<b>(302,665)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	11,200	1,866	1,200	666
FICA Taxes	857	142	92	50
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	7,500	1,250	150	1,100
ProfServ-Legal Services	75,000	12,500	6,040	6,460
ProfServ-Mgmt Consulting Serv	64,985	10,831	10,831	-
ProfServ-Property Appraiser	779	-	-	-
ProfServ-Special Assessment	8,822	-	-	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,355	-	-	-
Postage and Freight	750	126	166	(40)
Rental - Meeting Room	4,200	700	3,600	(2,900)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	334	86	248
Legal Advertising	900	150	-	150
Misc-Property Taxes	26,600	5,320	-	5,320
Misc-Records Storage	150	26	-	26
Misc-Assessmnt Collection Cost	37,524	7,505	2,197	5,308
Misc-Contingency	2,600	434	1,186	(752)
Office Supplies	150	26	-	26
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>289,138</b>	<b>69,252</b>	<b>48,611</b>	<b>20,641</b>



**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>				
ProfServ-Field Management	290,000	48,334	40,964	7,370
<b>Total Field</b>	290,000	48,334	40,964	7,370
<b><u>Landscape Services</u></b>				
Contracts-Mulch	61,000	10,166	9,948	218
Contracts - Landscape	278,000	46,334	46,075	259
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	26,166	25,828	338
R&M-Irrigation	15,000	2,500	1,391	1,109
R&M-Trees and Trimming	25,000	4,166	-	4,166
Miscellaneous Services	27,475	4,580	2,584	1,996
<b>Total Landscape Services</b>	563,475	93,912	85,826	8,086
<b><u>Utilities</u></b>				
Electricity - General	32,000	5,334	4,618	716
Electricity - Streetlighting	88,000	14,666	16,311	(1,645)
Utility - Water & Sewer	150,000	25,000	24,299	701
<b>Total Utilities</b>	270,000	45,000	45,228	(228)
<b><u>Operation &amp; Maintenance</u></b>				
Communication - Telephone	4,500	750	859	(109)
Utility - Refuse Removal	3,000	500	550	(50)
R&M-Ponds	10,000	1,666	2,085	(419)
R&M-Pools	25,000	4,166	3,461	705
R&M-Roads & Alleyways	5,000	834	-	834
R&M-Sidewalks	15,000	2,500	453	2,047
R&M-Vehicles	20,000	3,334	2,039	1,295
R&M-User Supported Facility	12,600	2,100	3,320	(1,220)
R&M-Equipment Boats	7,500	1,250	773	477
R&M-Parks & Facilities	70,000	11,666	3,878	7,788
Miscellaneous Services	2,400	400	-	400
Misc-Contingency	9,000	1,500	1,606	(106)
Misc-Security Enhancements	7,500	1,250	464	786
Op Supplies - Fuel, Oil	5,000	834	516	318
Cap Outlay - Other	5,000	5,000	12,875	(7,875)
Cap Outlay - Vehicles	20,000	20,000	-	20,000
Reserve - Renewal&Replacement	-	-	14,760	(14,760)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
<b>Total Operation &amp; Maintenance</b>	281,500	117,750	47,639	70,111

**HARMONY**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>TOTAL EXPENDITURES</b>	<b>1,694,113</b>	<b>374,248</b>	<b>268,268</b>	<b>105,980</b>
Excess (deficiency) of revenues				
Over (under) expenditures	104,716	(15,153)	(211,838)	(196,685)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	104,716	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>104,716</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 104,716	\$ (15,153)	\$ (211,838)	\$ (196,685)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>1,152,362</b>	<b>1,152,362</b>	<b>1,152,362</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,257,078</b>	<b>\$ 1,137,209</b>	<b>\$ 940,524</b>	

**HARMONY**

Community Development District

**Series 2014 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,000	\$ 166	\$ 2,834	\$ 2,668
Special Assmnts- Tax Collector	1,255,895	251,179	77,079	(174,100)
Special Assmnts- Discounts	(50,235)	(10,047)	(3,127)	6,920
<b>TOTAL REVENUES</b>	<b>1,206,660</b>	<b>241,298</b>	<b>76,786</b>	<b>(164,512)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	25,118	5,024	1,479	3,545
<b>Total Administration</b>	<b>25,118</b>	<b>5,024</b>	<b>1,479</b>	<b>3,545</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	615,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	571,213	285,606	285,606	-
<b>Total Debt Service</b>	<b>1,186,213</b>	<b>285,606</b>	<b>355,606</b>	<b>(70,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,211,331</b>	<b>290,630</b>	<b>357,085</b>	<b>(66,455)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(4,671)	(49,332)	(280,299)	(230,967)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(4,671)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(4,671)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (4,671)	\$ (49,332)	\$ (280,299)	\$ (230,967)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>1,240,775</b>	<b>1,240,775</b>	<b>1,240,775</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,236,104</b>	<b>\$ 1,191,443</b>	<b>\$ 960,476</b>	

