

## 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 27, 2016, at 6:00 p.m. at Harmony Golf Preserve Clubhouse, 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

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

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young Qualls, P.A.
Steve Boyd	Engineer: Boyd Civil Engineering
DaQuan Bennett	Davey Commercial Grounds
Peter Brill	Severn Trent Services
Rick Mansfield	Davey Commercial Grounds
Alfredo Ortiz	Davey Commercial Grounds
Amber Sambuca	Starwood Land Ventures
Gerhard van der Snel	Harmony District Staff
Residents and Members of the Public	

### FIRST ORDER OF BUSINESS

#### Roll Call

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

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

### SECOND ORDER OF BUSINESS

#### Audience Comments

There being none, the next order of business followed.

### THIRD ORDER OF BUSINESS

#### Approval of the Minutes of the September 29, 2016, Audit Selection Committee Meeting and September 29, 2016, Regular Meeting

Mr. Berube reviewed the minutes and requested any additions, corrections, notations, or deletions.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the minutes of the September 29, 2016, audit selection committee meeting.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the minutes of the September 29, 2016, regular meeting.

#### **FOURTH ORDER OF BUSINESS**

#### **Subcontractor Reports**

##### **A. Landscaping: Davey Tree**

##### **i. Monthly Highlight Report**

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

Mr. Mansfield stated after the meeting last month, we have shown significant improvement in getting the details and things in the direction we want to go. A lot of that credit goes to Mr. Bennett and Mr. Ortiz for making that happen. We also had fertilization done during the month for the property, including insect control. They will be here tomorrow to do shrub fertilization and also to inspect and treat all shrubs and trees. The inspection is where they check the trees for disease and things of that nature, and then they will spray whatever is necessary.

Mr. Berube asked is that every tree on the property or just street trees or just particular streets?

Mr. Mansfield stated they will do the shrubs first, and they drive the trees as they go along looking for any type of disease.

Mr. Berube asked this is a subcontractor to you?

Mr. Mansfield stated yes. Signature does all my work in Celebration for Celebration Residential Owners Association.

Mr. Berube stated a couple months ago you mentioned that you were very happy with them and were bringing them here.

Mr. Mansfield stated yes. All the trees are in the process of being limbed up. They will be finishing up their second week. They will be here at least one more week getting the trees limbed up. One item I would suggest that needs to be improved is continuing on the weeds. They are being taken care of, but we need to do a better job of spraying with SureGuard so they do not come back as quickly as they have been. I am working with Mr. Bennett and Mr. Ortiz to make sure that happens. SureGuard needs to be applied correctly because it is very expensive; it costs \$1,800 for a five-gallon jug. It will keep the weeds down for four to five weeks, so it is well worth it as you go. I do not think we have applied it as efficiently as we should have. I think that is one thing we need to

improve on so that we can reduce our labor time and so the residents can see more weed-free beds. That is one major focus we have. We are also at the point of getting the flowers on Monday to plant for the fourth quarter planting. I will provide a list to Mr. van der Snel tomorrow morning with any updated plant material from all three growers so we can choose what we want.

Mr. Berube stated Monday is November 1. Are we on a calendar quarter of January through March, April through June, July through September, and October through December?

Mr. Mansfield stated yes, we are probably two weeks behind where we wanted to be of getting those in. We will let those go through the first part of January, and toward the middle of January, we will do another planting. What held us up was an issue going back to the previous project manager who ordered a tremendous amount of flowers without any approval. When they showed up, they were the complete opposite of the flowers that Mr. van der Snel would want and that I would want installed. The growers had grown them for us, so we were responsible for them. I have worked it out so they are taking those back for a small restocking fee. That is why we are a little behind since we have been trying to get that worked out. I hope that is the last issue that I inherited. It happened in Celebration also, unbeknownst to me. We were going to replace some of the flowers and perennials that had previously died, and those will also arrive and will be planted on Monday. All those will be complete by the end of Monday. We are having an issue with animals burrowing in the main square. I think you saw copies of the report, but we are also seeing a lot of shrubs knocked over and broken. Deer and other animals are laying in there at night, especially some of the little palms. It looks like armadillos are making a nesting problem with the shrubs. They are actually burrowing underneath and eating the roots, which is killing the plants. I am talking with Mr. van der Snel to get some sort of trapper out here to trap some of those animals so that we can address the plant issues. I do not think it is wise to do any replacements until we know the animal issue is addressed.

Ms. Kassel stated if we remove the animals, new animals will just come in. What about repellants?

Mr. Mansfield stated we have deer repellants, but there is basically nothing you can do for armadillos but trap them.

Mr. Farnsworth stated I have heard of different things you can put down for armadillos.

Mr. Mansfield stated I have heard that, too, and we have been trying for about six months in another location, but it does not work. The only thing that provided results was having a trapper come in and trap them. If you would like me to try those things, I am happy to do that.

Mr. Farnsworth stated I was just asking the question. I am not an expert in this area.

Mr. Mansfield stated I would have agreed with you prior to trying those methods, and they do not work. In fact, the armadillos were so bad that I had to replace a lot of sod just from the armadillos. They had a massive number of them.

Mr. Berube stated we have a lot of armadillos here. I have them around my house routinely.

Ms. Kassel stated when we remove them, we can only expect three or four months before new armadillos will be here.

Mr. Berube stated it may sometimes be only three or four days.

Mr. Mansfield stated yes, but I believe it will be less and less if we continue to maintain the area and cover the holes.

Mr. Farnsworth asked if you trap them, where are you going to take them?

Mr. Mansfield stated the company that traps them will dispose of those animals.

Mr. Farnsworth asked what do you mean by disposing of them?

Ms. Kassel stated they kill them.

Mr. Berube stated an alternative option is to relocate them three miles away or so and let them go. They will probably return, but we have a huge number of them already.

Mr. Mansfield stated on a positive note, I have seen very few small armadillos. They have been the larger grown ones. Their offspring are not around, and that will help us.

Mr. Berube asked did you say the deer repellent worked?

Mr. Mansfield stated yes, it works pretty well for deer, but it has not worked for armadillos.

Mr. Farnsworth asked can you use something like moth balls?

Mr. Berube stated that is illegal.

Mr. Mansfield stated yes, we have only a few products that we can use.

Mr. Berube stated you cannot put moth balls in the ground. They are fine in your closet but not in the environment. I had thought of that, too. Mr. Mansfield's suggestion is to either get a trapping company or do the traps ourselves for the armadillos.

Mr. Mansfield stated we will fill in the holes and that type of work.

Mr. Berube asked how do we want to handle the deer repellent?

Mr. Mansfield stated we will take care of that.

Mr. Berube asked should that cover both of the wildlife issues we have?

Mr. Mansfield stated yes. I have not seen any other issues.

