

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

**NOVEMBER 19, 2020
REGULAR MEETING AGENDA PACKAGE**

**Grace Community Church
5501 East Irlo Bronson Highway
Saint Cloud, Florida 32772**

**Call-In Number: (800) 747-5150
Access Pass Code: 8185960#**



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Harmony Community Development District

Steve Berube, Former Chairman
Mike Scarborough, Assistant Secretary
Kerul Kassel, Supervisor Elect
Teresa Kramer, Supervisor Elect
Daniel Leet, Supervisor Elect



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

November 12, 2020

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 on Thursday, November 19, 2020 at 6:00 pm at the Grace Community Church, 5501 East Irlo Bronson Memorial Highway, Saint Cloud, Florida 32772; and via conference call at:

Call-In Number: (800) 747-5150

Access Pass Code: 8185960#

Following is the advance agenda for the meeting:

1. **Call to Order** (by District Manager)
2. **Organizational Matters** (10 minutes)
 - A. **Oath of Office for Newly Elected Supervisors via General Election**
{Seat 1 – Daniel Leet; Seat 3 – Kerul Kassel; Seat 5 – Teresa Kramer}
 - B. **Resolution 2021-02 – Election and Designation of Officers**
3. **Roll Call** (by New Board Chairman)
4. **Board Recognitions** (5 minutes)
 - A. **Resolution 2021-03 – Contribution of Mr. William Bokunic**
 - B. **Resolution 2021-04 – Contribution of Mr. David Farnsworth**
5. **Audience Comments** (Maximum of 3 Minutes per Speaker) (10 minutes)
6. **Public Hearing: Brownies Septic & Plumbing, LLC Contract** (15 minutes)
7. **Approval of Minutes for:** (5 minutes)
 - A. **October 29, 2020 – Regular Monthly Meeting**
8. **Subcontractors' Reports**
 - A. **Servello Landscape Solutions** (10 minutes)
 - i. Grounds Maintenance Status
9. **Storm Drain Pipe Failure Update** (5 minutes)
10. **Staff Reports**
 - A. **District Engineer** (5 minutes)
 - B. **District Counsel** (15 minutes)
 - i. Consideration of Accepting "The Lakes" Deed of Dedication
 - ii. Update on Fusilier Litigation & CDD Irrigation Infringement Injunction
 - iii. Consideration of Solicitation Policy (updated version)
 - C. **Field Manager** (10 minutes)
 - 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*)
11. **District Manager's Report** (15 minutes)
 - A. **Financial Statements for October 31, 2020**
 - B. **Approval of: #247 Invoices, Check Register, & Debit Purchases**
[Invoices and Debit Receipts Available Upon Request]
 - C. **Consideration of Reserves – Sidewalks**
 - D. **Facilities Usage Applications**
 - i. Harmony Community Church – Christmas Eve Service
 - ii. Soccer Shots – Soccer Instruction for Youth Ages 2 to 8
12. **Business Discussions** (10 minutes)
 - A. **Consideration of Cost for HROA to Mail Parcel VC-1 Survey**
 - B. **Consideration of CDD Property / Trails / Wetland Area Cleanup**
 - C. **Consideration of Osceola County Traffic Operations Request**
13. **Supervisor Requests** (5 minutes)
14. **Adjournment**

Time Allocation: (120 minutes)

We look forward to speaking with 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.

RESOLUTION 2021-02

**A RESOLUTION DESIGNATING OFFICERS OF THE
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Harmony Community Development District at a regular business meeting following the General Election desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Kristen Suit</u>	Secretary
<u>Alan Baldwin</u>	Treasurer
<u>Stephen Bloom</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS, 19TH DAY OF NOVEMBER, 2020.

Chairman

Secretary

Fourth Order of Business

4A.

Resolution 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY
COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING THE CONTRIBUTIONS
OF BILL BOKUNIC.**

WHEREAS, the Harmony Community Development District (“District”) is a special-purpose District created by law and established by Osceola County, pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is a special-purpose local government, charged with the sole duty and responsibility of managing the works of the District, including designing, financing, constructing, and operating capital infrastructure to support Harmony, a planned community in Osceola County, Florida; and

WHEREAS, the major function of the District was and is the pin-pointed, focused management of the works of the District, including recreational facilities, roads and alleys, sidewalks, parks, landscaping, storm-water management, and aquatic weed control; and

WHEREAS, Bill Bokunic demonstrated a dedication and devotion to preserving and protecting the interests of the District, and assuring the aforesaid infrastructure systems be managed to the highest standards in a timely and economical way; and

WHEREAS, Mr. Bokunic’s energy, leadership, creativity, guidance, counsel, and efforts constitute a substantial contribution to the early and continued outstanding success of the Harmony community; and

WHEREAS, Mr. Bokunic provided leadership, wisdom, & direction in serving on the Board of Supervisors since November 2016, further serving as Vice Chairman since 2018; and

WHEREAS, the Board finds it fitting and proper that official recognition be given to Mr. Bokunic for his many achievements and his dedication to the Harmony community;

NOW, THEREFORE, BE IT RESOLVED, that the members of the Board of Supervisors of the Harmony Community Development District, for and on behalf of themselves and on behalf of the District, express their appreciation and gratitude to Mr. Bokunic for his efforts and contributions to the ongoing success of the Harmony community.

UNANIMOUSLY APPROVED and EXECUTED this 19th day of November, 2020.

Daniel Leet, Seat 1

Michael Scarborough, Seat 2

Kerul Kassel, Seat 3

Steven Berube, Seat 4

Teresa Kramer, Seat 5

Kristen Suit, Manager

4B.

Resolution 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING THE CONTRIBUTIONS OF DAVID FARNSWORTH.

WHEREAS, the Harmony Community Development District (“District”) is a special-purpose District created by law and established by Osceola County, pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is a special-purpose local government, charged with the sole duty and responsibility of managing the works of the District, including designing, financing, constructing, and operating capital infrastructure to support Harmony, a planned community in Osceola County, Florida; and

WHEREAS, the major function of the District was and is the pin-pointed, focused management of the works of the District, including recreational facilities, roads and alleys, sidewalks, parks, landscaping, storm-water management, and aquatic weed control; and

WHEREAS, David Farnsworth demonstrated a dedication and devotion to preserving and protecting the interests of the District, and assuring the aforesaid infrastructure systems be managed to the highest standards in a timely and economical way; and

WHEREAS, Mr. Farnsworth’s energy, leadership, creativity, guidance, counsel, and efforts constitute a substantial contribution to the early and continued outstanding success of the Harmony community; and

WHEREAS, Mr. Farnsworth provided leadership, wisdom, and direction in serving on the Board of Supervisors since November 2012, further maintaining the website since 2016; and

WHEREAS, the Board finds it fitting and proper that official recognition be given to Mr. Farnsworth for his many achievements and his dedication to the Harmony community;

NOW, THEREFORE, BE IT RESOLVED, that the members of the Board of Supervisors of the Harmony Community Development District, for and on behalf of themselves and on behalf of the District, express their appreciation and gratitude to Mr. Farnsworth for his efforts and contributions to the ongoing success of the Harmony community.

UNANIMOUSLY APPROVED and EXECUTED this 19th day of November, 2020.

Daniel Leet, Seat 1

Michael Scarborough, Seat 2

Kerul Kassel, Seat 3

Steven Berube, Seat 4

Teresa Kramer, Seat 5

Kristen Suit, Manager

Seventh Order of Business

7A

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, October 29, 2020, at 6:00 p.m. via virtual teleconferencing using WebX.

Present and constituting a quorum were:

Steve Berube
Bill Bokunic
Kerul Kassel
David Farnsworth
Mike Scarborough

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Tim Qualls
Tristan LaNasa
Steve Boyd
Gerhard van der Snel
Pete Betancourt
Residents and Members of the Public

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

The following is a summary of the discussions and actions taken at the October 29, 2020 Harmony CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

Roll was called and the record will reflect a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Supv Berube noted they received a large package from Mr. Leet.

Mr. Leet addressed the parcel that connects Five Oaks Drive to Billy's Trail noting there is a section that is washed out. He outlined the package.

Supv Berube noted Mr. van der Snel agrees it is low and needs to be filled. He suggested Mr. van der Snel and Mr. Boyd coordinate with Mr. Leet to figure out what needs to be done there and bring it back in the near future.

Ms. Kramer noted it was nice to see the resolutions recognizing Supervisor Bokunic and Supervisor Farnsworth. She further addressed the surveying for the new dog park and the parcel across the entrance road to the golf maintenance area and inquired if permanent corner markers were placed when surveyed prior.

Supv Berube noted the District Engineer will speak to this during his presentation.

Ms. Kramer noted if they did not put corner markers in, they may want to ask them to do so when doing the topographic survey. She further addressed the website maintenance agreement, and discussion of the possible playground across from the Board approved dog park and noted her concerns.

THIRD ORDER OF BUSINESS

Organizational Matters

Ms. Suit noted they would like to recognize the two supervisors whose terms are ending noting they hate to see them go.

A. Resolution 2021-01 – Recognizing Mr. Bill Bokunic

B. Resolution 2021-02 – Recognizing Mr. David Farnsworth

Ms. Suit outlined Resolution 2021-01 recognizing Mr. Bill Bokunic and Resolution 2021-02 recognizing Mr. David Farnsworth for their service to the Board and community.

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, Resolution 2021-01 and Resolution 2021-02 were adopted (5-0).

FOURTH ORDER OF BUSINESS

Approval of the Minutes

A. September 24, 2020 - Regular Monthly Meeting Minutes

Supv Kassel noted she reviewed; there were some minor errors not affecting clarity.

On MOTION by Supv Kassel seconded by Supv Bokunic, with all in favor, the September 24, 2020 regular meeting minutes, as amended, were approved. (5-0)

FIFTH ORDER OF BUSINESS

Subcontractors' Reports

A. Servello

i. Grounds Maintenance Status (*Work Chart*)

Mr. Pete Betancourt reported they are in bi-weekly service for the winter.

Mr. van der Snel noted he and Mr. Betancourt did a ride through and are planning several cleanouts, replacements and finetuning work. They are scheduling a ride through for trees to see what needs to be added. They have also discussed a sod replacement project that he would like to discuss with the Board. In his opinion they could wait another year for the sod replacement. There are a couple of areas – one being on Five Oaks West across from 7001 to 7023 that is a troubled area with sod, and they would like

to work on it a bit. The tree trimming project has a rough start however, they are getting a good start now and will hopefully be done in a couple of weeks.

Supv Berube addressed the discussion last month regarding Liriope grass in areas with tree rings along Cat Brier and a couple of other areas and inquired if there is a proposal for that?

Mr. Betancourt noted he will follow-up with Mr. Feliciano on it tomorrow.

Supv Berube addressed the trees along the inner streets noting some, if not all, may need lifting and thinning and requested they take a look at them.

Mr. Betancourt noted he will look at them and get with Mr. van der Snel.

Mr. van der Snel noted they were done last year and are normally on a bi-annual schedule. They can do some finetuning.