**HARMONY**

Community Development District

**Series 2015 Debt Service Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 300	\$ 50	\$ 3,501	\$ 3,451
Special Assmnts- Tax Collector	1,029,367	205,873	57,891	(147,982)
Special Assmnts- Prepayment	-	-	145,482	145,482
Special Assmnts- Discounts	(41,175)	(8,235)	(2,349)	5,886
<b>TOTAL REVENUES</b>	<b>988,492</b>	<b>197,688</b>	<b>204,525</b>	<b>6,837</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	20,587	4,118	1,111	3,007
<b>Total Administration</b>	<b>20,587</b>	<b>4,118</b>	<b>1,111</b>	<b>3,007</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	430,000	-	-	-
Interest Expense	556,606	278,303	278,303	-
<b>Total Debt Service</b>	<b>986,606</b>	<b>278,303</b>	<b>278,303</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,007,193</b>	<b>282,421</b>	<b>279,414</b>	<b>3,007</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(18,701)	(84,733)	(74,889)	9,844
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(18,701)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (18,701)	\$ (84,733)	\$ (74,889)	\$ 9,844
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>1,582,985</b>	<b>1,582,985</b>	<b>1,582,985</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,564,284</b>	<b>\$ 1,498,252</b>	<b>\$ 1,508,096</b>	

## **HARMONY**

Community Development District

### **Supporting Schedules**

**November 30, 2019**

**Non-Ad Valorem Special Assessments**  
**Osceola County Tax Collector - Monthly Collection Report**  
**For the Fiscal Year Ending September 30, 2020**

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
<b>ASSESSMENTS LEVIED FY 2020</b>				\$ 4,039,513	\$ 1,853,780	\$ 1,248,230	\$ 937,503
Allocation %				100%	45.89%	30.90%	23.21%
11/08/19	11,970	657	245	12,871	5,907	3,977	2,987
11/21/19	222,565	9,463	4,542	236,570	108,565	73,101	54,904
<b>TOTAL</b>	<b>\$ 234,534</b>	<b>\$ 10,120</b>	<b>\$ 4,787</b>	<b>\$ 249,441</b>	<b>\$ 114,471</b>	<b>\$ 77,079</b>	<b>\$ 57,891</b>

Collected in % 6% 6% 6% 6%

<b>TOTAL OUTSTANDING</b>	<b>\$ 3,790,072</b>	<b>\$ 1,739,309</b>	<b>\$ 1,171,151</b>	<b>\$ 879,612</b>
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**HARMONY**  
Community Development District

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**Cash and Investment Report**  
*November 30, 2019*

<b>General Fund</b>
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<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%	\$268,734
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$5,118
<b>Subtotal</b>					<b>\$273,852</b>
Certificate of Deposit	BankUnited	6 month CD	2/20/2020	2.00%	\$105,385
Money Market Account	BankUnited	Money Market Account	n/a	1.35%	\$638,462
<b>Subtotal</b>					<b>\$743,847</b>

<b>Debt Service and Capital Projects Funds</b>
--

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$353,163
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$1,104,516
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$63,580
<b>Subtotal</b>					<b>\$2,468,572</b>
<b>Total</b>					<b>\$3,486,271</b>