Ms. Kassel asked how is the ground zero progress going?

Mr. Mansfield stated it is going well. A couple items need to be caught up on, including a tree replacement for the magnolia tree. Another one came in, and it looks worse even though it was four-inch-base tree. I sent it back and I am not sure how to handle that. I will talk with Mr. van der Snel. It will take a massive tree to make it look halfway decent, or we will need to put in a grouping of two or three smaller trees and redo the bed slightly so that it looks like it is a planned addition to the bed.

Mr. van der Snel stated Mr. Bennett is working on the grass at both entrances. Everything else is done.

Mr. Berube stated I noticed that the number of texts going back and forth are fewer than previously. The tone of them has changed, as well. Everyone is accomplishing what we need to with the texts, so I think that is working pretty well. I think Mr. van der Snel is still spending a fair amount of time monitoring them.

Mr. van der Snel stated in my opinion, I think that will remain the case. Mr. Bennett and I work very closely together. I see things and so does he, and we work together on it. Monitoring will remain, which is my job. Communication is not how I would like to have it, but that is something we can work on. I think we are getting there. This ground zero list really helped. The main things I need are structure and communication. They need to have a certain structure and workload, not that they do not already, but it will be easier. I am helping Mr. Bennett with that to get that structure as a team. We are working together to get it done, but the structure is really needed, as well as communication on what they are doing and when.

Mr. Mansfield stated I am sending Mr. Bennett and Mr. Ortiz to some classes, the same ones that I sent Mr. John Rukkila to previously. In the next four months, they will

be attending those classes. In the meantime, one area I would like to see improve is the technical side of the business for Mr. Bennett. He is newer to the business, and he needs more insight into that part of it. I am getting him the training for that. He will be taking 13 online courses. He has to complete and pass all those with a certain percentage before he can go through the training. We are investing in the training for everyone.

Mr. Walls stated I appreciate what I am hearing and that you are making progress. You said that it is your job to make sure you are on top of those things, and if that happens, let us know about it. We appreciate that, too. When I walked around after the hurricane, I saw the trucks driving around and taking care of things right away. I appreciate that and want to thank you.

Mr. Berube stated I was notified of that by a lot of people. That is good public relations and earns you many kudo points.

**ii. Trees in Neighborhoods H-2 and I**

Mr. Berube stated we were looking for quotes for trees in neighborhood H-2 and the cost of Davey picking up the maintenance in neighborhood I.

Mr. Mansfield stated the proposal for the trees was sent out today.

Mr. van der Snel stated I received it.

Mr. Mansfield stated one thing I noted on there was, based on those types of trees and given the top of the tree is heavier than the base can handle, I am not sure the base of the tree will ever make it to a substantial size to be able to handle those trees. You have a case now where we have to go in and stake them and take care of the injuries to the trees. That has to be taken care of, and we will have to re-stake about half of them with the same type of stake you use for a palm tree to be able to get it high enough. That will be costly. It is not a matter of buying two stakes and tying them together. My recommendation is to replace all the trees and stake them. That could probably be done for less than what it will take to re-stake what is there.

Mr. Berube stated we met with a representative of the developer the other day, Mr. Kent Foreman. We did a walk-through in neighborhood I. We looked at a number of pine trees in that berm, and they were all done the same way. We showed him some of the concerns with H-2 as well as over here. It is a learning curve. It happened over there, and we do not want it to happen over here. We showed him that the stakes break off and how they are tied and the heavy top versus where they are tied. He got the picture and agreed to take a look at what is happening in H-2, as well. We will share your recommendations

with him. As you know, those trees are warrantied for a year. We are coming up to the end of that time, so it all becomes germane. There will probably be some blending with H-2 and I with the trees. He recognized it and said he would look at it. I do not know where it will end up, but it is in his court to figure out what they are going to do in H-2 and perhaps modify it in I.

Mr. LeMenager stated it was disappointing to hear that someone with his credentials would not have known how to do it correctly in the first place. Mr. Foreman has been doing this for 20 years.

Mr. Berube stated part of it is that REW does the actual work. I am not pointing fingers at anyone, but when they are installed, they are small and light, and they do not catch a lot of wind. As they grow, they will.

Mr. LeMenager stated the lesson is, when we take over something from the developer, make sure we really check carefully on the quality of what was put in.

Mr. Berube stated that is exactly what we tried to do the other day with the walk-through. Mr. Bob Glantz gave us a warranty on F and H-2, and they are standing with it. We have the same agreement with I for anything that goes wrong, specifically with the ponds washing in. They will stay with it for a year.

Mr. LeMenager stated I agree; he is a stand-up guy. I think the stance taken by this organization is probably going to bode well for the future and for future neighborhoods in terms of the quality of what they put in the first time so they do not have to fix it in the first year.

Mr. Berube stated things happen. I will say that they are fixing the issues with the ditch. The wind and rain blew some of the trees over, and we are looking at I with the same setup. They said they will take care of them for a year. We will get it and they will stand behind it, which has been the trend so far.

Mr. Mansfield stated we will provide the other bid to you tomorrow.

Mr. Berube stated that is fine. We will be absorbing neighborhood I on November 1. It was supposed to be October 1 to coincide with the fiscal year, but it was not ready to go yet.

Mr. LeMenager asked what is involved with us for I?

Mr. Berube stated nothing, just getting the price from Davey for mowing the turf in that berm.

Mr. LeMenager stated the understanding for the Lakes at Harmony was that the actual amount of work the CDD has to do will be fairly minimal.

Mr. Berube stated that is correct. You have the surroundings of all the ponds, and it is a minimal number of trees at the top in the CDD-maintained area. The big deal will be that berm. They will be sanding that over the next week or so to bring up some of that ground and firm it up. Obviously, the mowers are destroying it as they mow. Some work will be done on the top with bubblers and tree stakes. To minimize what should be your needed labor, it should be maintainable with a commercial mower. That is the idea. If it is not, they will continue to work on that for us, as well as all the banks. If that caves in as you mow it, they will take care of that. Just know that you will not get sod rolling down the hills. Last month, we had significant concern over the spread in the budget amount versus what we had in the contracts. We were way off. Shortly after that meeting, I remembered the difference was F and H-2, which had not been budgeted and had not been billed all year by Davey. Have we been getting those invoices?

Mr. Moyer stated not that I have seen.

Mr. van der Snel stated I have requested them twice.

Mr. Brill stated Ms. Tiziana Cessna is the accountant for this District, and she has been in constant contact with Mr. Mansfield through emails, so we have that trail of emails requesting those invoices. I mentioned to him tonight that I need them before the end of November. If I do not receive them by the end of November, then I have to remove the accrual that is on your financials for this month. Once we get invoices after November, then we charge it to the next fiscal year, which will throw your budget off. I reminded him that I needed them in the next few weeks, and he said that he is working on them and should have them shortly. We are accruing for them, so it shows in your prior year's budget and they are on the financials that will be presented at today's meeting. I just need the actual invoices.