SIXTH ORDER OF BUSINESS

Storm Drain Pipe Failure Update

Supv Berube outlined the pictures included in the agenda package and what the job should have consisted of. Once the situation was realized by Brownie's the entire job turned. He addressed the damage to the top of the pipe by the excavator bucket and being blamed on being blown out by the water pressure. He further addressed the steel pilings being driven into the pipe noting once Brownie's was challenged on this, they agreed the pilings being driven into the plastic pipe is what damaged it but did not comment on the damage caused by the bucket. This is when the mood of the job changed, and Brownie's agreed to fix it at no cost. The repair added significant time and cost to the job and is the nature of the dispute that is detailed in the agenda package. He further noted no change orders were submitted for the project until they were closing the hole and took the project to \$150,000. He suggested they offer to pay Brownie's the \$75,000 that was the contract value on a not to exceed, get a release from them that this covers everything, and they are done, and they can pick up the final cleanup of the jobsite from there.

Supv Farnsworth inquired about the cleanup.

Supv Berube noted there is 500 square feet, give or take, along Five Oaks where the sod has been removed, the hole has been settling in with the rain and needs be graded and sodded.

Supv Farnsworth noted this was originally part of the job.

Supv Berube noted there were several things not done that District Counsel and the District Engineer will talk about.

Supv Scarborough addressed the suggestion to give Brownie's the original agreed upon amount and continue to pay for the remainder of the job for the restoration work.

Supv Berube noted there is an outstanding bill for the diver to rent, install and remove the plugs, which the CDD agreed to as part of contract #1 of about \$4,000.00 and has not been billed nor paid. Against contract #2 they have the rental of the dewatering system at about \$10,000.00. There is about \$14,000.00 in unbilled/unseen over the \$57,000.00 so \$72,000.00 on agreed to stuff, bringing it up to the \$75,000 agreed up, call it a day and move on.

Supv Scarborough noted they did not inflict the pain upon themselves that they should have to pay the penalty for expending CDD resources to fix.

Supv Berube noted there is an additional adjustment factor in that they exceeded the contract term by 27 days and there is a \$250 per day penalty. He noted believes he and District Counsel agree on getting the release, getting them out and the CDD picking it up from there.

Discussion continued on the remaining work to complete the project.

Mr. Boyd outlined the soil penetration test noting Brownie's dumped dirt in the hole and left without properly compacting it. He had discussed with them the need to compact the backfill in layers as they filled it because the HDPE pipes are flexible and if you put a lot of soil pressure on top of it and the trench has not been backfilled properly the weight of the earth above the pipe deforms it, causing a joint failure again. He feels the right thing to do is have Devo Engineering drive a penetrometer into the ground to determine if the backfill is compacted or how compacted it is based on the resistance. They quoted \$1,200.00.

Discussion continued on the soil penetration test.

Mr. Qualls noted they will leave the details of what went wrong to the experts. They wanted to ensure they followed the Florida Prompt Payment Act as well as their own rules governing decisions which substantially affect somebody's interest. They sent a letter and got the information on the costs, and the Florida Prompt Payment Act allows the holding of 150% of what they think it will cost to redress any shortcomings in the two contracts. Today they received a letter from Counsel for Brownie's requesting a hearing

and they are going to recommend they hold the hearing next month. There is a rule about how they conduct such hearings to hear their side and then make a final determination on what you want to do. The process is described in the letter and in Rule 1.6; they can circulate a memo they did awhile back on how the hearings work.

Supv Scarborough addressed his concerns noting he has experience as a business owner and a customer would not be willing to pay him the full contract amount, nor would he expect them to, knowing that he is fully liable. This is what liability insurance is for and he does not seem them capturing the full contract amount unless they want to complete the job to its full extent.

Supv Berube noted he may have stated his suggestion incorrectly – he would suggest paying up to the contract amount. Discussion followed on the contract amounts and offsets.

Mr. Qualls outlined the public hearing process for next month noting the Board needs to designate someone to conduct the hearing. The Board will then have 45 days after that to issue a final order.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Discussion and Consideration of Updated Maps

Mr. Boyd reported before last month's meeting they provided the updated maps and his understanding was there was no follow-up required.

Ms. Suit noted Supervisor Farnsworth has asked that she send it to the Board for review and if they had any comments or questions now would be the time.

ii. Discussion and Consideration of Johnson's Surveying Proposal

Supv Berube inquired if Mr. Boyd heard Ms. Kramer's request about the markers.

Mr. Boyd noted he did. He reviewed the surveying proposal noting the black lines are the tract boundaries and should have iron markers there. The survey is not to establish a boundary; the purpose is to get up-to-date topography, tree locations and sizes, accurately pick up the existing sidewalk, the road, and the elevation of the service road. For site improvements like a park the County requires a full site development permit.

ON MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the Johnston's Surveying proposal in the amount of \$3,500 was approved. (5-0)

Mr. Boyd noted they will need the proposal signed by a representative of the District.

Mr. Boyd inquired if the Board was going to act on getting Devo Engineering to do the soil compaction test.

Supv Berube MOVED to approve the Devo Engineering proposal for soil compaction testing in the amount of \$1,200.00 and Mr. Bokunic seconded the motion.

Supv Kassel inquired if the Board has seen the proposal.

Ms. Suit noted they have not.

Mr. Boyd noted it was an email he forwarded to Supervisor Berube.

On VOICE vote Supv Farnsworth voted aye.
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Supv Kassel inquired if she can abstain since she has not seen the contract.

Mr. Qualls inquired if there is a way to table this and send Supervisor Kassel the proposal. He agrees it should be disclosed but he also understands the importance of having this information.

Supv Berube noted this was a line in an email.

Mr. Boyd noted they did not send a contract to forward to you and he should have asked.

On VOICE vote Supv Scarborough voted aye.

Supv Kassel again raised the question of abstaining or does she have to vote nay.

Mr. Qualls noted the grounds for abstaining are a conflict. Maybe some questions to the Engineer may help. He inquired if the price seems reasonable.

Mr. Boyd noted he thought it was low.

Mr. Qualls suggested an amendment to the motion that it be contingent upon a legal review of the contract.

Supv Kassel inquired if Mr. Boyd has worked with the contractor before and his experience or knowledge is.

Mr. Boyd noted he has, and they do excellent work.

On VOICE vote Supv Kassel vote aye, and the motion passed. (5-0)

Supv Berube inquired where they are with the parking area SPD.

Mr. Boyd noted during a site visit Supv Berube directed how the fencing and landscaping needs be revised. In following up with John Adams, he needs all of the detail in the PD and they should have it finalized and to Mr. Adams on Friday.

B. District Attorney

i. Discussion and Consideration of CDD Board Meeting Location Agreement

Mr. Qualls outlined the meeting location agreement – it is an 11-month term beginning in November and includes language regarding Osceola County or the State of Florida stopping meetings, they would get a return/refund for the meetings they miss.

Supv Kassel inquired if they are voting to meet in person even if the Governor extends the order.

Supv Berube noted that is correct. The order does not force them to meet telephonically, it gives the ability to do so.

Mr. Qualls noted it suspends the physical quorum requirement, there are local governments that have been meeting in person.

Supv Kassel inquired if it would be possible to have a combination in-person and virtual meeting.

Mr. Qualls noted legally it is possible. If the Governor does not extend the physical quorum requirement then you have to be physically present to count for the quorum requirement and to vote, but you can participate.

Ms. Suit noted you have to have at least three people present in the room and the Supervisors can vote by phone.

Mr. Qualls addressed what other governments are doing such as making audience wait outside until it is time to speak and then enter one at a time. There is going to be some flexibility; it has to be open to the public.

Ms. Suit addressed the challenges of running an in-person meeting and virtual meeting at the same time.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, to return to in person meetings at Grace Community Church subject to social distancing guidelines, Grace Community Church agreement guidelines, allowing for telephonic access to join the meeting by use of the District Manager's conference line and access number was approved. (5-0)

ii. Discussion and Consideration of Website Maintenance Agreement

Mr. Qualls outlined the website maintenance agreement.

Supv Berube noted Mr. Leet has agreed to pickup the website maintenance should he be elected to the Board. Mr. Leet has the capability, but Supervisor Farnsworth has a lot of unique aspects to the website and he thinks Mr. Leet would appreciate a period of time to settle in as a Supervisor should he be elected, as well as having the guidance and insight of Supervisor Farnsworth in providing a smooth transition.

On MOTION by Supv Kassel seconded by Supv Scarborough, with Supv Kassel, Supv Scarborough, Supv Bokunic and Supv Berube voting aye and Supv Farnsworth abstaining, the agreement with Mr. David Farnsworth for the District website maintenance in the amount of \$300 monthly was approved. (4-1)

Mr. Farnsworth abstained as he is a party to the agreement; a copy of Form 8B is attached hereto and made a part of the record.

Ms. Suit noted they will begin making payment on November 15th.

Supv Berube thanked Supervisor Farnsworth for continuing to maintain the website.

Mr. Qualls noted while the Sunshine Law would not apply all records pertaining to this contract would still be public records.

iii. Update on Brownies Septic & Plumbing Invoices

Previously addressed.

iv. Update on Fusilier's Litigation and CDD Irrigation Infringement

Mr. Qualls noted there is no update other than it is ongoing.

Supv Berube addressed this being the fourth month that this is on the list and there has been no forward movement. He addressed previous discussions regarding having the Board back Field Services to unlock the boxes to do maintenance. He requested guidance noting he thinks their people need to open the boxes to make sure the irrigation system is functioning the way it should be and do maintenance.

Mr. Qualls noted he thinks he has a proposal which probably everyone will not like. There is ongoing litigation, and when it comes to the fact that their irrigation boxes have been locked up unlawfully, on the other side of the road filling some sort of legal action in court which would be expensive and time consuming, so one thought is they have the existing ongoing litigation and could file within this case an emergency motion for injunctive relief.

Supv Farnsworth noted it sounds like a good idea.

Supv Berube addressed the time it would take to go before a judge or get on a calendar.

Mr. Qualls noted they can ask for emergency injunctive relief.

Supv Berube further addressed taking control of the boxes to make sure the irrigations system works.

Supv Kassel noted they have been told they can ask Mr. Fusilier for access to the boxes without going through a motion that is escalatory. They can file the injunction and request their staff meet District staff at the boxes to check them out.

Mr. van der Snel reported he approached Casey, one of the maintenance people for Mr. Fusilier, and said "I heard if I contact you, we can go together to do maintenance" his response was let me ask Mr. Fusilier and the response was no. It was later heard that it needs to be a written request to Mr. Fusilier.

Supv Kassel noted to do the written request.

Supv Scarborough addressed asking permission of someone to access their own property.

Discussion followed on the ownership of the property being in dispute and the easements for utilities and drainage with Mr. Qualls noting it is a community-wide irrigation system and the CDD has the duty to maintain the system. The District Engineer has put in writing to opposing Counsel that the CDD has an easement to access the sprinkler system.

On MOTION by Supv Berube seconded by Supv Scarborough, with Supv Berube and Supv Scarborough voting aye and Supv Bokunic, Supv Farnsworth and Supv Kassel voting nay, authorizing the Field Manager to access irrigation boxes with use of law enforcement to ensure proper ongoing maintenance and operations failed. (2-3)

On MOTION by Supv Kassel seconded by Supv Bokunic, with Supv Kassel, Supv Bokunic and Supv Farnsworth voting aye, and Supv Scarborough and Supv Berube voting nay, authorizing District Counsel to file an injunction against Mr. Fusilier was approved. (3-2)

Supv Bokunic noted he has been consistent on this and thinks that cutting locks and being provocative and wishes they had thought of this solution in the previous months and could have been down the road with it.