**7B**



**Harmony**

Community Development District

General Fund

**Invoice Approval Report # 236****December 4, 2019**

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS LIFE INSURANCE CORP	112019-0000	R	\$ 69.04
		Vendor Total	\$ 69.04
BRIGHT HOUSE NETWORKS/SPECTRUM BUSINESS	028483401110719 ACH	R	\$ 123.98
	028483501103019 ACH	R	\$ 99.98
		Vendor Total	\$ 223.96
FEDEX	6-828-71862	R	\$ 16.59
	6-836-73548	R	\$ 28.08
	6-842-62265	R	\$ 27.37
		Vendor Total	\$ 72.04
FLORIDA RESOURCE MGT LLC-ACH	78457 ACH	R	\$ 9,595.98
	78737 ACH	R	\$ 10,517.27
		Vendor Total	\$ 20,113.25
GARY'S GRADING INC.	2019-8388	R	\$ 6,300.00
		Vendor Total	\$ 6,300.00
GERHARD VAN DER SNEL	111919	R	\$ 63.98
		Vendor Total	\$ 63.98
HARMONY CDD C/O U.S. BANK	110619	R	\$ 3,395.76
	111819-A	R	\$ 12,075.88
	111819	R	\$ 5,029.84
	112119-2014	R	\$ 68,773.65
	112119-2015	R	\$ 51,653.59
		Vendor Total	\$ 140,928.72
INFRAMARK, LLC	46479	A	\$ 5,481.02
		Vendor Total	\$ 5,481.02
NATIONAL GENERAL - ACH	121219 ACH	R	\$ 936.62
		Vendor Total	\$ 936.62
NORTH SOUTH SUPPLY, INC.	3289789	R	\$ 214.32
		Vendor Total	\$ 214.32
NUTRIEN AG SOLUTIONS, INC	40850664	R	\$ 2,085.00
		Vendor Total	\$ 2,085.00
ORLANDO UTILITIES COMMISSION-ACH	110719-9921 ACH	R	\$ 10,769.05
		Vendor Total	\$ 10,769.05

# Harmony

Community Development District

General Fund

## Invoice Approval Report # 236

December 4, 2019

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
OSCEOLA COUNTY BOARD OF	110619	R	\$ 1,000.00
		Vendor Total	\$ 1,000.00
POOLSURE	101295599526	R	\$ 390.00
	101295599525	R	\$ 420.00
	101295599678	R	\$ 60.00
		Vendor Total	\$ 870.00
RJ WHIDDEN & ASSOC, INC.	2548	R	\$ 580.00
	2549	R	\$ 1,740.00
		Vendor Total	\$ 2,320.00
SANDRA L. SCHNEIDER dba JAMMIN PLAYGROUNDS	INV-0168	R	\$ 12,875.00
		Vendor Total	\$ 12,875.00
SERVELLO & SONS INC	15148	R	\$ 40,924.95
	15215	R	\$ 653.42
		Vendor Total	\$ 41,578.37
SPRINT SOLUTIONS, INC. - ACH	244553043-076 ACH	R	\$ 430.20
		Vendor Total	\$ 430.20
SYMBIONT SERVICE CORP.	11829	R	\$ 412.50
		Vendor Total	\$ 412.50
TOHO WATER AUTHORITY	111819 ACH	R	\$ 9,327.03
		Vendor Total	\$ 9,327.03
WASTE CONNECTIONS OF FL.	1247147	R	\$ 225.00
		Vendor Total	\$ 225.00
YOUNG QUALLS, P.A.	15888	A	\$ 6,040.45
	15194	A	\$ 7,588.15
		Vendor Total	\$ 13,628.60
		Total	\$ 269,923.70
Total Invoices			\$ 269,923.70

