

## **MINUTES OF WORKSHOP HARMONY COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, April 25, 2019, at 4:00 p.m. at the Harmony Golf Preserve Clubhouse, located at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Steve Berube  
William Bokunic  
David Farnsworth  
Mike Scarborough

Chairman  
Vice Chairman (via phone)  
Assistant Secretary  
Assistant Secretary

Also present were:

Kristen Suit  
Tristan LaNasa  
Gerhard van der Snel  
Alan Baldwin  
Residents and Members of the Public

District Manager: Inframark  
District Attorney: Young Qualls, P.A.  
District Staff: Field Manager  
Accounting Manager: Inframark

*The following is a summary of the discussions and actions taken at the April 25, 2019 Harmony CDD workshop.*

### **FIRST ORDER OF BUSINESS**

#### **Call to Order**

Supv. Berube called the workshop to order at 4:00 p.m.

### **SECOND ORDER OF BUSINESS**

#### **Roll Call**

Supv. Berube called the roll and stated let the record reflect we have four out of five Supervisors present, we have a quorum.

### **THIRD ORDER OF BUSINESS**

#### **Discussion Items**

#### **A. Fiscal Year 2020 Budget**

- Discussion ensued on the Summary of Assessment Rates.
  - The reduction of 2.08% reflects the increase in the 2014 budget when streetlight buy downs began. The variances at 2.07% to 2.41% are associated with the true-ups.
  - The reductions are based on a promise made to residents that when the buy downs were finished the assessments would be reduced accordingly.
- The Budget was discussed:
  - Add one field services person
  - Budgeted raises for the Field Services staff including the Field Services Manager
  - Includes monies for VC-10

- Discussion followed on assessments and delinquencies.
- Budget revisions made as follows:
  - ❖ *Administrative*
    - ProfServ-Mgmt Consulting Serv – increased from \$55,984.00 to \$65,985.00
    - ProfServ-Legal Services – increased from \$50,000.00 to \$75,000.00
    - Rental – Meeting Room – Mr. Fusilier is again charging for the meeting room at \$275 per meeting.
  - ❖ *Field*
    - ProfServ-Field Management – increased from \$230,000.00 to \$290,000.00
  - ❖ *Landscape Services*
    - Contracts – Mulch – increased from \$58,803.00 to \$61,000.00
    - Contracts – Landscape – increased from \$272,363.00 to \$278,000.00
    - Cntrs-Shrubs/Gnd Cover Annual Svc – increased from \$152,676.00 to \$157,000.00
  - ❖ *Utilities*
    - Electricity – General - increased from \$26,400.00 to \$32,000.00
    - Electricity - Streetlighting - increased from \$84,000.00 to \$88,000.00
    - Utility – Water & Sewer – increased from \$130,000.00 to \$150,000.00
    - Lease- Street Light decreased from \$90,000.00 to zero due to the streetlight buydown being completed.
  - ❖ *Operations & Maintenance*
    - R&M Pools increased from \$20,000.00 to \$25,000.00
    - R&M – Sidewalks - increased from \$5,000.00 to \$15,000.00
    - R&M – Vehicles – increased from \$15,000.00 to \$20,000.00
    - R&M – User Supported Facility – a shed was requested and user fees discussed with it being noted there will be a public hearing in July 25<sup>th</sup> for the user fees.
    - R&M – Parks & Facilities - increased from \$35,000.00 to \$70,000.00
    - Misc. Security Enhancements – increased from \$5,000.00 to \$7,500.00
    - Op Supplies - Fuel, Oil - increased from \$4,000.00 to \$5,000.00
    - Cap Outlay - Other decreased from \$20,000.00 to \$5,000.00
    - Cap Outlay - Vehicles decreased from \$25,000.00 to \$20,000.00

Mr. Scarborough inquired as to the current status of the litigation with Davey?

Ms. Suit noted she thinks it is going to be addressed during the regular meeting.

Mr. Farnsworth addressed a column missing from the assessment table.

Ms. Suit noted it will be included on the final version.

**FIFTH ORDER OF BUSINESS**

**Supervisors' Comments**

Hearing none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Supv Berube seconded by Supv Scarborough, with all in favor, the workshop was adjourned.
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Kristen Suit  
Secretary

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Steven Berube  
Chairman