Mr. Berube stated we know the amounts and are accruing for them, but we do not have the actual invoices.

Mr. Brill stated that is correct.

Mr. Berube stated with splitting the three contracts, once we took care of that big spread, we ended up \$6,980 off target. We shuffled those numbers and reviewed the contracts again and brought it all down to zero so the new contracts meet exactly where



the budget needed to be. It all worked out fine. That discussion led to more investigation, and it is all spot on. We just need their invoices.

**FIFTH ORDER OF BUSINESS****Developer's Report**

Ms. Sambuca stated for parcel O, Waterside, we have a builder who is working in due diligence right now. We will be shovel ready and they will possibly start the first quarter of 2017. We anticipate CDD turnover to possibly be at the end of the first quarter of calendar year 2017, and we will continue to follow up as we complete development on that. Turf is being installed and park equipment is being ordered, which will be installed shortly. It will have some play elements.

Mr. LeMenager asked will that be both streets turned over by the end of the first quarter?

Ms. Sambuca stated yes, I believe so. For parcel I, South Lake, we had a great event last Sunday. Many residents came out, which we were glad to see. About 150 people attended to showcase the building. It is now open for the South Lake residents to enjoy. We are excited about that. About four homes have closed in South Lake and about 15 are sold. More are in the queue, so they are building them fairly quickly. Regarding the bi-annual yard sale for the community, a resident has stepped up to help organize it. That will be Saturday, November 5 from 8:00 a.m. to 3:00 p.m. They extended it this year. You do not need to sign up but just participate. She also rallied some of the local realtors to pitch in a few dollars to purchase a large banner for the tower as well as other banners that will be installed to increase exposure and bring people out. I believe they are working with a non-profit to drop off extra items, but I am not sure of the details. They talked about A Place for Grace participating, but maybe not this year. Earlier this month on October 1, we opened the club and the golf course. We had a great turnout with many residents and a nice family fun party. If anyone has any questions or concerns or sees anything at the club or the course, feel free to share it with us. We are back in business for fall, so the golfers are out again.

Mr. LeMenager stated I thought the grand opening of the new clubhouse was very nice.

Ms. Kassel stated you mentioned four units have closed in South Lake and 15 in the process. That is not enough to run a recreational center profitably.

Mr. Sambuca stated that is correct.

Ms. Kassel asked is the developer considering opening the recreation center to memberships for people 55 and over from the rest of the community?

Ms. Sambuca stated no, they are not considering that at this time. The HOA manages that as an HOA facility, so I do not anticipate that happening. Once residents start moving in, the pace will increase.

Ms. Kassel stated some residents were asking.

Ms. Sambuca stated the current budget dictates the maintenance on that building, and we are fine for this year. We will see what the future holds.

## **SIXTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Engineer**

#### **i. Status of Butterfly Drive Sidewalk Permitting**

Mr. Boyd stated the plan we talked about was to not present any landscaping to the County because we did not necessarily want the County to dictate what needed to be done from a landscaping standpoint, although the plan had some landscape that we intend to put in. The County's hands are tied because of a particular section of the Code adopted November 2015 for pedestrian walkways that says, "Areas dedicated to pedestrian circulation that are not coincident with the street" – we have been arguing this is not required because the street is already there – "shall have canopy trees spaced no more than an average of 40 feet from the center along this lane. Existing vegetation may count." There is no existing vegetation in this location. The person I talked with said he could not give us any relief from this but we could go over his head if we want. Before we take that step, I wanted to present the information to you. I know the intent was to install some trees. I tabulated what it would take to meet this requirement. At one tree for every 40 feet, you are looking at about 34 canopy trees, which is more than double what we showed on our conceptual plan.

Mr. LeMenager asked given that it is a gas easement, can we even plant trees that close to it?

Mr. Boyd stated they can be planted as long as you place them outside the gas easement.

Mr. Berube stated it will be outside the easement. We discussed that and kept everything out of the range where the pipeline people would have a problem with us doing things. The trees can be planted.

Mr. LeMenager stated what the County is saying is that we cannot put in a sidewalk unless we put in trees.

Mr. Berube stated which trees will then damage the sidewalk.

Mr. LeMenager stated we have an election coming. Even though many of us voted for Commissioner Fred Hawkins, Jr., we need to ask him if he voted for this.

Mr. Berube stated I have not gone back to him yet because he was the one who put in the language to install all these trees and landscaped sidewalks.

Mr. LeMenager stated what struck me when Mr. Boyd read that was the reference to pedestrian circulation. Why not just call it a park?

Mr. Berube stated we tried that. We had to get into the DRI.

Mr. Boyd stated this is also shown on the master plan map for Harmony as one of the trail routes. They want us to show this as also satisfying the condition of the trail system.

Mr. Berube stated we are going to have to buy some trees, more than we anticipated.

Mr. Farnsworth asked do we have to put in the same kind of tree, or can we use something a little different?

Mr. Boyd stated it can be a different type of tree. The requirement is to meet the definition of a canopy tree, which is a 2.5-inch caliper with a minimum of 10 feet when it is installed. They look at the size. They also have to be from the Florida friendly landscaping pattern book for hardiness zone 9B. It gives a reference to the Florida friendly landscaping code. There is a variety, but I do not know what they are. This is a little outside my realm not being a landscaper.

Mr. LeMenager stated I think we forget the sidewalk.

Mr. Walls stated this could end up being a \$100,000 sidewalk.

Mr. Berube stated no, it will not be that much.

Mr. Walls stated even if it is a \$60,000 sidewalk, we are building a sidewalk. It is turning into a monster cost.

Ms. Kassel stated we are building a park.

Mr. Walls stated the utilization in terms of how many people are going to use it is not that big.

Ms. Kassel stated I disagree; a lot of people will use it.

Mr. Berube stated where I live, I see the sidewalk that we put in around the pond.

Mr. Walls stated this is not on the pond.

Mr. Berube stated the point is, it will attach to it.

Mr. LeMenager stated no, it will not.

Ms. Kassel stated yes, it will.

Mr. Berube stated it will become contiguous. Does Mr. Boyd remember the pricing on this? Did we include an allowance for a certain amount of landscaping?

Ms. Kassel stated we did.

Mr. Boyd stated yes, but I do not recall what that number was.

Ms. Kassel stated I do not recall what it was, and I do not recall how much we were estimating for trees. It might have been \$500 per tree, which is about \$9,000.