Supv Kassel noted it was presented but not heard.

v. Update on The Lakes Deeds of Dedication

Mr. Qualls noted there nothing to report. There was a mix-up with the parcel numbers, and so they have not received the documents.

vi. Review of Memo re: District Solicitation Policy

Mr. Qualls noted the memo on the solicitation policy was included in the agenda package. The Board can make a determination of what they want to do.

Supv Berube noted he feels it is more involved than he anticipated. He addressed his concerns of employees, the employee handbook, the use of the term employees, and prior advice to avoid being employers.

Mr. Qualls addressed the statute noting it states the District shall have a District Manager and the District Manager manages the works of the District. When it comes to folks needed to carry out that task it should be done through the District Manager; technically they have not heeded that advice which is fine and he is not saying they did anything wrong. He can assure them if there is an issue with somebody from field staff and they want to get litigious they are going to sue the District as an employer. For this policy the question is how they can make sure the policy applies to everybody and he thinks they can do that without specifically saying employees.

Supv Kassel noted the way the policy is written it focuses on employees and disciplinary consequences that it loses its focus as a solicitation policy for everyone.

Mr. Qualls noted the policy was drafted by Supervisor Farnsworth.

Supv Kassel inquired if Supervisor Farnsworth would want to rework the policy or have someone else do it noting she is willing to take out some of the language but keep the policy elements making it more about solicitation than employees.

Supv Farnsworth noted it is a template he pulled from the internet and he only customized some words to make it Harmony. Since he did not write it; it would be difficult to manipulate it legally and would rather have District Counsel make modifications to it.

Supv Kassel noted she is happy to make some modifications to it and pass it by the Board at the next meeting.

Supv Berube noted it sounds perfect and thanked Supervisor Kassel for offering.

Mr. Qualls thanked Supervisor Farnsworth and Supervisor Bokunic for their time and effort noting it has been a pleasure working with you both. He is amazed that good people, like all of them, give so much time and it largely goes unrecognized or just have to put up with so much bull. They did a good job and he loved working with them and wished them well.

Mr. Qualls noted he has been giving a lot of thought to the natural strain that he does not like in the traditional legal model, with that being the hourly rate, while they have extremely competitive hourly rates, there is a lot the Board is dealing with and they have spent a lot of hours and he never wants one of his clients to be in a position where they say “we would like advice but if I call it starts the clock”. He values working with Harmony and is going to bring a proposal to go to a flat monthly fee. He wants them to be able to call, wants them to be able to get the best legal advice.

Ms. Suit noted she has more than ten districts and if she is not mistaken his fees are the lowest of all the attorney’s she works with.

Supv Berube inquired if he is talking a fixed monthly rate up to a cap for the year, then after that they stop or has, he not brought it that far along yet.

Mr. Qualls noted it would be a flat monthly rate and would not include litigation.

Supv Berube noted thanked Mr. Qualls noting he thinks he provides great advice at a very reasonable price and it is appreciated. He noted Mr. LaNasa is following in his

footsteps and has probably been the better, if not the best, associate counsel brought onboard.

Supv Bokunic thanked Mr. Qualls for his kind words. As he personally transitions to an audience member from the Board if there are any suggestions in a change on the legal side there is going to be a loud argument from him as a resident. He [Mr. Qualls] gives above and beyond and is always available for conversation and he has enjoyed working with him as well.

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)**

Mr. van der Snel noted his reports were in the package and inquired if there were any questions or concerns.

Supv Kassel noted for the invasive weed control the report does not seem to indicate they are making headway and inquired if they are being effective with their control measures.

Mr. van der Snel noted the mitigation project is done by Brad who is also the dock master. They have another staff member who helps Brad. The two go into the field together for safety purposes. The project has proven to be immense and they have been working behind Bracken Fern for a while now. The further they go the more they see; it is bigger than anybody thought.

Supv Berube noted the area being mitigated has expanded to four or five times larger than the initial project area.

Discussion continued on the mitigation area with Mr. van der Snel they are going to be a while since it is bigger than it looks.

Supv Scarborough addressed the road leading to the garden and RV parking area noting the road is horrific. He thinks the road needs to be addressed and maintained properly and a proper base put down.

Mr. van der Snel noted he agrees and has a quote pending for concrete fines. The road is 12,000 square foot. He addressed the use of concrete fines noting shell rock has

proven not to work and asphalt is not an option because of the gas pipeline. He will have a proposal next month.

Supv Berube noted he wants to ask Mr. Boyd the timing for the Harmony Central easement. Harmony Central is going to dig up along the road and the agreement with them included regrading the road.

Supv Berube noted page 67 is a picture of the new Yamaha U-Max 2 that was approved for purchase a couple of months ago.

Mr. van der Snel reported Phase 4 of the sidewalks is completed and Phase 5 will be in November.

Supv Scarborough extended a compliment for the bench that was installed noting he has seen it being used.

Supv Berube noted the User Facilities revenues was budgeted at \$12,600 last year and was actually \$21,460 from the combined facilities. \$12,600 was budgeted for expenses and they spent \$10,070.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements for September 30, 2020

B. Approval of: #246 Invoices, Check Register and Debit Purchases

Ms. Suit noted she would be happy to answer any questions.

On MOTION by Supv Berube seconded by Supv Kassel, with all in favor, the September 30, 2020 financials, Invoice Approval #246, Check Register and Debit Purchases was approved. (5-0)

C. Discussion and Consideration of Budget Amendment for FY 2020 – Resolution 2021-3

Ms. Suit outlined the budget amendment for FY 2020 for \$83,196 noting the District is not over budget, but for accounting purposes the District is required to show the transfer of the funds for the VC-1 debt service as an expenditure.

Supv Berube noted that is part of the amendment but the full amount is outlined on page 104 is the debt payment plus \$51,822 into the fund balance.

On MOTION Supv Kassel seconded by Supervisor Bokunic, with all in favor, Resolution 2021-03 for FY 2020 was adopted. (5-0)

D. Discussion and Consideration of Motion Assigning Fund Balance

Ms. Suit outlined the motion assigning fund balance.

Operating Reserve	\$423,528
Reserves Renewal & Replacement	\$ 40,215
Reserves Sidewalks & Alleyways	\$213,208
Reserves Uninsured Repairs	\$ 50,000

Supv Kassel addressed unassigned fund balance of \$571,236.

Ms. Suit noted that is a different line item, this motion assigns reserves.

On MOTION by Supv Kassel seconded by Supv Berube, with all in favor, the motion assigning fund balance, as outlined, was approved. (5-0)

Supv Berube addressed the reserves for Sidewalks & Alleyways noting they have been funding the ongoing sidewalk panel replacements out of the budget. Do they want to fund some of the sidewalk repairs from the reserve fund or continue to leave it and fund from the budget?

Supv Kassel inquired why they cannot move from assigned fund balance to the line item in the operating.

Discussion ensued on fund balance, line items and the use of reserve funds.

EIGHTH ORDER OF BUSINESS Old Business**A. Discussion of Parcel VC-1 Usage****i. Survey Questions**

Supv Berube noted he thinks Supv Kassel did a remarkable job and it looks stellar to him. Are there any comments or questions?

Supv Farnsworth inquired as to the impetus for adding the underlying comment at the end of the first paragraph.

Supv Kassel noted the need to add from her perspective is they had the discussion for months about a community center at that site and she wanted to assure people before they answered the questions that was not the reason for the survey.

Supv Farnsworth noted in his opinion it was superfluous to what was being sought.

Discussion continued on the inclusion of the comment.

Supv Berube will contact Mark regarding the price for mailing the survey to the residents.

Supv Farnsworth addressed the different opinions on how people would like to receive the survey – email, social media, and US Mail.

Supv Kassel noted her understanding is because it is a CDD issue and the target group is CDD assessment payers and sending via US Mail is the most appropriate avenue to take and has the potential to reach the highest percentage of owners in Harmony. She inquired if she should put it on Survey Monkey and provide a link for people to go online to respond to the survey.

The consensus is to use Survey Monkey with Supervisor Kassel creating the online survey and providing the link for the mailing.

Supv Berube will bring the numbers back next month for the mailing.

B. Discussion and Consideration of Installing Playground Equipment in Area Across from Board Approved New Dog Park

Supv Berube noted they need the SDP and suggested moving to next month.

NINTH ORDER OF BUSINESS

New Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Topical Subject Discussions

There being none, the next item of business followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Supv Kassel noted there is more consistent attention to the dog parks and things have to be reported on to be addressed aside from mowing and requested Mr. van der Snel send a field services person into the dog parks once a week to make sure things such as the rubber mulch is not in the way of the gate, the gates are closing properly, faucets are in working order, are drains are clear are being addressed. She noted they had also talked about putting a drain at the swings outside the dog parks to the pond; she does not think this has been done because it is still flooding.

Mr. van der Snel noted they have been working with Servello on the issue and they were prepared to provide a quote for installing a drain. If the Board would like for him to get a quote, he will be happy to provide it.

Supv Kassel noted when it was discussed it was stated they had the equipment to do it themselves.

Mr. van der Snel noted they have the equipment but not the knowledge.

Supv Berube inquired about raising the ground and the swings letting the water runoff into surrounding areas.

Supv Kassel noted the surrounding areas are the dog park, the other playground and someone's house.

Mr. van der Snel noted the mulch will wash out and they have to have mulch.

Supv Kassel noted the long-term solution would be a drain.

Supv Scarborough noted he has done hundreds of these and would be happy to assist if it is something they want to do in-house.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Kristen Suit
Secretary

Steven Berube
Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Farnsworth, David Lee		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Community Development District	
MAILING ADDRESS 3336 Cat Brier Trail		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY	
CITY Harmony	COUNTY Osceola	NAME OF POLITICAL SUBDIVISION: Harmony	
DATE ON WHICH VOTE OCCURRED October 29, 2020		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, David Lee Farnsworth, hereby disclose that on 29 October, 20 20 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Subject: Maintenance of Harmony CDD website (www.harmonycdd.org).

History: As a member (elected Supervisor), I performed this task voluntarily from 2016 until the present. There is concern regarding continuity of the site when my term in office ends in November 2020.

Condition: I am amenable to a short-term continuance, but only until Board finds a permanent replacement.


Conflict: Since continuance would be compensated, I cannot participate in a related Board motion or vote.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

15 October, 2020

Date Filed

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Tenth Order of Business

10B

10Bi.

This instrument prepared by
and returned to:

Grant T. Downing, Esq.
Godbold, Downing, Bill & Rentz, P.A.
222 W. Comstock Ave., Suite 101
Winter Park, Florida 32789

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed the 2 day of November, 2020, by **EAST LAKES OF HARMONY COMMUNITY ASSOCIATION, INC.**, a Florida corporation not for profit, whose address is 811 Mabbette Street, Kissimmee, Florida 34741 (the "Grantor"), to **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a limited special and single purpose local government created by Chapter 190, Florida Statutes, having a mailing address of 313 Campus Street, Celebration, Florida 34747 (hereinafter referred to as "Grantee").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the Grantee forever, all the right, title and interest, claim and demand which the said Grantor has in and to that certain land situate in Osceola County, Florida, more particularly described as follows:

Please see Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

"GRANTOR"

**EAST LAKES OF HARMONY
COMMUNITY ASSOCIATION, INC.,** a
Florida corporation not for profit

Sign: [Signature]
Print: Dennis Martin

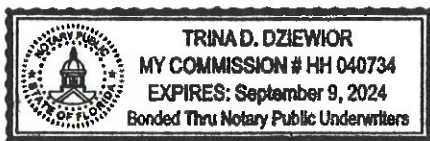
By: [Signature]
Print Name: Richard A. Jerman
Its: President

Sign: [Signature]
Print: William Haynie

STATE OF FLORIDA

COUNTY OF Seminole

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 2 day of November, 2020, by Richard A. Jerman, the President of East Lakes of Harmony Community Association, Inc., a Florida corporation not for profit, on behalf of said corporation.