**HARMONY**

Community Development District

**Check Register**

**November 1 - November 30, 2019**

**HARMONY****Community Development District****Payment Register by Bank Account**

For the Period from 11/1/2019 to 11/30/2019

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CENTERSTATE BANK - GF - (ACCT# XXXXX2933)</b>									
Check	55296	11/01/19	Vendor	BOYD CIVIL ENGINEERING	02446	ENGINEERING SERVICE FOR 9/19	ProfServ-Engineering	001-531013-51501	\$765.38
Check	55297	11/01/19	Vendor	INFRAMARK, LLC	44571	SEPT 2019 MNGT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,415.33
Check	55297	11/01/19	Vendor	INFRAMARK, LLC	44571	SEPT 2019 MNGT FEES	Postage and Freight	001-541006-51301	\$12.50
Check	55297	11/01/19	Vendor	INFRAMARK, LLC	44571	SEPT 2019 MNGT FEES	Printing and Binding	001-547001-51301	\$89.45
Check	55298	11/01/19	Vendor	NORTH SOUTH SUPPLY, INC.	3285345	IRRIG REPAIRS	R&M-Irrigation	001-546041-53901	\$747.17
Check	55299	11/01/19	Vendor	POOLSURE	101295598719	ASHLEY PARK CNTRL LEASE	R&M-Pools	001-546074-53910	\$60.00
Check	55300	11/01/19	Vendor	POOLWORKS	127205	INSTALL SEAL-REASSMBL VACUUM PMP	R&M-Pools	001-546074-53910	\$105.00
Check	55301	11/01/19	Vendor	SERVELLO & SONS INC	14955	OCT 2019 EAST LAKE BERM	Miscellaneous Services	001-549001-53902	\$653.42
Check	55302	11/01/19	Vendor	SERVELLO & SONS INC	14889	OCT 2019 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53902	\$23,037.33
Check	55302	11/01/19	Vendor	SERVELLO & SONS INC	14889	OCT 2019 LANDSCAPE MAINT	Contracts-Mulch	001-534065-53902	\$4,973.75
Check	55302	11/01/19	Vendor	SERVELLO & SONS INC	14889	OCT 2019 LANDSCAPE MAINT	Cntrs-Shrub/Grnd Cover Annual Svc	001-534172-53902	\$12,913.87
Check	55303	11/01/19	Vendor	YOUNG QUALLS, P.A.	15871	GENERAL COUNSEL 9/19	ProfServ-Legal Services	001-531023-51401	\$7,482.50
Check	55304	11/01/19	Vendor	YOUNG QUALLS, P.A.	15261	GENERAL COUNSEL 7/17	ProfServ-Legal Services	001-531023-51401	\$5,868.50
Check	55305	11/05/19	Vendor	AMERITAS LIFE INSURANCE CORP.	101719-0000 ACH	11/19-11/30/19 LIFE INSURANCE	ProfServ-Field Management	001-531016-53901	\$69.04
Check	55306	11/05/19	Vendor	HARMONY ROA	110119	GARDEN LOT THRU 9/30/19	R&M-User Supported Facility	001-546159-53910	\$1,679.82
Check	55307	11/05/19	Vendor	SERVELLO & SONS INC	15247	INSTALL LILIES,RMV SCHILLINGS	Miscellaneous Services	001-549001-53902	\$502.00
Check	55307	11/05/19	Vendor	SERVELLO & SONS INC	15248	SCHILLINGS:COONTIE PALMS	Miscellaneous Services	001-549001-53902	\$775.00
Check	55308	11/05/19	Vendor	WASTE CONNECTIONS OF FL.	1242079	11/1-11/30/19 TRASH SRVC	Utility - Refuse Removal	001-543020-53901	\$325.00
Check	55309	11/14/19	Vendor	FEDEX	6-828-71862	SRVCS THRU 11/05/2019	Postage and Freight	001-541006-51301	\$16.59
Check	55310	11/14/19	Vendor	HARMONY CDD C/O U.S. BANK	110619	2015 VC10 FY18 & 19 COLLECTION COSTS	Due to other Funds	131000	\$3,395.76
Check	55311	11/14/19	Vendor	OSCEOLA COUNTY BOARD OF	110619	APPLICATION FEE-PD MNR AMNDMNT	R&M-User Supported Facility	001-546159-53910	\$1,000.00
Check	55312	11/14/19	Vendor	POOLSURE	101295599526	SWIM CLUB BLEACH&ACID	R&M-Pools	001-546074-53910	\$390.00
Check	55312	11/14/19	Vendor	POOLSURE	101295599525	ASHLEY PARK BLEACH & ACID	R&M-Pools	001-546074-53910	\$420.00
Check	55313	11/14/19	Vendor	RJ WHIDDEN & ASSOC, INC.	2548	20% FEE TO INITIATE WORK-PUD AGREEMENT	R&M-User Supported Facility	001-546159-53910	\$580.00
Check	55313	11/14/19	Vendor	RJ WHIDDEN & ASSOC, INC.	2549	60% PAY OF TOTAL FEE PD AMENDMENT	R&M-User Supported Facility	001-546159-53910	\$1,740.00
Check	55314	11/21/19	Vendor	FEDEX	6-836-73548	SRVCS THRU 11/12/19	Postage and Freight	001-541006-51301	\$28.08
Check	55315	11/21/19	Vendor	SANDRA L. SCHNEIDER	INV-0168	PLAYGROUND EQPMNT DEPOSIT - DITCH PLAINS	PLAYGROUND	001-564002-53910	\$12,875.00
Check	55316	11/22/19	Vendor	GERHARD VAN DER SNEL	111919	VEHICLE BATTERY	R&M-Vehicles	001-546104-53910	\$63.98
Check	55317	11/22/19	Vendor	HARMONY CDD C/O U.S. BANK	111819-A	TRNFR TAX COLLECT SER 2014	Due to other Funds	131000	\$12,075.88
Check	55318	11/22/19	Vendor	HARMONY CDD C/O U.S. BANK	111819	TRNFR TAX COLLECT SER 2015	Due to other Funds	131000	\$5,029.84
Check	55319	11/22/19	Vendor	NORTH SOUTH SUPPLY, INC.	3289789	IRRIGATION PARTS	R&M-Irrigation	001-546041-53902	\$214.32
Check	55320	11/26/19	Vendor	HARMONY CDD C/O U.S. BANK	112119-2014	TRNFR TAX CLCT SER 2014	Due to other Funds	131000	\$68,773.65
Check	55321	11/26/19	Vendor	HARMONY CDD C/O U.S. BANK	112119-2015	TRNFR TAX CLCT SER 2015	Due to other Funds	131000	\$51,653.59
ACH	DD435	11/04/19	Employee	STEVEN P. BERUBE	PAYROLL	November 04, 2019 Payroll Posting			\$184.70
ACH	DD436	11/04/19	Employee	WILLIAM BOKUNIC	PAYROLL	November 04, 2019 Payroll Posting			\$184.70
ACH	DD437	11/04/19	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	November 04, 2019 Payroll Posting			\$184.70
ACH	DD438	11/04/19	Vendor	PINEY BRANCH MOTORS INC - ACH	R1975728 ACH	11/2/19-12/1/19 RENTAL TRUCK	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
ACH	DD444	11/18/19	Vendor	SPRINT SOLUTIONS, INC. - ACH	244553043-075 ACH	09/26-10/25/19 244553043	Communication - Telephone	001-541003-53910	\$429.48
ACH	DD445	11/06/19	Vendor	PINEY BRANCH MOTORS INC - ACH	R1975729 ACH	11/2/19-12/1/19 40' CONTAINER LEASE	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
ACH	DD448	11/05/19	Vendor	FLORIDA RESOURCE MGT LLC-ACH	78457 ACH	PAYROLL PE 11/3/19	ProfServ-Field Management	001-531016-53901	\$9,595.98