Mr. Berube stated my guess is that we had a total of about \$43,000, and I think the sidewalk through Mr. Justin Ferrell was going to be about \$34,000 or \$35,000. So we had probably \$8,000 or \$9,000 for miscellaneous.

Ms. Kassel stated that would include doggie pots, trash cans, landscaping, and benches. So the additional trees would be another \$9,000 or \$10,000.

Mr. Walls stated 34 trees at \$500 is \$17,000.

Ms. Kassel stated but we already counted on a certain amount for trees.

Mr. Walls stated that leaves room for nothing else.

Mr. Berube stated if we buy 34 trees all at once, I think we can probably get a better deal. The holdup right now is a landscape design plan.

Mr. Boyd stated yes, if they are going to require a landscape architect to do this, I can get that done. I can have someone do that for me. Before I started to go in that direction, I needed to bring this to you for a decision.

Mr. Berube stated this has been Ms. Kassel's plan, and she recognizes Florida friendly landscaping.

Ms. Kassel stated I do not know exactly what the trees are. A number of oaks are probably within that plan, live oaks or laurel oaks maybe.

Mr. Berube stated our next meeting is in three weeks, so I will ask Ms. Kassel to look into that and tell us what you think. The ditch in F that is wet, many of those trees are coming out and will be replaced with red oaks. It might not be all of them, but the tree mix if you want to match will include red oaks since they like wet feet. Now we know the count is 34.

Ms. Kassel asked do you recall how many we had in the previous plan?

Mr. Boyd stated we are showing 13 in this plan. We are also showing myrtles and other understory trees to fill in the gaps. We had 13 canopy trees with a lot of understory material. If you are going to do that, I recommend you do not do the understory, just the trees.

Ms. Kassel stated that is about \$10,000 extra for canopy trees.

Mr. Berube stated it all comes down to money. We need to look back at what we put in for this. We will need an idea where you want the trees. Feel free to contact Mr. Mansfield. I asked him on pricing for 20 yesterday when I thought it was 800 feet with one tree every 40 feet, but it is longer than that. Figure out the mix and ask Mr. Mansfield for pricing on 2.5-inch caliper trees. If we can have that by the next meeting, then we can make some decisions.

Mr. Walls stated we used up the remaining money on the playgrounds, and we ended up going over on those.

Mr. Berube stated yes.

Mr. LeMenager stated the only thing I am thinking is how you appeal to the County and what is the appeal process. You have something that was obviously written with a certain standard in mind, but what are the rules for having exceptions? This is clearly not the kind of residential street that they probably had in mind when they wrote it. Is there no appeal process? I appreciate this is Florida, but this is not the State legislature; it is local government. Hopefully we can have some reasonable heads prevail.

Mr. Boyd stated I have gone two rounds through staff. The way you do a formal appeal is to apply for a variance from the code or you do a hardship. I will tell you that the cost is not a justification for a hardship. You have to prove other reasons for a hardship to get a variance grant.

Mr. LeMenager stated this was designed to be a meandering path in a park. Can we use that argument?

Mr. Berube stated that is what I used the last time I went to Commissioner Hawkins. He reminded certain people at the County office that they had a special agreement for Harmony, and that is how we found out we did not have to put in five-foot sidewalks. However, he was the driving force behind this neighborhood beautification program which includes the requirement for fancy landscaping along all new sidewalks. If the

Board wants me to go back and talk with him to work around his signature program on sidewalks, I am happy to do that.

Mr. LeMenager asked do we want that many trees on that street?

Mr. Walls stated we also have to look at the cost to maintain them. We had disease issues with other trees. The more you put in, the more issues you have.

Mr. Berube stated the reality is, we are a community of trees. As of the last known count, we had about 2,300 or more under our control, and we have more than that now. Neighborhoods I, J, K, and L will have trees. Another 30 or 40 is minimal other than this initial investment.

Mr. Walls stated until they tear up the sidewalk.

Mr. Berube stated we will move them as far from the sidewalk as we can. I will ask if we can work around this issue. Ms. Kassel will figure out what kind of trees we will need using that plan. At our next meeting, we should have a better idea where we are going with this and can make some better decisions. We will know how much we included for landscaping in the original plan. We should know how much conforming to the County will cost. Hopefully we will know if we can get more favorable treatment from the County.

Mr. Boyd stated I can go another round with staff, but I wanted to bring it to you first.

Mr. Berube stated before you go back to staff and irritate them, we have done that a couple times. Let me talk with Commissioner Hawkins a little. He is our County Commissioner, and we need a little help.

Ms. Kassel stated and it is election time.

Mr. Boyd stated the one course of action we might be able to take would be to prove that we have an excess number of trees in other areas and should be credited for those. That will take a little time and effort to figure out.

Mr. Berube stated this has been going on for a year, and every month, residents ask when the park will be built. People are getting anxious, and I think we all are, too. It is no one's fault, just the way this is played.

Ms. Kassel stated with trees spaced closer together on the south side of that easement, it will be more comfortable for people walking on the sidewalk because it will provide more shade. That is at least one positive note in this issue.

Mr. Berube stated people notice trees around here.

Mr. Boyd stated it might possibly allow for certain trees not to survive, so you still have a concentration of trees. One tree for every 40 feet seems like a lot.

Mr. van der Snel stated a minor addition is irrigation; they will all need bubblers. We need to either hook up to the existing system or make a new trench.

Mr. Berube stated we have irrigation all along the front. It is a matter of running a line down.

Mr. Boyd stated I talked to the reviewer about that requirement and said we did not want to have to submit irrigation to them, as well. They do not require irrigation for street trees. You can provide it, but they do not require it. They presume they will be hand watered until they are established. Then they will be fine.

Mr. Berube stated we know where we are going. Three weeks from now we will have a more-defined plan of where we are going.

#### **ii. Maintenance Map**

Mr. Boyd stated we have been tabulating the areas for the maintenance map, so we will have a fresh map as well as quantified areas. We are pretty close to having that finalized. We just need to add West U.S. Hwy 192 areas. We have information for I. At the next meeting, we should have the map and the areas completely finished.

#### **iii. Permitting for the Ditch in Neighborhood F**

Mr. Boyd stated we are in the process of preparing the printed application, but we have not submitted it yet. We really want to get well into the dry season to do that work anyway. If we can get into the dry season and have the swale dry out, it will be a much cleaner operation when we do work on the ditch itself. We also need the pond level to drop since we will be making changes to the control structures. We are working on it.

#### **iv. Buck Lake Dock**

Mr. Berube asked will we need permitting to change the dock structure for the kayaks and canoes?

Mr. Boyd stated Mr. van der Snel and I discussed this prior to the meeting. To replace what is there, no, we do not need a permit. To widen it substantially beyond what is there, we potentially need a permit. I will find out if widening it requires a permit or not.