[Signature]
Notary Public, State of Florida

Trina D Dziewior
(Print, Type or Stamp Commissioned Name)

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

EXHIBIT ^aA

SKETCH OF DESCRIPTION PARCEL

LEGAL DESCRIPTION

A parcel of land lying in a portion of Section 20, Township 26 South, Range 32 East, Osceola County, Florida and a portion of Tract-I/J, HARMONY PHASE THREE, as filed and recorded in Plat Book 20, Pages 120 through 128 of the Public Records of Osceola County, Florida; Being more particularly described as follows:

Beginning at the Northwest corner of TRACT J-500, HARMONY NEIGHBORHOOD J, as Filed and Recorded in Plat Book 27, Pages 49 through 53 of the Public Records of Osceola County, Florida, thence run the following six (6) courses along the North line of said HARMONY NEIGHBORHOOD J: S85°39'20"E, a distance of 65.25 feet; thence run N32°40'59"E, a distance of 29.46 feet; thence run N66°21'50"E, a distance of 65.98 feet; thence run N88°39'01"E, a distance of 95.17 feet; thence run S79°34'42"E, a distance of 409.85 feet; thence run S68°40'48"E, a distance of 187.42 feet; thence run N47°18'24"W, departing said North line, a distance of 79.98 feet; thence run N61°27'31"W, a distance of 56.62 feet; thence run N68°38'39"W, a distance of 49.68 feet; thence run N80°17'49"W, a distance of 187.40 feet; thence run N79°12'59"W, a distance of 175.57 feet; thence run N86°14'06"W, a distance of 64.62 feet; thence run S86°05'57"W, a distance of 180.61 feet to a point on the Westerly line of TRACT I/J, HARMONY PHASE THREE, as filed and recorded in Plat Book 20, Pages 120 through 128 of the Public Records of Osceola County, Florida and a point on a non tangent curve, concave to the Northwest, having a Radius of 85.00 feet and a Central Angle of 59°43'03"; thence run Southwesterly along the arc of said curve and said Westerly line, a distance of 88.59 feet (Chord Bearing = S42°52'18"W, Chord = 84.64 feet) to the POINT OF BEGINNING.

Containing 25,246.91 square feet or 0.58 acres, more or less.

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT)
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: HARMONY FLORIDA LAND, LLC

SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION

DATE OF SKETCH	4/23/19	REVISIONS
SCALE	1" = 200'	
F.S.	PAGE	
SECTION	20	
TWP. 26	S., RNC. 32	E.
JOB NO.	17-061 BERM SL	SHEET 1 OF 3

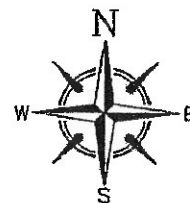
JOHNSTON'S
SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8898
Tel. (407) 847-2179 Fax (407) 847-6140

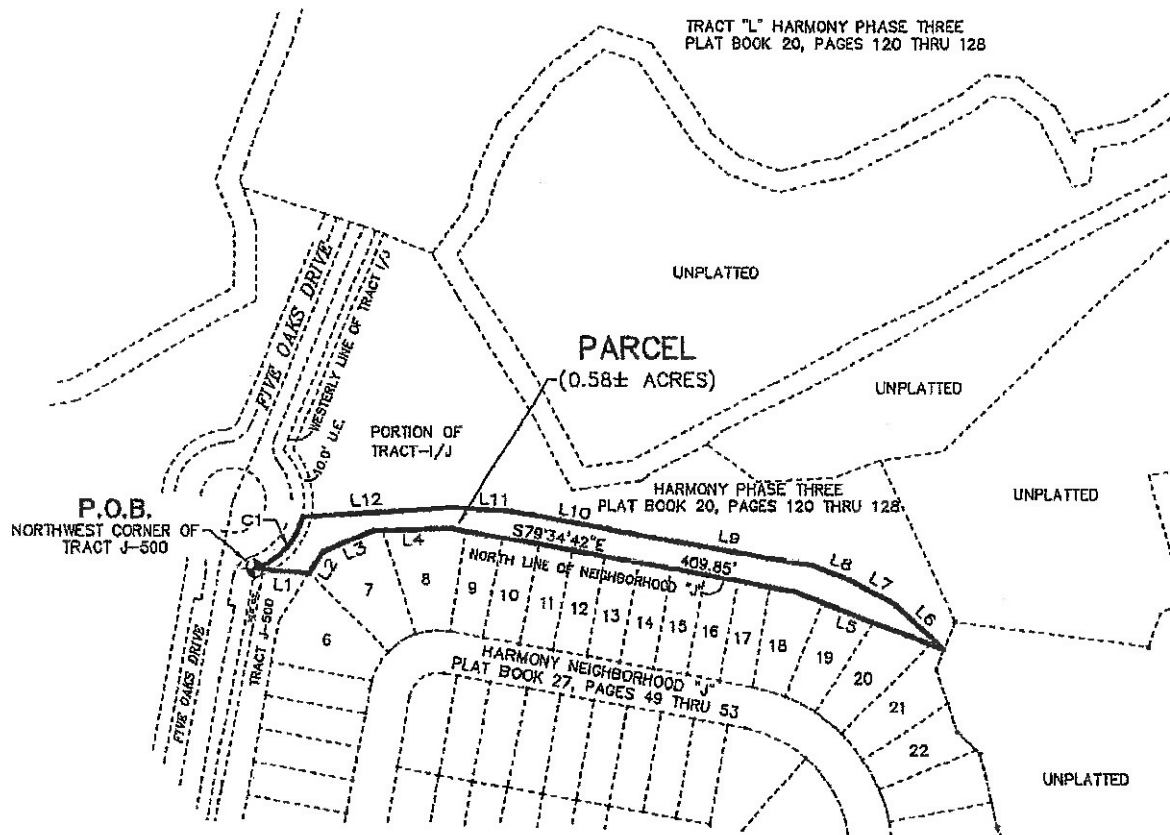
[Signature] 4/23/19
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION PARCEL



SCALE 1"=200'



LEGEND

L.B. LICENSED BUSINESS
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
Δ CENTRAL ANGLE
R RADIUS
L LENGTH
CD CHORD DISTANCE
CB CHORD BEARING
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
EXST. EXISTING
NAD NORTH AMERICAN DATUM
F.B. FIELD BOOK
DEPT. DEPARTMENT

TEL. TELEPHONE
NO. NUMBER
NUMBER
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
R.L.S. REGISTERED LAND SURVEYOR
C1 CURVE NUMBER
L1 LINE NUMBER
E PROPERTY LINE
● DESCRIPTIVE POINT
U.E. UTILITY EASEMENT
N&D NAIL AND DISK
ID IDENTIFICATION
CM CONCRETE MONUMENT
(P) PLAT
C.R. COUNTY ROAD
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

JOHNSTON'S
SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8895
Tel. (407) 847-2179 Fax (407) 847-6140

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION

SHEET 2 OF 3

SKETCH OF DESCRIPTION PARCEL

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHD. BEARING
C1	88.59	85.00	059°43'03"	48.80	84.64	S42°52'18"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S85°39'20"E	65.25'
L2	N32°40'59"E	29.46'
L3	N66°21'50"E	65.98'
L4	N88°39'01"E	95.17'
L5	S68°40'48"E	187.42'
L6	N47°18'24"W	79.98'
L7	N61°27'31"W	56.62'
L8	N68°38'39"W	49.68'
L9	N80°17'49"W	187.40'
L10	N79°12'59"W	175.57'
L11	N86°14'06"W	64.62'
L12	S86°05'57"W	180.61'

JOHNSTON'S
SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-8140

10Biii



Community Development District

Solicitation Policy

Scope

This policy applies to all residents and external visitors, field services staff, partners, contractors, and customers who may be on any community property before, during, or after normal working hours.

Policy Elements

Solicitation is any form of request for money, support, or participation for products, groups, organizations or causes which are unrelated to the Harmony District. These include but are not limited to:

- Seeking funds or donations for a non-profit organization
- Asking for signatures for a petition
- Selling merchandise or services
- Requesting support for a political candidate
- Engaging in religious proselytism

Distribution refers to disseminating literature or material for commercial or political purposes.

Prohibited Activities

All forms of solicitation and distribution are strictly prohibited at all times on any community property, unless previously and explicitly authorized by the District Board of Supervisors.

We also prohibit offensive solicitation or solicitation for personal profit:

- Selling goods for personal profit.
- Requesting support or funding for political campaigns.
- Unauthorized posting of non-work related material on community bulletin boards.
- Solicitation or distribution of non-business literature towards customers, partners, and vendors.
- Proselytizing others to groups or initiatives that violate non-discrimination and equal opportunity policies.

Universal Applicability

This policy applies in the same manner to all individuals or groups. The Harmony District and managers must not allow one group or person to engage in solicitation, while excluding others.

Members of the public may refer doubts, questions, or violations to the District Manager, [Kristen Sui](#), at 407-566-1935.

10C.

10Ci.

October/November 2020

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 raking the swing areas.
- RV lot fencing permit is pending.
- Power washing project continued.
- Sidewalk Phase 5 starts November 30th
- Sidewalk grinding completed. Small sidewalk repairs performed by Staff
- Septic Tank pump repaired at Lakeshore Park Restroom Lift station.
- Storm drain project pending finalization.
- Cleaned Estates Entrance and added new solar lights.

Ponds

- See Pond report.

Irrigation

- All Clocks inspected & adjusted as needed.
- Maxicomm fully functional.
- Clocks 2 and 3 not accessible at this point.

Pools Operations

- Pools checked, chemically balanced, and cleaned daily.
- Painted and refurbished Pergola in front of Swim club

Boat Maintenance

- All propellers weekly checked, and boats cleaned.
- Paint maintenance continued Dock fencing area.

Buck Lake Activities

- Boat Orientation held 12 attended

Access Cards

- Approximately 18 ID cards have been made this month.

End of Report.

10Cii.