**HARMONY**

**Community Development District**

**Payment Register by Bank Account**

For the Period from 11/1/2019 to 11/30/2019

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH	DD449	11/05/19	Vendor	TOHO WATER AUTHORITY	091719-2780 ACH	8/16-9/17/19 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$75.30
ACH	DD451	11/27/19	Employee	STEVEN P. BERUBE	PAYROLL	November 27, 2019 Payroll Posting			\$184.70
ACH	DD452	11/27/19	Employee	DAVID L. FARNSWORTH	PAYROLL	November 27, 2019 Payroll Posting			\$184.70
ACH	DD453	11/27/19	Employee	WILLIAM BOKUNIC	PAYROLL	November 27, 2019 Payroll Posting			\$184.70
ACH	DD454	11/23/19	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401110719 ACH	11/6/19-12/5/19 0050284834-01 INTERNET	Misc-Security Enhancements	001-549911-53910	\$123.98
ACH	DD455	11/21/19	Vendor	FLORIDA RESOURCE MGT LLC-ACH	78737	PAYROLL PE 11/17/19	ProfServ-Field Management	001-531016-53901	\$10,517.27
ACH	DD456	11/27/19	Vendor	ORLANDO UTILITIES COMMISSION-ACH	110719-9921 ACH	10/8/19-11/7/19 UTILITY SRVCS	Electricity - General	001-543006-53903	\$2,527.24
ACH	DD456	11/27/19	Vendor	ORLANDO UTILITIES COMMISSION-ACH	110719-9921 ACH	10/8/19-11/7/19 UTILITY SRVCS	Electricity - Streellighting	001-543013-53903	\$8,241.81
ACH	DD457	11/18/19	Vendor	TOHO WATER AUTHORITY	101819 ACH	9/17-10/18/19 UTILITY SRVCS	Utility - Water & Sewer	001-543021-53903	\$15,707.26
ACH	DD457	11/18/19	Vendor	TOHO WATER AUTHORITY	101819 ACH	CORRECTION	Utility - Water & Sewer	001-543021-53903	(\$707.79)
ACH	DD458	11/14/19	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501103019 ACH	10/28-11/27/19 0050284835-01 Internet	Communication - Telephone	001-541003-53910	\$99.98
ACH	DD459	11/26/19	Vendor	NATIONAL GENERAL - ACH	121219 ACH	GERHARD DEC MED/LIFE INSUR	Prepaid Items	155000	\$936.62
Account Total									\$272,967.08

Total Amount Paid	\$272,967.08
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**HARMONY**