Mr. Berube stated if you remember back a few years, we changed the floating dock. We had it permitted but it was routine because we were not changing the size. We kept it the same size. If we wanted to go with a bigger size, it was a mixed response because it was a massive permit process. Is it safe to assume that it would be a big deal?

Mr. Boyd stated I do not see it being a big deal, but it could be something that can be handled administratively with a minor permit modification.

Mr. Berube asked would that need to be handled through the developer since they are the owner of the lake?

Mr. Boyd stated yes.

Mr. Berube stated we will need that answer before we go much further with the proposal that we will consider later on the agenda. It seems ridiculous to replace what we had with the same thing again because it is underwater half the year or more and is basically unusable.

Mr. van der Snel stated the reason I wanted it wider is because it is only four feet wide, so every time you take out the kayaks, it is unsafe to be out there with the residents at the same time. Eight feet would be good, and six feet would be doable. When you let out the kayaks, you need some work space.

Mr. Moyer stated it is interesting in terms of the permittee. On the last iteration we did on those docks, the District was the permittee. I just got a letter from SFWMD saying they are closing the file on that permit.

Mr. Berube stated yes, it was open. We do not need to take action on that letter since they closed it.

Mr. Boyd stated that is interesting because normally they require proof of ownership of the land.

Mr. Moyer stated I received it just a week or two ago.

Mr. Berube stated it had been open for two years or so. I was copied on it. You can let them close it because we are not going to do anything on it now. It was not a permit, though.

Ms. Kassel stated it was an application.

Mr. Moyer stated that is correct.

Ms. Kassel stated we revised the application, they got back to us, but we never did anything.

Mr. Berube stated yes. We just need to know the permitting requirements if we are going to modify the dock. Once you know what they are, if it requires developer approval, I will ask Mr. Boyd to use his influence with them and get an approval. I cannot imagine they would say no to a nice improvement.



**B. Attorney**

Mr. Qualls stated the contracts with Davey have been executed, so that is complete. The entire process took about six months.

Ms. Kassel stated with the legal fees, I do not know that it was any less expensive than doing a regular RFP.

Mr. Berube stated we probably should have just gone with the 2% increase every year. Sometimes we overlook that everything we do has to be reviewed by legal counsel. When you add it up month after month, it can sometimes be staggering where it ends up. I am not picking on Mr. Qualls because we know he keeps us safe, but it is not cheap.

Mr. Qualls stated you do not want a cheap attorney.

**C. Field Manager****i. Facilities Maintenance** (*Parks, Pools, Boats, etc.*)

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

**ii. Facilities Usage** (*Boats and Others*)

The monthly facilities usage report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

**iii. Facebook Activities**

The monthly Facebook activities report is contained in the agenda package and is available for public review in the District Office during normal business hours or on the website.

**iv. Pond Report**

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

Ms. Kassel asked now that Mr. Don Wolfe is no longer an employee, what is the plan until we get someone new?

Mr. van der Snel stated I hired a new person today. Mr. Mike Scarborough will sit in class to be certified and will receive the books tomorrow.

Ms. Kassel asked is that a different Mr. Scarborough than the Mr. Scarborough we already have on staff?

Mr. van der Snel stated no, he is being certified.

Ms. Kassel stated so you have someone, not Mr. Scarborough, but Mr. Scarborough will get certified on the ponds.

Mr. van der Snel stated yes, he is getting certified. Mr. Shawn Woolridge is certified. We are able to treat the ponds now under his license.

Mr. Berube stated for anything that requires a license, we always have two people.

Mr. van der Snel stated Mr. Scarborough has been on staff for about six weeks and is doing a great job. The person I hired today said he would also be open to treating the ponds.

Mr. Berube stated we have three people certified for the pools and two on the ponds, now down to one. We might get three certified on the ponds.

Ms. Kassel asked we stopped routing the watermeal to Buck Lake and are using the hippo on that?

Mr. van der Snel stated yes, we stopped doing that the day after the last meeting. The pond looks great at this point. All the ponds looks good. The rain helps.

Mr. Berube stated this report is likely to change next month since we will have a different person picking up the pace with it. Did Mr. Farnsworth have any concerns?

Mr. Farnsworth stated no, the remarks column with treatment plans barely showed when that particular category of problem, like algae, was treated. It does not say what it was treated with or how.

Mr. van der Snel stated the bottom lists the products we used.

Mr. Farnsworth asked so when you treated the algae, you treated it only with this product?

Mr. van der Snel stated yes.

Ms. Kassel stated Galleon is \$400 per quart.

Mr. van der Snel stated yes, it is very expensive. I got a good deal on it.

#### **v. Proposal from The Dock-Ters**

Mr. Walls asked is this something we would file with the insurance company?

Mr. van der Snel stated I tried, and the deductible is \$20,000.

Mr. Walls stated in terms of paying, we could use the self-insurance fund.

Mr. Berube stated our self-insurance fund is \$50,000 because I thought we had a \$50,000 deductible on our policy. Now I hear it is a \$20,000 deductible, but when someone else asked, Ms. Sally Chalkley said it was \$5,000. Which is it?

Ms. Kassel stated I think it depends on what it is for.

Mr. van der Snel stated every storm that has a name is a \$20,000 deductible.

Mr. Berube stated for windstorm coverage.

Mr. van der Snel stated yes. The \$5,000 deductible is for boat damage or material damage.

Mr. Walls stated the reason we put \$50,000 is because it helped with the premium and we included it in our reserve.

Ms. Kassel stated yes. It was not that we had that amount as the deductible but that we guaranteed we would have that reserve so that our premium could be lower.

Mr. Moyer stated the idea was to have a large deductible that would cover us so that our premium would be significantly lower.

Mr. Berube stated a deductible of \$50,000.

Mr. Moyer stated yes, and I am not sure over the years if we actually kept it at \$50,000 or if it is \$20,000 or if it is a nuance being somewhere in between dealing with the type of storm it was.

Mr. Berube stated I thought we had only one policy. I see we pay only one premium.

Mr. Moyer stated that is correct.

Mr. Berube stated yet when the question came up about the deductible, she clearly said it was \$5,000 except for windstorms which was \$20,000. We need to look at the policy again. If we think we have a \$50,000 deductible and we put that money in to lower our premium, I think we need to validate that again because that was the intent: have a high deductible to save on the premium. Our premium has risen the past couple years, in fact, going over budget the past two years. It is not a big deal, but I think we need clarity on that.

Mr. Moyer stated yes, I agree. A premium of \$27,000 for property and liability is on the high side, which may mean we do not have a \$50,000 deductible. We will check.

Mr. Berube stated when he asked me if we could do this, I said we had a \$50,000 deductible so that will not work. I was shocked when the response was it was a \$5,000 deductible unless it was for a windstorm, where it is \$20,000. It is not germane because even if we claim it on insurance, they will only pay to replace what we had, and we do not want that.