HARMONY CDD

Gerhard van der Snel

Date	Resident	Time	M W F S Th S	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
10/14/2020	William Gest	11:00 - 12:00 PM			1			X				
10/14/2020	Keith Lash	1:00 - 4:00 PM			6	X						
10/14/2020	David Bronson	1:00 - 4:00 PM			3		X					
10/15/2020	Jonathan Bradshaw	7:30 - 10:30 AM			4	X						
10/15/2020	Michael Giberson	8:00 - 11:00 AM			2			X				
10/15/2020	William Gest	12:00 - 12:30 PM			1				X			
10/15/2020	Carol Regalado	1:00 - 4:00 PM			7	X						
10/16/2020	David Walker	7:30 - 10:30 AM			3	X						
10/16/2020	Collin LaHue	7:30 - 10:30 AM			2				X			
10/16/2020	William Gest	11:00 - 12:00 PM			1			X				
10/16/2020	BEATRIZ BRICUYET	1:00 - 4:00 PM			8	X						
10/17/2020	Joshua Gutman	7:30 - 10:30 AM			4	X						
10/17/2020	William Garard	7:30 - 10:30 AM			2				X			
10/17/2020	Joshua Gutman	7:30 - 10:00 AM			2			X				
10/17/2020	Collin LaHue	7:30 - 10:30 AM			2			X				
10/17/2020	Kimberly Langlais	1:00 - 4:00 PM			8	X						
10/17/2020	Lance Boutcher	1:00 - 4:00 PM			3		X					
10/18/2020	Lori Isaac	7:30 - 10:30 AM		X	4	X						
10/18/2020	Patrick Conley	7:30 - 10:30 AM		X	2		X					
10/18/2020	Donald Rice	7:30 - 10:30 AM		X	2		X					
10/18/2020	Jerome Schletter	8:00 - 11:00 AM		X	2			X				
10/18/2020	David Bronson	1:00 - 4:00 PM		X	3		X					
10/18/2020	John Bontya	1:00 - 4:00 PM		X	8	X						
10/19/2020	Mark Williams	7:30 - 10:30 AM	X		0	X						
10/19/2020	Joshua Bacon	7:30 - 10:30 AM	X		5		X					
10/19/2020	William Gest	1:00 - 4:00 PM	X		2		X					
10/21/2020	Jesse Griffin	7:30 - 10:30 AM			6		X					
10/21/2020	Jonathan Bradshaw	7:30 - 10:30 AM			8	X						
10/21/2020	Rafael Casallas	1:00 - 4:00 PM			6	X						
10/22/2020	Jonathan Bradshaw	7:30 - 10:30 AM			8	X						
10/24/2020	Madeline Visciano	7:30 - 10:30 AM			8	X						
10/24/2020	Brad Williams	7:30 - 10:30 AM			3		X					
10/24/2020	Carol Regalado	1:00 - 4:00 PM			8	X						
10/25/2020	Lori Isaac	7:30 - 10:30 AM		X	4		X					
10/25/2020	Donald Rice	7:30 - 10:30 AM		X	2		X					

			6	22	267	30	6	18	9	3	1	0	
					Total Passengers:								
					267								
					Total Trips: 67								

Date	Resident	Time	MWTh	FS	Total Pass	20' Pont	16' Pont	16' SunTrk	18' Bass	Tracker Bass	Canoe	Kayak	Comments
10/25/2020	Jonathan Bradshaw	7:30 - 10:30 AM		X	8	X							
10/25/2020	Rafael Casallas	1:00 - 4:00 PM		X	6	X							
10/25/2020	David Bronson	1:00 - 4:00 PM		X	3			X					
10/28/2020	Rafael Casallas	1:00 - 4:00 PM			6	X							
10/30/2020	Robert Martz	8:30 - 11:30 AM			2				X				
10/30/2020	Jeniffer Denault	1:00 - 4:00 PM			8	X							
10/30/2020	William Gest	1:00 - 4:00 PM			2			X					
10/30/2020	Franciele Oliveira	1:00 - 4:00 PM			4		X						
10/31/2020	Jesse Griffin	7:30 - 10:30 AM			6			X					
10/31/2020	William Garard	7:30 - 11:30 AM			2						X		
10/31/2020	Mark Williams	7:30 - 10:30 AM			6	X							
10/31/2020	Larry Crouch	7:30 - 10:30 AM			2		X						
10/31/2020	Hannah James	7:30 - 10:30 AM			3	X							
10/31/2020	Robert Martz	8:30 - 11:30 AM			2				X				
10/31/2020	David Bronson	1:00 - 4:00 PM			3	X							
11/1/2020	Lori Isaac	7:30 - 10:30 AM		X	4	X							
11/1/2020	Joshua Gutman	7:30 - 10:30 AM		X	2				X				
11/1/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
11/1/2020	Hannah James	7:30 - 10:30 AM		X	3			X					
11/1/2020	Jonathan Platt	1:00 - 4:00 PM		X	4			X					
11/1/2020	David Bronson	1:00 - 4:00 PM		X	3	X							
11/2/2020	David Bronson	1:00 - 4:00 PM	X		2	X							
11/2/2020	Carol Regalado	1:00 - 4:00 PM	X		4			X					
11/4/2020	Angelo Dalessandris	1:00 - 4:00 PM			3			X					
11/6/2020	Rafael Casallas	1:00 - 4:00 PM			8	X							
11/7/2020	Vincent Ang	1:00 - 4:00 PM			8	X							
11/8/2020	Donald Rice	7:30 - 10:30 AM		X	2		X						
11/8/2020	Lori Isaac	7:30 - 10:30 AM		X	4	X							
11/8/2020	Ronald Grove	7:30 - 10:30 AM		X	2			X					
11/8/2020	Neil Esposito	1:00 - 4:00 PM		X	6	X							
11/8/2020	David Bronson	1:00 - 4:00 PM		X	3			X					
11/9/2020	Thomas Gerdemann	7:30 - 10:30 AM	X		4	X							
			6	22	267	30	6	18	9	3	1	0	
					Total Passengers: 267								
					Total Trips: 67								

10Ciii.

Facebook report October/November 2020

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

On Oct 21st a resident reported a big ant pile in the dog park. Servello sprayed

On 22nd a resident requested landscaping maintenance behind Brackenfern around the pond. CDD notified Servello.

On Oct 23rd a resident had a concern on the play area on Red Lantern. CDD redirected issue to Ashley Park representative.

On Oct 27th a resident reported a big branch in front of their house on Catbrier. CDD removed branch.

On Oct 29th a resident requested an adjusted time for the 20ft pontoon. CDD complied.

On Oct 28th a resident requested small divots in the sidewalk to be filled in on Bluestem. CDD Repaired.

On Nov 2nd a resident inquired about the pond between Feathergrass and Middlebrook. CDD answered.

End of report.

10Civ.

Harmony District Ponds Report

Pond #	Pond Name	Pond Acres	Duckweed	Algae	Cattail	Pennywort	Grasses	Spatterdock	NOVEMBER 2020 OCTOBER-NOVEMBER	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	* Se Clear G-Algae * Komeen Crystals-Hydrilla * SonarOne-Hydrilla * Diquat-Latorial plants
Map links below Require Internet										
1	H-1	1.4					L1		No treatment needed	
2	H-1	1.0					L1		No treatment needed	
3	H-1	2.3				L1			No treatment needed	
4	H-2	3.7		L1			L1		No treatment needed	
5	Cherry Hill	2.8		L1					No treatment needed	
6	S. Long Pond	3.1					L1		No treatment needed	
7	N. Long Pond	3.1					L1		No treatment needed	
8	Dog Park Tr.	3.5		L1					No treatment needed	
9	Dog Park Tr.	1.0					L1		No treatment needed	
10	Dog Park	3.0					L1		No treatment needed	
11	Estates N.	1.8		L1						
12	Estates S.	1.7		L1						
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	W. Lake	1.3		L1						
34	W. Lake	0.0							Future pond, not active	
35	W. Lake	0.0							Future pond, not active	
36	N. Lake	0.0							Future pond, not active	
37	E. Lake	3.0				L1			Littoral Weeds	Round Up
38	E. Lake	0.5				L1			Littoral Weeds	Round Up
39	S. Lake	3.3				L1			Littoral Weeds	Round Up
40	S. Lake	1.4				L1			Littoral Weeds	Round Up
41	S. Lake	2.3	L1						Littoral Weeds	Round Up
42	S. Lake	5.2	L1						No treatment needed	
43	Waterside	3.0	L2						Littoral Weeds	Round Up
44	DOT	6.0			L1				No treatment needed	
45	DOT	3.6			L1				No treatment needed	
46	DOT	2.0			L2				No treatment needed	
47	Maintenance	0.4			L1				No treatment needed	
48	Feathergrass	0.0			L1					
TOTAL ACRES			Total size (in acres) of all ponds combined							
AVG. TREATED ACRES		1.0	Average treated pond area is roughly 20%							
Additonal Notes:		Ponds are doing we a have treated a number for weeds and cut any tall growth around them that is blocking the view of the water. There are a few that I will spray as soon as we get some days where there is no wind including ponds 11,12,47 and 8.								

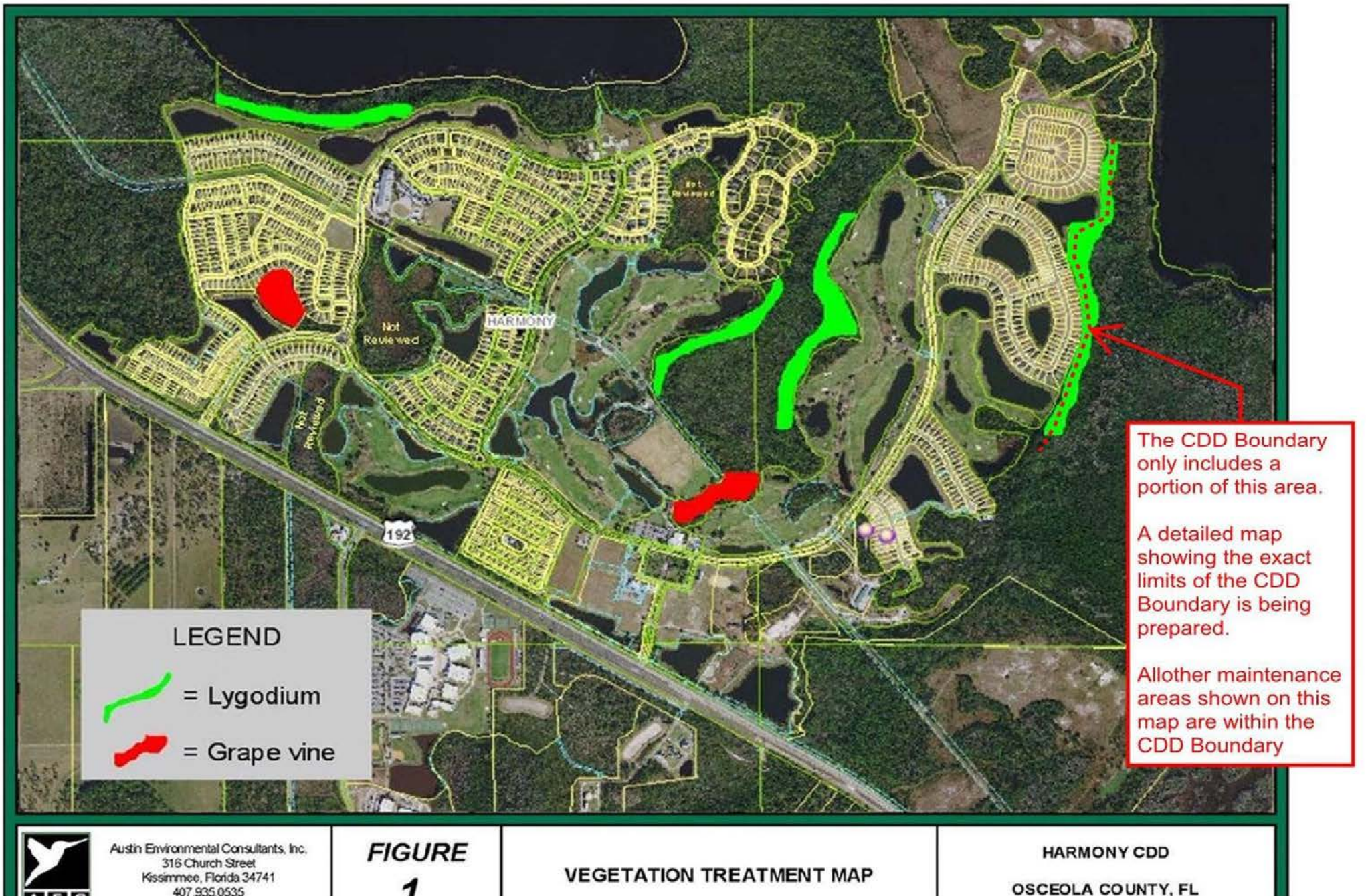
Harmony District Ponds Map



10Cv.