Community Development District

**Debit Card Invoices**

**November 1 - November 30, 2019**

**Monthly Debit Card Purchases**

**Nov-19**

<b>Date</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
11/8/2019	Ebay Jerry Rowla	Battery Chargers	60.50
11/13/2019	Ebay Polaris	Hose	73.99
11/15/2019	Ebay Dowdsupply	Honda OEM Rectifier/Voltage Regulator	98.49
11/21/2019	Northern Tool	6000PSI Pressure Washer Hose	279.98
11/26/2019	Ebay Polaris	Oil Filter	28.98
11/29/2019	CenterState	Bank Maintenance Fee	12.00
11/1/2019	Amazon	Polaris Needle Valve	42.99
11/4/2019	Amazon	Polaris Hose	88.98
11/4/2019	Amazon	Adobe Acrobat Pro	449.00
11/4/2019	Amazon	Air Hose	15.33
11/4/2019	Applie.com	iCloud 200 GB Storage Plan (Apple)	2.99
11/4/2019	Murphy WalMart	Fuel	57.87
11/5/2019	Home Depot	Concrete Mix	39.00
11/6/2019	OCC Outdoors	Park Benches	1,380.83
11/7/2019	Home Depot	Supplies	209.81
11/7/2019	Amazon	Hand Soap Refill	49.10
11/7/2019	Amazon	Cordless Power Tool Batteries	143.98
11/8/2019	Amazon	Hedge Trimmer	113.22
11/8/2019	Publix Supermarket	Water	42.00
11/12/2019	Home Depot	Return Lattice	(124.80)
11/12/2019	Wawa	Fuel	51.58
11/12/2019	Amazon	Safety Glasses	13.04
11/12/2019	Amazon	Safety Glasses	15.04
11/12/2019	Amazon	Storage Case	12.95
11/12/2019	Amazon	Car Accessories	8.92
11/12/2019	Home Depot	Supplies	324.68
11/12/2019	Amazon	Measuring Tape	30.04
11/12/2019	Amazon	Work Gloves	9.98
11/12/2019	Amazon	Work Gloves	9.98
11/12/2019	Amazon	Shelf Brackets	38.71
11/12/2019	FLW, Inc.	Asco Rebuild Kit	465.47
11/12/2019	Napa Auto Parts	Coolant Leak Repair	17.73
11/12/2019	Amazon	Oil	10.94
11/12/2019	Amazon	Sockets	14.61
11/12/2019	Amazon	Gasket Kit	13.49
11/13/2019	Amazon	Radiator Cap	14.95
11/13/2019	Amazon	Padlocks	32.48
11/13/2019	Amazon	Socket	8.81
11/13/2019	Amazon	Thick Door Kit	10.40
11/14/2019	Amazon	Antifreeze Coolant	19.29
11/14/2019	Sunoco	Fuel	56.82
11/14/2019	Amazon	Washer	26.85
11/15/2019	Amazon	Return Work Gloves	(9.98)
11/15/2019	Amazon	Wireless Printer	119.89
11/15/2019	Amazon	Plastic Storage Box	15.36
11/18/2019	Amazon	Hose and Joiner	48.09
11/18/2019	Amazon	Watch Your Step Sticker	7.99
11/18/2019	Amazon	Battery	58.60
11/18/2019	Amazon	Rubber Coating	19.84
11/19/2019	Amazon	All In One Printer	149.99
11/19/2019	Amazon	Valve Kits	73.08
11/19/2019	Amazon	Gloves	47.98
11/19/2019	Amazon	Strong Ties	14.88
11/19/2019	Amazon	Deadbolt	33.73
11/20/2019	Amazon	Return Wireless Printer	(119.89)
11/21/2019	7-Eleven	Fuel - Pressure Washer	55.00
11/22/2019	Amazon	Refund Carburetor	(68.88)
11/22/2019	Amazon	Refund Storage Case	(12.95)
11/22/2019	Sunoco	Fuel	61.84
11/26/2019	Amazon	Water Pump and Impeller Repair Kit	35.99
11/27/2019	Amazon	Desk Calendar	7.99
11/27/2019	Amazon	Bicycle Parking Sign	10.19
11/27/2019	Amazon	Remote Throttle	342.49
11/29/2019	Amazon	Hose	45.39
11/29/2019	Sunoco	Fuel	57.46
11/29/2019	UPS	Postage	80.91
11/29/2019	Advanced Marine	Battery	307.82
		<b>TOTAL</b>	<b>5,653.81</b>

# Harmony CDD

## Board of Supervisors

Kristen Suit, District Manager

Tim Qualls,  
Attorney

Steve Boyd,  
Engineer

Grau &  
Associates,  
Auditor

Gerhard van der Snel,  
Field Manager

Alan Baldwin,  
Accounting Manager

Stephen  
Bloom,  
Finance  
Director

Elizabeth  
Moore,  
Finance  
Manager

Tristan  
LaNasa,  
Associate  
Attorney

Employees  
1 Miguel Guzman  
2 David Osborne  
3 Britten Arnold  
4 Shawn  
Wooldridge  
5 Brad Vinson