Mr. Walls stated I was just curious. I am looking at how we are going to pay for it.

Mr. van der Snel stated at this point, the kayaks cannot really go out because of the safety of the dock. If you review the quote, the ramp three segments down will have to be raised to align it more with the dock. I would at least ask that you approve the repairs that need to be done on the existing dock.

Mr. Walls stated it was about \$400, so you can go ahead and do something like that.

Mr. van der Snel stated he put everything in one quote.

Mr. Berube asked have you had the work done yet?

Mr. van der Snel stated no.

On MOTION by Ms. Kassel, seconded by Mr. Walls, with all in favor, unanimous approval was given to the proposal from The Dock-Ters for repairs in the amount of \$425.

Mr. Walls stated in the future, for stuff like that where it is broken, you do not need our approval. Just fix it.

Mr. Berube stated it ended up on the same proposal and was already in the agenda package. It is not critical to life and safety right now. We just want to have it fixed.

Mr. van der Snel stated we had some damage on the Sun Tracker, which we temporarily fixed with lattice. It was \$500 and the part is on backorder, but it is running.

#### **vi. Playgrounds**

Mr. van der Snel stated I have been working closely with Mr. Moyer to get the deposit in order. It is still pending.

Mr. Moyer stated I think we are ready to go.

Mr. van der Snel stated it will be a time-consuming process, up to 75 days.

Mr. Berube stated they wanted payment in full up front, and I think we ended up with a 50% deposit. By the time we get the deposit done, those on-sale structures will be gone and we will be redoing everything.

Mr. Moyer stated it also has to be permitted.

Mr. Berube stated we also have to put in some trees around the playgrounds.

Mr. van der Snel stated we have two sycamores there.

#### **vii. Miscellaneous**

Mr. Berube stated regarding Davey, I think we need a reasonable response from them. Things are slipping. I notice things roll from one week to the next on the ground zero list. The majority of things are being done, but they are not getting everything done.

Mr. van der Snel stated I have to keep monitoring them which I have already said is my job, but sometimes I spend more time monitoring them than at other times. Mr. Bennett is doing a great job and works hard to get structure in place and to make it easy on himself. What I said two months ago was that I needed good structure and communication. I am not their boss, but I am responsible for what they do. That is how I feel, also.

Mr. Walls asked by structure, you mean a work plan to mow today?

Mr. van der Snel stated yes. They have six people now who will be doing maintenance. Mr. Bennett will be doing detailing with another guy, so they will have four people mowing. That will be ongoing. They need to define the structure that they detail after they mow. Right now, they are going anywhere. It needs structure. Eventually you will see the community looking good. Now it is on demand, so they go where it is needed. I am helping Mr. Bennett to get that done. It benefits all of us. We have to work as a team. I told him that I am not against him but with him.

Mr. Walls stated that is their business and it should be what they are doing.

Mr. van der Snel stated yes, however, the reality is that it is not working that way. I also want it to look nice.

Mr. Walls stated let us know how it is going next month.

Mr. van der Snel stated I think what really helps is that the mulching will not be done by that crew of six but by a subcontractor. That made a difference last year. Mr. Rukkila did that with a regular crew. Planting the annuals will also be done by an outside crew.

Mr. Walls asked is mulching coming up soon, around November?

Mr. Berube stated yes.

Mr. van der Snel stated the crew of six can continuously work on other things, and it is the same with tree trimming.

Ms. Kassel stated the dog parks still have ant mounds. I am also wondering about the gate latches.

Mr. van der Snel stated the gate latches are pending. We tried your setup but it was too heavy and was also sticking out so it would be a hazard. We will have butterfly latches.

Ms. Kassel asked not drop forks?

Mr. van der Snel stated no, we are using butterfly latches because we have self-closing gates. When the gate closes, the latches will lock in. The residents have to lift up the latch to open it.

Ms. Kassel stated it is not very different than the cattle gate latches.

Mr. van der Snel stated the difference is, you do not have any points sticking up.

Ms. Kassel stated the inside gate on the north side of the small dog park is already hanging open. The eastern gate on the big dog park, the outside gate, is dragging on the ground.

Mr. van der Snel stated I will call them to come back. He said they would come back. I think they did a great job. On the right side of that pathway in the dog park, Davey butchered the crepe myrtle and the shrub. That was without my consent. I never ordered them to do that, but it happened.

Ms. Kassel stated we see what happens with it.

Mr. van der Snel stated they are going to replace anything that does not come back.

Ms. Kassel stated that is good. They cut it off at four feet. The entire western side has branches without any foliage.

Mr. Berube stated my perspective in watching this is, they have taken ten good steps forward every week and two or three steps backward in areas that should not happen or reoccur. The progress has been good, but a lot of things are still going on like that, which no one in their right mind would do, but someone did. I do not know why. It made no sense.

Mr. Walls stated we have a one-year contract with them. In six months, we can evaluate it again.

Mr. Berube stated the major change now with Davey versus where we were eight to ten months ago is that they required management on a routine basis. They responded quickly, and the amount of what they needed management on was few and far between. It got way ahead of everyone, and we are dragging it all back in. I think we will be fine, but it will be a process to get there. It will take a lot of work to keep it there and hopefully go forward. We are into it and we have to make it work.

Mr. Walls stated I think we said March was a good evaluation point.

Mr. Berube stated during the spring flush, we will know.

Mr. Walls stated if it has not improved, then that is when we need to start thinking about an RFP.

Mr. Farnsworth stated the tree issue that a resident reported was taken care of for her. What is the schedule or the plan for Davey doing tree trimming and so forth over the next year?

Mr. van der Snel stated they started at the east entrance of Town Square and went through Town Square. They will do East Five Oaks later. They are doing the right side of the street right now on the entire property: Cat Brier, Schoolhouse, Five Oaks.

Mr. Farnsworth asked by the right side, do you mean away from the houses?

Mr. van der Snel stated yes, across the street from your house.

Ms. Kassel stated the golf course side. I noticed them on Cat Brier yesterday or today.

Mr. van der Snel stated today they were at Oak Glen. I talked with them and told them the plan. They will go across the street first and then come back and do the left side.

Mr. Farnsworth asked when they get to the resident side of the streets, will they do some trimming on the house side of those trees?

Mr. van der Snel stated they have the order to do eight feet on the house side of the tree and 14 feet on the road side. The trees cannot touch the house.

Mr. Berube asked what do you mean by eight feet?

Mr. van der Snel stated they are trimming the trees on the road side 14 feet up.

Mr. Walls stated so vehicles can go underneath.

Mr. Moyer stated that is the County's requirement.