Harmony Community Development District
Field Services Monthly Wetland Report

#	Maintenance Area Name	Acres	Invasive Species	Reporting Date: September -October	Treatment Status
Map Tab Shows Local QuickMap			Vegetation Identification Infestation Severity High, Medium, Low	Prescribed Treatment	Pending Activities Percent Complete
Click Links Below For Internet Maps					
1	Buck Lake - South	1.4 ?	Lygodium High	Spraying only with a mixture of roundup and cutrine.	Sprayed and checked some small areas and working on a few more sections.
2	Green - South	1.0 ?	Grapevine Medium	Sprayed with round up and cut the vines running up the base of the tree.	Retreating some of the main areas for new growth.
3	Golf Course - West	2.3 ?	Lygodium High	Spraying along a lot of the main sections to gain access further into the woods.	Large amounts of fern and grape vine.
4	Golf Course - East	3.7 ?	Lygodium High	Started to treat	large pockets or grapevine and fern.
5	Golf Course - South	2.8 ?	Grapevine Medium	treating with roundup	Spraying mostly fern once treated and further into the interior areas.
6	The Lakes - East	3.1 ?	Lygodium High	treating with round up	starting to spray just on the outside areas
7	{Future}	0.0	----		
8	{Future}	0.0	----		
9	{Future}	0.0	----		
10	{Future}	0.0	----		
11	{Future}	0.0	----		
12	{Future}	0.0	----		
13	{Future}	0.0	----		
14	{Future}	0.0	----		
15	{Future}	0.0	----		
TOTAL ACRES		0.7	Total size (in acres) of all foliage maintenance areas		
AVG. TREATED ACRES			Average infested foliage treated area is roughly 20%		
Additonal Notes: This month as far as mitigation we are continuing with checking areas treated and extending the areas where there is more growth further back into the woods. Spraying this moth has been hard with all the wind so we have been cutting a lot and going back to spray when the weather is good. There is a lot of fern deep into the woods which is why it is so hard to even access to be able to treat.					



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

Eleventh Order of Business

11A

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Helena Randel, Accountant
CC: Kristen Suit, District Manager
DATE: November 4, 2020
SUBJECT: October 2020 Financials

Please find the attached October 2020 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 is provided below. Should you have any questions or require additional information, please contact me at Helena.Randel@Inframark.com.

General Fund

- Total Revenue through October is approximately 0.02% of the annual budget.
 - ▶ Non Ad Valorem Assessment collections will begin in November.
- Total Expenditures through October are at 9% of the annual budget.
 - ▶ Administrative
 - Rental-Meeting Room - FY21 room rental services.
 - Insurance - Public Risk provides auto, general liability, inland marine and property insurance.
 - ▶ Field
 - ProfServ-Field Management - Florida Resource Mgmt services and health/life insurance.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Communication-Telephone - Sprint Solutions.
 - R&M-Pools - Control leases for Ashley Park and splash pad, chemicals.
 - R&M-Sidewalks - Arrow Pavement Services 10/28 sidewalk replacement.
 - Capital Outlay-Other - Playground equipment.
 - Capital Outlay-Vehicles - Yamaha Umax.
 - Reserve-Renewal & Replacement - Truck rental and container lease \$580.
- 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 in October and \$71,193.25 to cover a shortfall in April. These loans have been repaid.

HARMONY

Community Development District

Financial Report

October 31, 2020

Prepared by



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HARMONY

Community Development District

Financial Statements

(Unaudited)

October 31, 2020

HARMONY

Community Development District

Governmental Funds**Balance Sheet**
October 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 455,937	\$ -	\$ -	\$ 455,937
Due From Other Funds	-	8,443	6,341	14,784
Investments:				
Certificates of Deposit - 12 Months	106,442	-	-	106,442
Money Market Account	679,101	-	-	679,101
Prepayment Account	-	23,077	374,057	397,134
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	597,918	298,299	896,217
TOTAL ASSETS	\$ 1,241,480	\$ 1,236,751	\$ 1,018,697	\$ 3,496,928
<u>LIABILITIES</u>				
Accounts Payable	\$ 53,309	\$ -	\$ -	\$ 53,309
Accrued Expenses	9,500	-	-	9,500
Due To Other Funds	14,784	-	-	14,784
TOTAL LIABILITIES	77,593	-	-	77,593
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	1,236,751	1,018,697	2,255,448
Assigned to:				
Operating Reserves	423,528	-	-	423,528
Reserves-Renewal & Replacement	40,215	-	-	40,215
Reserves - Sidewalks & Alleyways	213,208	-	-	213,208
Reserves-Uninsured Repairs	50,000	-	-	50,000
Unassigned:	436,936	-	-	436,936
TOTAL FUND BALANCES	\$ 1,163,887	\$ 1,236,751	\$ 1,018,697	\$ 3,419,335
TOTAL LIABILITIES & FUND BALANCES	\$ 1,241,480	\$ 1,236,751	\$ 1,018,697	\$ 3,496,928

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 9,381	\$ 782	\$ 189	\$ (593)
Special Assmnts- Tax Collector	1,876,212	-	-	-
Special Assessments-Tax Collector-VC1	(22,434)	-	-	-
Special Assmnts- Discounts	(75,048)	-	-	-
Access Cards	1,500	125	170	45
Facility Revenue	500	42	-	(42)
User Facility Revenue	5,000	417	-	(417)
TOTAL REVENUES	1,795,111	1,366	359	(1,007)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	1,000	800	200
FICA Taxes	918	77	61	16
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	9,500	792	-	792
ProfServ-Legal Services	90,000	7,500	-	7,500
ProfServ-Mgmt Consulting Serv	67,200	5,600	5,600	-
ProfServ-Property Appraiser	392	-	-	-
ProfServ-Special Assessment	8,822	-	-	-
ProfServ-Trustee Fees	10,160	-	-	-
Auditing Services	4,600	-	-	-
Postage and Freight	1,200	100	12	88
Rental - Meeting Room	3,600	300	2,750	(2,450)
Insurance - General Liability	25,177	25,177	25,238	(61)
Printing and Binding	1,000	83	16	67
Legal Advertising	1,000	83	-	83
Misc-Records Storage	150	13	-	13
Misc-Assessmnt Collection Cost	37,524	-	-	-
Misc-Contingency	5,000	417	50	367
Office Supplies	50	4	-	4
Annual District Filing Fee	175	175	175	-
Total Administration	281,168	41,321	34,702	6,619
<u>Field</u>				
ProfServ-Field Management	295,000	24,583	22,508	2,075
Total Field	295,000	24,583	22,508	2,075

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Landscape Services</u>				
Contracts-Mulch	61,000	5,083	5,017	66
Contracts - Landscape	267,000	22,250	21,619	631
Cntrs-Shrub/Grnd Cover Annual Svc	158,000	13,167	13,031	136
R&M-Irrigation	15,000	1,250	619	631
R&M-Trees and Trimming	40,000	3,333	-	3,333
Miscellaneous Services	32,000	2,667	-	2,667
Total Landscape Services	573,000	47,750	40,286	7,464
<u>Utilities</u>				
Electricity - General	35,000	2,917	2,338	579
Electricity - Streetlighting	90,000	7,500	8,324	(824)
Utility - Water & Sewer	140,000	11,667	9,000	2,667
Total Utilities	265,000	22,084	19,662	2,422
<u>Operation & Maintenance</u>				
Communication - Telephone	5,500	458	500	(42)
Utility - Refuse Removal	3,000	250	207	43
R&M-Ponds	10,000	833	-	833
R&M-Pools	35,000	2,917	1,104	1,813
R&M-Roads & Alleyways	2,000	167	-	167
R&M-Sidewalks	15,000	1,250	10,500	(9,250)
R&M-Vehicles	15,000	1,250	715	535
R&M-User Supported Facility	20,000	1,667	-	1,667
R&M-Equipment Boats	6,000	500	168	332
R&M-Parks & Facilities	35,000	2,917	472	2,445
Miscellaneous Services	2,000	167	-	167
Misc-Contingency	10,000	833	280	553
Misc-Security Enhancements	6,500	542	124	418
Op Supplies - Fuel, Oil	5,000	417	175	242
Cap Outlay - Other	-	-	14,400	(14,400)
Cap Outlay - Vehicles	20,000	20,000	11,145	8,855
Reserve - Renewal&Replacement	30,000	30,000	580	29,420
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	280,000	124,168	40,370	83,798
TOTAL EXPENDITURES	1,694,168	259,906	157,528	102,378

HARMONY

Community Development District

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

For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	100,943	(258,540)	(157,169)	101,371
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	(26,600)	-	-	-
Contribution to (Use of) Fund Balance	74,343	-	-	-
TOTAL FINANCING SOURCES (USES)	47,743	-	-	-
Net change in fund balance	\$ 74,343	\$ (258,540)	\$ (157,169)	\$ 101,371
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,321,056	1,321,056	1,321,056	
FUND BALANCE, ENDING	\$ 1,395,399	\$ 1,062,516	\$ 1,163,887	

HARMONY

Community Development District

Series 2014 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 3,114	\$ 260	\$ 6	\$ (254)
Special Assmnts- Tax Collector	1,245,641	-	-	-
Special Assmnts- Discounts	(49,826)	-	-	-
TOTAL REVENUES	1,198,929	260	6	(254)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	24,913	-	-	-
Total Administration	24,913	-	-	-
<u>Debt Service</u>				
Principal Debt Retirement	640,000	-	-	-
Interest Expense	535,800	-	-	-
Total Debt Service	1,175,800	-	-	-
TOTAL EXPENDITURES	1,200,713	-	-	-
Excess (deficiency) of revenues				
Over (under) expenditures	(1,784)	260	6	(254)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,784)	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,784)	-	-	-
Net change in fund balance	\$ (1,784)	\$ 260	\$ 6	\$ (254)
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,236,745	1,236,745	1,236,745	
FUND BALANCE, ENDING	\$ 1,234,961	\$ 1,237,005	\$ 1,236,751	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,270	\$ 189	\$ 4	\$ (185)
Special Assmnts- Tax Collector	908,123	-	-	-
Special Assmnts- Prepayment	-	-	37,010	37,010
Special Assmnts- Discounts	(36,325)	-	-	-
TOTAL REVENUES	874,068	189	37,014	36,825
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	18,162	-	-	-
Total Administration	18,162	-	-	-
<u>Debt Service</u>				
Principal Debt Retirement	395,000	-	-	-
Interest Expense	471,838	-	-	-
Total Debt Service	866,838	-	-	-
TOTAL EXPENDITURES	885,000	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	(10,932)	189	37,014	36,825
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	26,600	-	-	-
Contribution to (Use of) Fund Balance	15,668	-	-	-
TOTAL FINANCING SOURCES (USES)	42,268	-	-	-
Net change in fund balance	\$ 15,668	\$ 189	\$ 37,014	\$ 36,825
FUND BALANCE, BEGINNING (OCT 1, 2020)	981,683	981,683	981,683	
FUND BALANCE, ENDING	\$ 997,351	\$ 981,872	\$ 1,018,697	

HARMONY

Community Development District

Supporting Schedules

October 31, 2020

HARMONY
Community Development District

Cash and Investment Report
October 31, 2020

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$401,821 *
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$50,527
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$3,588
Subtotal					\$455,937
Certificate of Deposit	BankUnited	12 month CD	2/19/2021	1.60%	\$106,442
Money Market Account	BankUnited	Money Market Account	n/a	0.30%	\$679,101
Subtotal					\$785,543

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$23,077
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.005%	\$597,918
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$374,057
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$298,299
Subtotal					\$2,240,664
Total					\$3,482,144

*Note: Bank United checking account pending reconciliation. Awaiting receipt of TOHO invoices.