Landscape  
Maintenance:  
Servello

Aquatic  
Maintenance:  
{Internal}

Helena  
Randell,  
Accountant

Luvinia  
LaCap,  
Assessments

Paula Davis,  
A/P Manager

Rosemary  
Tschinkel,  
Secretary

Mona  
Slaughter,  
Recording  
Secretary

Sally  
Chalkley,  
A/P Clerk



**7C.**

**7Ci.**

# HARMONY COMMUNITY DEVELOPMENT DISTRICT PARKS AND RECREATION FACILITY USAGE APPLICATION

## ORGANIZATION/COMPANY USE APPLICATION

**IMPORTANT:** Please type or print legibly. All sections must be completed. Some applications may require additional review and approval from the District. **Usage will only be confirmed if all appropriate information has been supplied.**

### APPLICANT INFORMATION

Name of Entity/Organization/Company: Harmony Community Church

Address: PO Box 702379 St. Cloud FL 34770

Type of Organization: ☒ Non-Profit ☐ Commercial ☐ Government ☐ Private  
If Non-Profit, does your organization hold a current 503(c)(3) certificate? ☐ Yes ☒ No

Contact Person: Danny Purvis E-mail: Purvisgang6@gmail.com

Work Phone:                      Cell Phone: 863-604-9631

### EVENT INFORMATION

Type of event: Easter Church Service

Requested location: Harmony Square

Event date(s): 12 April 2020 Times From: 7 (a.m./p.m.) To: 12 (a.m./p.m.)

Anticipated # of attendees: 100+ What age group? All ages

**NOTE:** If requesting use of a pool area, please be advised the access gates are not to be propped open at any time before or during the event. This is an electronic card reader access system, and propping the gates will result in a default that disables the card readers where no one will have access.

### DAMAGE DEPOSIT

For each event with 10 or more attendees, the District shall collect from the event organizer a **Damage Deposit** in the amount **\$250** at the time the event is scheduled with the District Manager.

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

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

**VENDORS/MERCHANDISE**

*Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department.*

How many vendor/merchandise locations will your event require? N/A

Please describe vendors/type that will occur on day of event: N/A

A complete detailed listing of names must be provided of all vendors. Please attach a list with the names, addresses, phone numbers and types of service of any person(s) that you have an agreement/contract for any service they will provide for you.

Attached: ☐ Yes ☐ No

**CATERING**

Will your event require catering? ☐ Yes ☒ No

Name of Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Cell/ Pager: \_\_\_\_\_ Email: \_\_\_\_\_

**CONTACT INFORMATION**

*Contact information to obtain a County permit or additional waste management services, as required in the Harmony Community Development District Parks and Recreation Facilities Policy.*

Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741  
Phone (407) 343-3400

Osceola County Parks and Recreation Department:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741  
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

## INDEMNIFICATION AND HOLD HARMLESS

The EVENT ORGANIZER agrees that this application applies to the entity, corporation or organization and all of its agents, officers, directors, employees, consultants or similar persons.

UPON SIGNATURE of this application, THE EVENT ORGANIZER AGREES TO BE LIABLE for any and all damages, losses and expenses incurred by the District, caused by the acts and/or omissions of the event organizer, or any of its agents, officers, directors, employees, consultants or similar persons.

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

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

None of the indemnification or insurance requirements referenced in the Harmony Community Development District Parks and Recreation Facilities Policy or in this Application constitute a waiver of sovereign immunity pursuant to Section 768.28, F.S.

## SIGNATURE OF APPLICANT/EVENT ORGANIZER

### ACKNOWLEDGEMENT:

- *I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.*
- *I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.*
- *If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

Signature: \_\_\_\_\_

Date: 21 Nov 2019

Printed Name: \_\_\_\_\_

Danny B Purvis

## APPROVAL FROM HARMONY CDD

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

## **Eighth Order of Business**

## 8A

- 1) [Boardwalk Proposals Reference](#)
- 2) [Dock-Ters<sup>®</sup> Cost Estimates](#)

**8B**



# Consideration of Accessibility Plug-Ins

## *[Information for Dissemination]*

- (1) Remediation of Harmony CDD PDF Records is complete.
- (2) The [UserWay](#) widget (under consideration for the HCDD Website) is already in use on the websites of these Osceola County Districts:
  - [Remington CDD](#)
  - [ChampionsGate CDD](#)
  - [Reunion East CDD](#)
  - [Reunion West CDD](#)
  - [Anthem Park CDD](#)
  - [Shingle Creek CDD](#)
  - [Portofino Vista CDD](#)
  - [Windsor at Westside CDD](#)
  - [Magic Place CDD](#)
  - [Magic Reserve CDD](#)
  - [Stoneybrook South at ChampionsGate CDD](#)
  - [Tohoqua CDD](#)
  - [Storey Creek CDD](#)

You may visit any of these websites to examine the widget's features and witness its capabilities.