Mr. van der Snel stated on the sidewalk side, they are trimming it up eight feet.

Ms. Kassel stated that sounds like it will be lopsided.

Mr. LeMenager stated that sounds really dumb.

Mr. Farnsworth stated I agree.

Mr. LeMenager stated that is not how they did Schoolhouse. The trees on Schoolhouse are level.

Mr. van der Snel stated they tried not to make it to unbalanced.

Mr. Berube asked do they have a lift or are they doing this from the ground?

Mr. van der Snel stated from the ground. They have a pole.

Mr. LeMenager stated so this is just the trimming up to 10 feet.

Mr. Berube stated yes.

Mr. LeMenager stated this is not tree trimming.

Mr. Berube stated no, this is our normal part of the contract to maintain everything supposedly at a 10-foot clear height.

Mr. LeMenager stated then it does not make sense to trim it up to 14 feet.

Mr. Berube stated they do on the main boulevards.

Ms. Kassel stated you would think that would be part of the tree trimming contract.

Mr. Berube stated it is to have 10 feet of clear path on walkways. What they do in the streets is 14 feet.

Ms. Kassel asked what is eight feet?

Mr. Berube stated I do not know. The contract says to be 10 feet clear on pedestrian areas. They should all go up 10 feet all the way around.

Mr. van der Snel stated I will check with them.

Mr. Berube stated to expand your point, we put in \$15,000 or \$18,000 in this year's budget for the normal pass-through. I do not think we did a pass-through last year on the main boulevards or on the interior streets.

Mr. LeMenager stated I do not know about interior streets, but they trimmed the tree in front of my house.

Ms. Kassel stated I think they did a free trim.

Mr. Berube stated Mr. Rukkila was pushing them. I think we did the interior streets last year.

Mr. Walls stated I think so, too.

Mr. Berube stated as an extension of that, he did the main boulevards.

Mr. LeMenager stated Schoolhouse does not need anything this year.

Mr. Berube stated if Mr. Farnsworth has specific points, give them to Mr. van der Snel, and he will pass them to Davey. If it is a couple trees here or there, they will do them for us. Are you seeing a widespread problem?

Mr. Farnsworth stated not extremely wide.

Mr. Walls stated we spent \$19,500 on tree trimming this past year, and I believe that included everything.

Mr. Berube stated yes, we paid them to do the interior streets, and they just did all of them.



**SEVENTH ORDER OF BUSINESS****District Manager's Report****A. Financial Statements for September 30, 2016**

Mr. Moyer reviewed the financial statements, which are included in the agenda package and are available for public review in the District Office during normal business hours.

Mr. Moyer stated the financial statements are through the end of the fiscal year and show the full year's activity for the District. On the revenue side, we ended up with \$35,000 more than we budgeted. Some of that came from contributions or rebates from OUC or Severn Trent. On administrative expenses, due to some of the offsets that contributed to the \$35,000, we are \$21,480 over budget. We are basically net of about \$13,000 ahead on revenue. On the operation and maintenance side, we brought the budget in at \$91,000 positive. When added to the surplus revenues that we collected, we will be able to contribute \$125,000 to fund balance.

Mr. Walls stated about two-thirds of the savings in O&M is the alleys that we did not pave, which we will have to do at some point.

Mr. Berube stated that is right. You plan for what you have to do, and do what you have to do. It could have been worse on both sides of this.

Mr. Moyer stated we bought down a lot of street lights.

Mr. Berube stated that was \$360,000 last year and more than that the year before. We budgeted for that again this year. When will we have the money available to us?

Mr. Moyer stated January.

Mr. LeMenager stated we get the first big chunk from the County in December.

Ms. Kassel asked from the developer?

Mr. LeMenager stated the developer pays monthly. That is not material. We get a large amount of money in December, and then in January, we get another large chunk. That is when we want to pay it down.

Ms. Kassel asked are we talking with OUC about this now so that when we have the money available, we can pay it off?

Mr. Moyer stated they were actually pretty responsive the last go around. I think Mr. Qualls and I are optimistic that we can start turning these around within 30 or 60 days.

Mr. Berube stated once we figure out which ones we want to pay off and figure out where the money is, we will direct the manager and the attorney. It will probably happen faster this time because Mr. Dan Seabrook is back, which is good.

**B. Invoice Approval #198, Check Register, and Debit Invoices**

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

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to invoice approval #198, check register, and debit invoices, as presented.

**C. Motion to Assign Fund Balance**

Mr. Berube asked are we closing fiscal year 2016 by doing this?

Mr. Moyer stated no, you are not. This fund balance is exactly what you have currently in your financial statements on the balance sheet. This means you will still have \$140,000 available of unassigned fund balance. We can assign that if you like to one of these categories or to a new category.

Ms. Kassel stated that reduces our flexibility in spending.

Mr. Moyer stated that has always been my position. There is nothing wrong with unallocated fund balance.

Mr. Berube stated we know we have some bills coming from Davey, and they will come out of the unassigned fund balance.

Mr. LeMenager stated no.

Ms. Kassel stated it is already on our balance sheet. Why do we have to approve it?

Mr. Walls stated these are pursuant to accounting rules, GASB.

Mr. Berube stated it is already accrued.

Mr. LeMenager stated that just means instead of being \$125,000 ahead, we would be even more ahead, and you would use that to pay the invoices.

On MOTION by Mr. LeMenager, seconded by Ms. Kassel, with all in favor, unanimous approval was given to assign fund balance, as presented.

**EIGHTH ORDER OF BUSINESS**

**Topical Subject Discussion**

Mr. LeMenager stated an item came up on Facebook about charging people \$75 to find out how much to pay off their debt assessment.

Ms. Kassel stated it has been resolved.

Mr. LeMenager stated it has not been resolved. Right now, if someone really wants to pay it off, we will charge them \$75 to pay it off. That is completely unacceptable and not what we had in mind.

Ms. Kassel stated we approved it for the \$75 to go to the management company to write an estoppel letter. The CDD does not charge it; the management company actually charges it.

Mr. Berube stated it looks like we are charging it.

Mr. Brill stated I was not here when it was brought before the Board. We have one person in-house who continually does this work. We get continuous requests and sometimes nothing happens. They just want to know what the balance is. In order to help facilitate that, we asked for an estoppel fee of \$75.

Mr. Moyer stated the issue is, the \$75 was meant to cover when properties transferred that required an estoppel as part of the closing.

Mr. Brill stated that is correct.

Mr. Moyer stated if someone wants to pay off their assessment and write a check for \$8,000, we should not be charging them \$75.

Ms. Kassel stated only if they wanted an estoppel letter.

Mr. Berube asked if someone requests the payoff amount and they are going to pay it off, do they need an estoppel letter to verify the amount?