11B.

Harmony

Community Development District

General Fund

Invoice Approval Report # 247

November 10, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AMERITAS LIFE INSURANCE CORP.	101520-0000	R	\$ 127.12
		Vendor Total	\$ 127.12
ARROW PAVEMENT SERVICES INC.	1028201	R	\$ 10,500.00
		Vendor Total	\$ 10,500.00
BOYD CIVIL ENGINEERING	2812	A	\$ 975.00
		Vendor Total	\$ 975.00
BRIGHT HOUSE NETWORKS - ACH dba SPECTRUM	028483401100720 ACH	R	\$ 123.98
	028483501103020 ACH	R	\$ 99.98
		Vendor Total	\$ 223.96
COMPLETE I.T.	5872	R	\$ 50.00
		Vendor Total	\$ 50.00
DAVID FARNSWORTH	20-Nov	R	\$ 300.00
		Vendor Total	\$ 300.00
FLORIDA RESOURCE MGT LLC-ACH	83011 ACH	R	\$ 10,431.20
	83127 ACH	R	\$ 10,102.82
		Vendor Total	\$ 20,534.02
GRACE COMMUNITY CHURCH, INC.	101920	R	\$ 2,750.00
		Vendor Total	\$ 2,750.00
HUMANA MEDICAL PLAN	512980261	R	\$ 1,801.72
		Vendor Total	\$ 1,801.72
INFRAMARK, LLC	57292	A	\$ 5,622.95
		Vendor Total	\$ 5,622.95
LLS TAX SOLUTIONS INC	002003	R	\$ 600.00
		Vendor Total	\$ 600.00
NORTH SOUTH SUPPLY, INC.	3358491	R	\$ 85.78
	3360246	R	\$ 4.69
	3362680	R	\$ 62.22
		Vendor Total	\$ 152.69
ORLANDO UTILITIES COMMISSION	093020 ACH	R	\$ 10,930.82
	100820-9921 ACH	R	\$ (432.71)
		Vendor Total	\$ 10,498.11

Harmony

Community Development District

General Fund

Invoice Approval Report # 247

November 10, 2020

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
PINEY BRANCH MOTORS INC - ACH dba ALLIED TRAILERS	RI1039429 ACH	R	\$ 490.00
	RI1039430 ACH	R	\$ 90.00
	Vendor Total		\$ 580.00
POOLSURE	101295611365	R	\$ 307.50
	101295611161	R	\$ 60.00
	101295611364	R	\$ 588.80
	Vendor Total		\$ 956.30
SERVELLO & SONS INC	17699	R	\$ 39,667.17
	17759	R	\$ 653.42
	Vendor Total		\$ 40,320.59
SPRINT	2244553043	R	\$ 502.22
	Vendor Total		\$ 502.22
SYMBIONT SERVICE CORP.	19770	R	\$ 213.00
	Vendor Total		\$ 213.00
TOHO WATER AUTHORITY	101720 ACH	R	\$ 8,684.64
	Vendor Total		\$ 8,684.64
WASTE CONNECTIONS	1300569	R	\$ 225.00
	Vendor Total		\$ 225.00
YOUNG QUALLS, LLC	16108	A	\$ 10,259.85
	Vendor Total		\$ 10,259.85
Total			\$ 115,877.17
Total Invoices			\$ 115,877.17

HARMONY

Community Development District

Check Register

October 1 - October 31, 2020

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/20 to 10/31/20

(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
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BANK UNITED MMA - (ACCT# XXXXX2815)

Check	121	10/08/20	Vendor	HARMONY CDD	100620	TRXFR FROM BU MM TO CK	Cash with Fiscal Agent	103000	\$175,000.00
Account Total									\$175,000.00

CENTERSTATE BANK GF - (ACCT# XXXXX2933)

Check	55506	10/08/20	Vendor	HARMONY CDD	100520	TRXFR FROM CK TO BU MM	Cash with Fiscal Agent	103000	\$120,000.00
ACH	DD615	10/08/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	82898 ACH	PAYROLL PE 10/04/20	ProfServ-Field Management	001-531016-53901	\$10,147.60
Account Total									\$130,147.60

BANK UNITED GF - (ACCT# XXXXX9494)

Check	221	10/01/20	Vendor	AMERITAS LIFE INSURANCE CORP.	091520-0000	10/01-10/31/20 LIFE INSURANCE	ProfServ-Field Management	001-531016-53901	\$127.12
Check	222	10/01/20	Vendor	BOYD CIVIL ENGINEERING	02746	ENG SRVCS THRU 08/31/20	ProfServ-Engineering	001-531013-51501	\$1,168.13
Check	223	10/01/20	Vendor	COMPLETE I.T.	5590	09/24 ZOOM MEETING	Misc-Contingency	001-549900-51301	\$50.00
Check	224	10/01/20	Vendor	HUMANA MEDICAL PLAN	512980243	OCT 20 HEALTH INSURANCE	ProfServ-Field Management	001-531016-53901	\$1,801.72
Check	225	10/01/20	Vendor	INFRAMARK, LLC	55318	SEPT MNGT SRVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,415.42
Check	225	10/01/20	Vendor	INFRAMARK, LLC	55318	SEPT MNGT SRVCS	Postage and Freight	001-541006-51301	\$8.00
Check	225	10/01/20	Vendor	INFRAMARK, LLC	55318	SEPT MNGT SRVCS	Printing and Binding	001-547001-51301	\$8.55
Check	226	10/01/20	Vendor	POOLSURE	101295610037	OCT ASHLEY PARK CNTRLR LEASE	R&M-Pools	001-546074-53910	\$60.00
Check	226	10/01/20	Vendor	POOLSURE	101295610038	OCT SPLASH PAD CNTRLR LEASE	R&M-Pools	001-546074-53910	\$35.00
Check	227	10/01/20	Vendor	SANDRA L. SCHNEIDER	INV-0268	Deposit Ditch Plains Playground Equip	Cap Outlay - Other	001-564002-53910	\$14,400.00
Check	228	10/01/20	Vendor	SERVELLO & SONS INC	17474	SEPT 2020 LANDSCAPE MAINT	MULCH	001-534065-53902	\$4,942.63
Check	228	10/01/20	Vendor	SERVELLO & SONS INC	17474	SEPT 2020 LANDSCAPE MAINT	LANDSCAPE	001-534171-53902	\$21,299.50
Check	228	10/01/20	Vendor	SERVELLO & SONS INC	17474	SEPT 2020 LANDSCAPE MAINT	TREES/SHRUBS	001-534172-53902	\$12,838.82
Check	228	10/01/20	Vendor	SERVELLO & SONS INC	17537	SEPT 2020 EAST LAKE BERM	Miscellaneous Services	001-549001-53902	\$653.42
Check	229	10/01/20	Vendor	YOUNG QUALLS, P.A.	16070	GEN COUNSEL THRU 08/31/20	ProfServ-Legal Services	001-531023-51401	\$10,390.50
Check	230	10/08/20	Vendor	CENTRAL FL GOLF CARS, INC.	102455	YAMAHA UMAX	Cap Outlay - Vehicles	001-564041-53910	\$11,145.12
Check	231	10/08/20	Vendor	NORTH SOUTH SUPPLY, INC.	3357372	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$207.97
Check	232	10/08/20	Vendor	PUBLIC RISK INSURANCE AGENCY	69758	10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP	PUBLIC OFFICIALS	001-545002-51301	\$7,607.00
Check	232	10/08/20	Vendor	PUBLIC RISK INSURANCE AGENCY	69758	10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP	AUTO	001-545002-51301	\$1,064.00
Check	232	10/08/20	Vendor	PUBLIC RISK INSURANCE AGENCY	69758	10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP	GENERAL LIAB	001-545002-51301	\$5,500.00
Check	232	10/08/20	Vendor	PUBLIC RISK INSURANCE AGENCY	69758	10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP	INLAND MARINE	001-545002-51301	\$822.00
Check	232	10/08/20	Vendor	PUBLIC RISK INSURANCE AGENCY	69758	10/01/20-10/01/21 #PK2FL1 AUTO:G/L:MARINE/COMM PRP	COMM PROP-PKG ANNIV ENDT#5	001-545002-51301	\$10,245.00
Check	233	10/08/20	Vendor	SERVELLO & SONS INC	17783	PLANTS & REMOVAL THRU OUT HARMONY	Miscellaneous Services	001-549001-53902	\$1,586.00
Check	234	10/08/20	Vendor	WASTE CONNECTIONS OF FL.	1295746	10/01/20-10/31/20 Waste Removal	Utility - Refuse Removal	001-543020-53910	\$206.99
Check	235	10/15/20	Vendor	ADVANCED MARINE SERVICES	108889	4 BATTERIES	R&M-Equipment Boats	001-546223-53910	\$651.96
Check	236	10/15/20	Vendor	CENTRAL FL GOLF CARS, INC.	102296	YAMAHA UMAX SRVC MANUAL	SVC MANUAL	001-546104-53910	\$90.00
Check	237	10/15/20	Vendor	DEPARTMENT OF ECONOMIC OPPORTUNITY	82292	FY21 DISTRICT FILING FEES	Annual District Filing Fee	001-554007-51301	\$175.00
Check	238	10/15/20	Vendor	FEDEX	7-143-16748	9/29/20 - mail cr. card	CREDIT CARD TO GERHARD	001-541006-51301	\$25.10
Check	238	10/15/20	Vendor	FEDEX	7-116-78797	08/31 - Browne's Plumbing Check	Postage and Freight	001-541006-51301	\$17.12
Check	239	10/15/20	Vendor	NORTH SOUTH SUPPLY, INC.	3358330	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$124.02
Check	243	10/22/20	Vendor	LLS TAX SOLUTIONS INC	002003	BOND SERIES 2015 RBT PE 04/27/20	ProfServ-Arbitrage Rebate	001-531002-51301	\$600.00
Check	244	10/22/20	Vendor	NORTH SOUTH SUPPLY, INC.	3358491	IRRIGATION SUPPLIES	R&M-Irrigation	001-546041-53902	\$85.78