**David Farnsworth**

## Consideration of Accessibility Plug-Ins

*[Message to Gary Hutton]*

What can you report about Website Accessibility Plug-Ins (for example, the [UserWay Website Accessibility Widget](#)); and what, if any, issue have you encountered with installing them on other websites? Finally, what has been the user experience on those websites: good or bad?

At first I thought the whole idea was just so much “fluff”, but I have since realized that it may be a simple, clean, and inexpensive way (the [UserWay](#) example I cited is “free”) to provide users with low-visual-acuity (not blind) with the high contrast screens that they need.

If there are no objections, I am requesting that you install the [UserWay](#) plug-in *on a trial basis* on the Harmony CDD Website. It appears that this particular plug-in is both easy to install and de-install if there are any issues.

I believe that the best position for the selector icon, given our site layout, is the default upper-right corner of the webpage. When combined with the “remediation” of District records, this will assure ADA Compliancy and provide truly “friendly” access to all users.

**David Farnsworth**

# Consideration of Accessibility Plug-Ins

*[Reply from Gary Hutton]*

## Benefits

- The widget is easy to set up.
- No coding is required.
- It offers users more choice in accessing your website in a way that suits them, all in the one place.

## Drawbacks

- The button to open the widget may simply be ignored by a user, meaning that they don't experience any of the widget's benefits. Hovering over the icon with the mouse shows an "Accessibility Menu" tooltip but keyboard only users won't see that and might miss the button entirely. (You can increase the size of the icon, but that doesn't mean it will be noticed!)
- The widget only remediates a small proportion of accessibility issues. Bolting it onto a site might lull the owner into thinking their site is fully compliant. Chances are there would be other accessibility issues outstanding which the widget doesn't address.
- Other tools exist to solve the same issues, and they can work across more than one site. For example, the "VoiceOver" screen reader is built into iOS devices and works across all applications. The Chrome Focus Indicator add-on works on every site opened with the Chrome browser on a desktop.

No plug-in is going to solve all the problems with a simple add-on. This will help, but is not the cure-all with all accessibility issues.

If the CDD wants go ahead and give it a try, I can get it installed and working within a day or two. I would ask for \$45.00 to perform the installation. If it doesn't meet their needs, it can always be backed out without any negative consequences.

**Gary Hutton**

## Consideration of Accessibility Plug-Ins

*[Follow to Hutton Message]*

I agree with Gary's assessments; there is no such thing as a perfect accessibility widget/plug-in for all users under all conditions.

The attraction of the cited widget is

- (1) It is "free", and
- (2) It provides for what "screen readers" typically do not (*viz.*, high contrast screens).

Its main benefit is not to the completely "blind", but rather to those individuals who have low-visual-acuity and need "visual assistance".

Additionally, its functionality is the same across all pc-based browsers (*e.g.*, it is not Chrome unique).

As to "other" compliance issues, the [WAVE](#) tool for Chrome has been used to identify/correct obvious code related "errors" on the HCDD web pages.

I therefore urge immediate acceptance of Gary's cost proposal for a trial installation of the [UserWay](#) widget.

**David Farnsworth**

## Website On-Line Records Retention

*[Board Motions Affecting Retention]*

**#1. Approval to Retain Only Those Documents of the Past 7 yrs. on District's Website:**

Motion by *Supv* Bokunic and second by *Supv* Kassel;

Approved 4-0

**#2. Approval of Documents of the Past 7 yrs. that Can Not be Made ADA Screen-Readable Compliant  
Are to be Removed from District's Website:**

Motion by *Supv* Berube and second by *Supv* Scarborough;

Approved 4-0

**Motion #1** has no issues with immediate implementation; in fact, the website now complies with the stipulation.

**Motion #2**, on the other hand, has a sticky-wicket that must be addressed; specifically, the readability of “**Invoices**”. Even under the best of circumstances (*i.e.*, with good quality scanned copies of receipts [**WHICH IS RARE**]), the use of Adobe Acrobat to directly “remediate” these types of multi-page records into “screen readable” form does not yield stellar results; no matter how much hand-manipulation and TLC it is applied.

**Recommendation:**

**Invoices** continue to be distributed to the Board for review as needed, but they are to be excluded from listing on the District's Website due to poor or non screen readability. Included in this exclusion are both “*Monthly Billing Invoices*” and “*Debit Purchase Receipts*”. Both of these should, at all times, be separated from the Agenda Package and be assembled into one tabbed compilation (similar to the example posted this month [[DECEMBER 19, 2019](#)]).

**David Farnsworth**