Ms. Kassel asked why do they need an estoppel letter for a mortgage company?

Mr. Brill stated years ago, we provided this at no charge. I believe when someone requests an estoppel letter, we actually put it in writing as to the official amount. It also guarantees that amount to the resident. I am not saying the amount would change or could change, but the letter comes in when you need an official amount. The person doing it sits near me, and I have heard her give out numbers over the phone. When people ask for the official letter and ask if there is going to be a charge, then we charge \$75.

Mr. Moyer stated let me have a discussion with Severn Trent on that.

Ms. Kassel stated thank you. What was happening, people were approaching Severn Trent to find out how much it would cost to pay off their debt assessment, and they were told in order to get that information, they would have to pay \$75. I think there was a miscommunication. I do not think the people at Severn Trent realized it was only if they were going to issue an estoppel letter in an exact amount.

Mr. LeMenager stated I want to take this one step further. Why not publish that amount as part of the budget each year? We have a nice spreadsheet that shows by neighborhood and by lot size what your assessments are. It will not be trivial because you need to take into account the ones that are paid off. Just add a column showing the current balance because that balance does not change during the year. If you want to pay it off, you want to do that in August. I would think it is straightforward to add a column to the assessment spreadsheet at the end of the budget.

Mr. Berube stated it shows each neighborhood and how many years are left.

Mr. LeMenager stated I am guessing the person in the office who tells people what it is looks off a very similar chart.

Mr. Brill stated we take the rolls each year and compare them with what was paid off. We do a lot of due diligence.

Mr. LeMenager stated I understand. Would that be an onerous task to add a column like that?

Mr. Brill stated I am not very familiar with that process. I would have to get with the assessment department, which is not under my purview.

Mr. Walls stated you can say it is an estimate and not to rely on it. If someone wants you to do the calculation and figure out the exact amount, then it will cost \$75.

Mr. Farnsworth asked what if someone wants to pay it off, will you charge them \$75? I do not care what the amount is. You are going to charge \$75 to provide that?

Ms. Kassel stated yes, if you want an estoppel letter.

Mr. Farnsworth asked why would I want an estoppel letter?

Mr. Moyer stated I think we are making a mountain out of a molehill. This does not happen very often.

Mr. Berube asked how many people have paid off their debt assessment, 30?

Mr. Moyer stated not very many. In any District, not a lot of people pay down that assessment.

Mr. Berube stated I cannot believe 15 people each month are calling Severn Trent and asking how much the payoff is. It probably does not happen often.

Mr. Walls stated they probably do get a lot in terms of closings.

Mr. Moyer stated yes, and that makes sense.

Mr. LeMenager stated I am all in favor of doing it for closings. I do not have a problem with that, just for people who want to pay it down early. I had a great year in 2013 and called your office to get my paydown amount. That is exactly what you are talking about and that is exactly what I did.

Mr. Walls stated for a lot of people, unless you are going to live here a long time, it does not make sense to pay it off.

Mr. LeMenager stated I think I said that on the record.

Mr. Berube stated I suspect a lot of people find out it will be \$14,000 to \$17,000 and will not pay it off. To your point about putting it on the assessment chart, all the information is there for how much they will pay in total, including the interest because it is already calculated.

Mr. LeMenager stated I want a number without interest that shows the current payoff amount.

Mr. Berube stated the calculation is already done for the whole thing. It is just adding a column on the end without the interest at today's dollars.

Mr. LeMenager stated yes. I think that would be extremely useful and would be excellent for education to understand the interest. Maybe we should encourage the legislature to have CDDs publish what people's debt assessments are.

Mr. Qualls stated they should be public record now.

Mr. Berube stated we do publish that. We publish the gross amount.

Mr. LeMenager stated I never said gross.

Mr. Qualls stated you could submit a public records request to get that. It would be a minimal charge, maybe \$0.15. It is a public record now.

Mr. Berube stated we are publishing the raw number of what you will pay until the bonds are paid off. You want the net number.

Mr. LeMenager stated yes. It is like a mortgage. Your bank sends you a statement every month showing the amount of the mortgage. This is a simpler mortgage because it only changes once a year. I am not surprised it is not required but I think it should be.

Mr. Berube stated Mr. Moyer is signaling that when next year's assessment chart comes out, it will have a column for an estimated paydown amount. Mr. Moyer will also get more information to make sure people are not charged \$75 to request their paydown amount.

Mr. LeMenager stated I am a little curious as to how the calculation is done and how they take into account the amounts that have already been paid off and if they actually do those calculations correctly. They do a lot of averaging, so I wonder.

## **NINTH ORDER OF BUSINESS**

### **Supervisor Requests**

Mr. Farnsworth stated some time ago, I mentioned the walkway between neighborhood F and the lake. Is there any way of improving that area?

Ms. Kassel stated when we were considering our capital fund and what to do with it, we decided instead to do the two playgrounds for H-1 and H-2. That is where that fund went. I know some people in F are not in favor of having a walkway put in behind their house. The sidewalk alone would be costly. I do not remember the estimate we had.

Mr. Walls stated to me, that area needs to be a natural walkway with grass.

Mr. LeMenager stated yes, if you want a trail, wear your hiking boots and walk through the grass.

Mr. Farnsworth stated I am not opposed to it not being concrete but just something a little improved.

Mr. Berube stated it is now being maintained on a more regular basis.

Ms. Kassel stated if it is mowed, it should be fine. We do not have enough grassy trails, especially since the developer removed Jug Creek Trail. All of that trail is now gone. We have very few trails in Harmony that are not concrete.

Mr. Walls stated it sounds like we could get some to the west once they start up Harmony West and Harmony Central. I think leaving it as it is would be the best way to go.

Ms. Kassel stated we just need to keep it mowed.

Mr. Farnsworth asked is there something, such as crushed shells, to denote where the trail really is?

Mr. LeMenager asked do we still have the colored stakes? I have not walked back there in a while.

Mr. Berube stated yes.

Ms. Kassel stated they have the wooden posts with a little orange sign at the top.

Mr. LeMenager stated yes, those are the trail markers. Given that we are going to be an island, that will be the only way you can go to Harmony West without going on U.S. Hwy 192.

Harmony CDD  
October 27, 2016

Ms. Kassel stated you can also take Butterfly Trail.

Mr. LeMenager stated that is what I mean, the long trail.

Ms. Kassel stated he was talking about the one between F and Buck Lake.

**TENTH ORDER OF BUSINESS**

**Adjournment**

The next meeting is scheduled for Thursday, November 17, 2016, at 6:00 p.m.

On MOTION by Ms. Kassel, seconded by Mr. Farnworth, with all in favor, the meeting was adjourned at 7:30 p.m.
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Gary L. Moyer, Secretary

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Steve Berube, Chairman