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/20 to 10/31/20

(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
Check	245	10/22/20	Vendor	SYMBIONT SERVICE CORP.	19770	RPR HEATER LEAK	R&M-Pools	001-546074-53901	\$213.00
Check	246	10/28/20	Vendor	BOYD CIVIL ENGINEERING	02767	ENG SRVCS THRU 09/28/20	ProfServ-Engineering	001-531013-51501	\$2,466.25
Check	247	10/28/20	Vendor	INFRAMARK, LLC	56444	OCT 2020 MANAGERS SRVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,600.00
Check	247	10/28/20	Vendor	INFRAMARK, LLC	56444	OCT 2020 MANAGERS SRVCS	Postage and Freight	001-541006-51301	\$12.00
Check	247	10/28/20	Vendor	INFRAMARK, LLC	56444	OCT 2020 MANAGERS SRVCS	Printing and Binding	001-547001-51301	\$15.80
Check	248	10/28/20	Vendor	NORTH SOUTH SUPPLY, INC.	3360246	IRRIG SUPPLIES	R&M-Irrigation	001-546041-53902	\$4.69
Check	249	10/28/20	Vendor	YOUNG QUALLS, P.A.	16090	GEN COUNSEL THRU 09/30/20	ProfServ-Legal Services	001-531023-51401	\$9,428.25
Check	249	10/28/20	Vendor	YOUNG QUALLS, P.A.	15945	GEN COUNSEL THRU 01/31/20	ProfServ-Legal Services	001-531023-51401	\$7,150.50
ACH	DD717	10/02/20	Employee	STEVEN P. BERUBE	PAYROLL	October 02, 2020 Payroll Posting			\$184.70
ACH	DD718	10/02/20	Employee	DAVID L. FARNSWORTH	PAYROLL	October 02, 2020 Payroll Posting			\$184.70
ACH	DD719	10/02/20	Employee	WILLIAM BOKUNIC	PAYROLL	October 02, 2020 Payroll Posting			\$184.70
ACH	DD720	10/02/20	Employee	MICHAEL J. SCARBOROUGH	PAYROLL	October 02, 2020 Payroll Posting			\$184.70
ACH	DD722	10/15/20	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1033692 ACH	10/02/20-11/01/20 12X60 Office Trailer	Reserve - Renewal&Replacement	001-568130-53910	\$490.00
ACH	DD723	10/15/20	Vendor	PINEY BRANCH MOTORS INC - ACH	RI1033693 ACH	10/02/20-11/01/20 40' Container Lease	Reserve - Renewal&Replacement	001-568130-53910	\$90.00
ACH	DD724	10/15/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483501093020 ACH	09/28-10/27/20 0050284835-01	Misc-Security Enhancements	001-549911-53910	\$99.98
ACH	DD725	10/15/20	Vendor	SPRINT SOLUTIONS, INC. - ACH	244553043-086 ACH	08/26-09/25/20 244553043	Communication - Telephone	001-541003-53910	\$501.92
ACH	DD726	10/15/20	Vendor	TOHO WATER AUTHORITY - ACH	091720 ACH	08/17/20-09/17/20 WATER UTILITIES	Utility - Water & Sewer	001-543021-53903	\$9,821.22
ACH	DD732	10/30/20	Vendor	BRIGHT HOUSE NETWORKS - ACH	028483401100720 ACH	10/06-11/05/20 0050284834-01 Internet	Misc-Security Enhancements	001-549911-53910	\$123.98
ACH	DD733	10/30/20	Vendor	FLORIDA RESOURCE MGT LLC-ACH	83011 ACH	PAYROLL PE 10/18/20	ProfServ-Field Management	001-531016-53901	\$10,431.20
Account Total									\$160,539.46

Total Amount Paid	\$465,687.06
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HARMONY

Community Development District

Debit Card Invoices

October 1 - October 31, 2020

Monthly Debit Card Purchases
Oct-20

Date	Vendor	Description	Amount
10/2/2020	Paypal	Refund	(99.98)
10/9/2020	Ebay	ATV Tire	343.05
10/16/2020	Ebay	Torqueedo	150.00
10/1/2020	Amazon	Super Lube	7.21
10/1/2020	Amazon	Dry Erase Board	44.99
10/1/2020	Amazon	Chain Saw	36.95
10/2/2020	Amazon	Return Battery Charger	(35.99)
10/2/2020	Amazon	Rubber Air Hose	23.02
10/2/2020	Indeed	Indeed	73.65
10/2/2020	Gracier	Staff Water	1.85
10/2/2020	Glacier Water	Staff Water	1.85
10/2/2020	Apple.com	iCloud 200 GB Storage Plan (Apple)	2.99
10/2/2020	Glacier Water	Staff Water	1.85
10/2/2020	Glacier Water	Staff Water	1.85
10/5/2020	Sunoco	Fuel	53.89
10/5/2020	Amazon	Air Filter	25.53
10/5/2020	Amazon	Catalyst	8.99
10/7/2020	Amazon	Hitch Cargo Carrier	91.56
10/7/2020	Wawa	Fuel	58.66
10/7/2020	D's Ace Hardware	Supplies	149.47
10/7/2020	Winn-Dixie	Staff Water	35.88
10/8/2020	Amazon	Return Reciprocating Saw	(46.49)
10/8/2020	Amazon	Reciprocating Saw	99.00
10/8/2020	Amazon	Wireless Car Charger	30.99
10/8/2020	Walmart	Battery Charger	18.37
10/9/2020	Amazon	Battery Starter Kit	145.65
10/9/2020	Creative Printing	Yard Signs	159.60
10/13/2020	7-Eleven	Fuel	(17.99)
10/13/2020	7-Eleven	Fuel	80.00
10/14/2020	Amazon	Battery Charger	35.99
10/14/2020	D's Ace Hardware	Concrete Mix	124.75
10/15/2020	Jami Tires	Install 2 Tires	27.95
10/16/2020	Amazon	Return Wireless Car Charger	(30.99)
10/16/2020	Amazon	Gloves	19.77
10/16/2020	Amazon	Trailer Lights	15.99
10/16/2020	Amazon	Reciprocating Saw Blade	51.00
10/19/2020	Amazon	Shop Towels	20.98
10/19/2020	Amazon	Motor Oil	104.99
		TOTAL	1,816.83

11D.

11Di.

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: Harmony Community School
 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: (863) 604-9631 Cell Phone: _____

EVENT INFORMATION

Type of event: Christmas Eve Service
 Requested location: Harmony Square
 Event date(s): Dec 24, 2020 Times From: 5:30 (a.m./p.m.) To: 8:00 (a.m./p.m.)
 Anticipated # of attendees: 100+ What age group? all

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? None

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

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

NOTE: The attached Rider page must also be signed.

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), FL 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, FL Statutes.

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: 27 Oct 2020

Printed Name: Danny B Purvis

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____

Printed Name: _____

Title: _____

STATE OF EMERGENCY RIDER PAGE

PANDEMIC INDEMNIFICATION

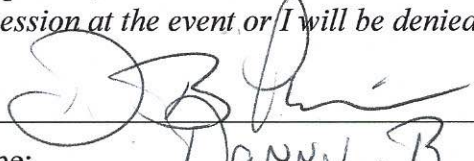
By utilizing District facilities, there are certain risks arising from or related to possible exposure to **COMMUNICABLE DISEASES** including, but not limited to, the virus "severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2)", which is responsible for the **CORONAVIRUS DISEASE** (also known as COVID-19) and/or any mutation or variation thereof (collectively referred to as "Communicable Diseases").

The **EVENT ORGANIZER** represents he or she is fully aware of the hazards associated with such Communicable Diseases and knowingly and voluntarily **ASSUMES FULL RESPONSIBILITY** for any and all risk of personal injury or other loss that he or she may sustain in connection with such **COMMUNICABLE DISEASES**.

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: 27 Oct 2020
 Printed Name: Danny B Purvis

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____
 Printed Name: _____
 Title: _____

11Dii.

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: SR Brazil LLC dba Soccer Shots

Address: 551 Neptune Bay Cir, Unit 1 - St Cloud, FL - 34769

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: Eduardo Rampazzo E-mail: erampazzo@soccershots.org

Work Phone: (407) 900-0905 Cell Phone: (407) 900-0905

EVENT INFORMATION

Type of event: Soccer instruction for children age 2-8

Requested location: Soccer Field - Only half of it is necessary

Event date(s): Every Friday starting 2021 January 10th until June 25th Times From: 5pm (a.m./p.m.) To: 7pm (a.m./p.m.)
Total use of 20 weeks

Anticipated # of attendees: 30-40 children plus parents What age group? 2-8 years olds
divided in groups of 10

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? 0

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

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.

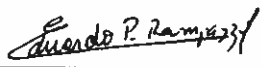
The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), Florida Statutes.

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: 11/10/2020

Printed Name: EDUARDO RAMPAZZO

APPROVAL FROM HARMONY CDD

Signature: _____

Date: _____

Printed Name: _____

Title: _____

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. By utilizing District facilities, there are certain risks arising from or related to possible exposure to communicable diseases including, but not limited to, the virus "severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2)", which is responsible for the Coronavirus Disease (also known as COVID-19) and/or any mutation or variation thereof (collectively referred to as "Communicable Diseases"). The Event Organizer represents he or she is fully aware of the hazards associated with such Communicable Diseases and knowingly and voluntarily assume full responsibility for any and all risk of personal injury or other loss that he or she may sustain in connection with such Communicable Diseases.

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), FL 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, FL Statutes.

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

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- *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: 11/10/2020

Printed Name: Eduardo Prini Rampazzo

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____

Printed Name: _____

Title: _____

DRAFT

Twelfth Order of Business

12C.

From: Gary Yeager
Sent: Tuesday, November 3, 2020 11:27 AM
To: Suit, Kristen
Cc: Jack Lott
Subject: Harmony sidewalk, mid block crossing safety

To whom it may concern,

With the recent roadway paving along 5 Oaks Drive in Harmony it was noticed that a potential crosswalk hazard exists. There is a crosswalk on Five Oaks Drive near US 192 that crosses midblock where visibility is compromised by the vegetation of the pedestrians that may be using the crosswalk. This crosswalk is also very close to US 192 where vehicles are exiting the highway and entering the subdivision at a higher rate of speed than the existing subdivision speed to avoid the westbound 192 traffic. This midblock crossing should be moved to help increase the safety of anyone who might be crossing from one sidewalk to another.

The first attached picture shows the existing crosswalk ramps, the second picture shows the proposed new location. The proposed location will allow safer crossing once vehicles reduce their speed after entering the subdivision, it will also allow better visibility of the pedestrians without them being in the median with vegetation. These crossing areas have been observed and the number of pedestrian crossings at the Milkweed Lane area is significantly higher than at the US 192 crossing.

Attached is a proposed removal of the concrete ramps at the US 192 location, and also attached is a proposal of adding concrete ramps at the Milkweed Lane location. We would gladly add the roadway striping for the crosswalk and poles/signs once the ramps have been installed.

Please let me know your thoughts on this proposal and if you have any questions or comments. If you decide that this recommendation is possible and are able to make the ramp modifications please provide an estimated date and we will ensure that our crews will install the striping and signs as soon as it is completed.

If this email should be sent to another person let me know.

Respectfully,
Gary Yeager
Osceola County
Traffic Operations Director

PROPOSED NEW
CROSSWALK AREA.

EXISTING CROSSWALK
AREA





EXTEND
SIDEWALKS, ADD
HANDICAP RAMPS,
CROSSWALK AND
PEDESTRIAN
AHEAD AND
ARROW SIGNAGE.

