

**MINUTES OF MEETING  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

Steve Berube  
Bill Bokunic  
David Farnsworth  
Kerul Kassel  
Mike Scarborough

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Kristen Suit  
Tim Qualls  
Tristan LaNasa  
Steve Boyd

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

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

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

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

**SECOND ORDER OF BUSINESS**

**Developer's Report**

**A. Update on Billy's Trail**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Supv Kassel noted it is.

### **THIRD ORDER OF BUSINESS**

### **Audience Comments**

Hearing none, the next item followed.

### **SEVENTH ORDER OF BUSINESS**

### **District Manager's Report**

#### **D. Facilities Usage Applications**

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

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

Discussion followed on usage policies and fees.

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

### **FOURTH ORDER OF BUSINESS**

### **Approval of the Minutes**

#### **A. July 25, 2019 – Regular Monthly Meeting Minutes**

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

### **FIFTH ORDER OF BUSINESS**

### **Subcontractors Reports**

#### **A. Servello**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. van der Snel noted they do.

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

Discussion continued on a work breakdown structure for Field Services.

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

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

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

Supv Bokunic thanked Servello for responding.

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

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Engineer**

##### **i. Billy's Trail Slide**

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

##### **iii. Boardwalk Slide**

##### **iv. Boardwalk & Docks Proposal Slide**

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

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

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

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

Supv Kassel noted they may not need a surface trail.

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

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

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

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

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

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

Supv Scarborough noted it is also off an existing sidewalk.

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

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

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

Discussion followed on neighborhood amenities and boardwalks.

**B. District Attorney**

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

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

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

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

Supv Farnsworth inquired who will put in the subtitles.

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

Ms. Suit inquired who would upload the video.

Supv Scarborough noted Mr. Leet said he would.

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

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

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

Mr. Qualls noted it sounds to him.

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

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

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

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

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

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

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

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

**\*\* Public Record Request**

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

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



**\*\* ADA Memo**

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

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

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

Supv Farnsworth inquired about the rules.

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

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

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

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

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

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

**C. Field Manager**

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

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

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

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

Supv Farnsworth noted he has asked for a map.

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

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

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

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

Marilyn noted she thought Mr. Fusilier owned the well.

Supv Berube noted the CDD pays the water bill.

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

Supv Scarborough inquired as to where they are referring to.

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

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

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

Mr. van der Snel noted they would not.

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

Mr. van der Snel noted technically yes.

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

Mr. Fusilier noted he will speak with his Counsel.

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

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

Discussion continued on water for Field Services and the garden.

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

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

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

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

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

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

Supv Berube noted this is correct.

Marlin inquired if this would eliminate all the pods.

Supv Berube noted it would.

Supv Kassel addressed the color of the building.

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

Supv Scarborough MOVED to authorize the Field Manager to move Field Services at a cost not to exceed \$55,000 and Supv Kassel seconded the motion.
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Discussion followed on funding as the expense is not budget.

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

Supv Berube noted it does or some source of water.

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

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

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

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

**v. Authorization to Add Field Services Staffer**

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

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

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

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

Discussion followed on Old World Climbing Fern and missed inspections.

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

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

Discussion followed on CDD versus non-CDD sidewalks.

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

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

**vi. Authorization to Purchase Side-by-Side Vehicle**

**a. Polaris Quote - \$15,361.26**

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

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

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

Discussion returned to the hiring of the field services staffer.

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

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

**SEVENTH ORDER OF BUSINESS**

**District Manager's Report**

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

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

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

**C. FY 2020 Meeting Schedule & Location**

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

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

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

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

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

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

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

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

Supv Farnsworth noted there is a meeting schedule for Halloween.

Supv Berube noted it is not a holiday.

Supv Bokunic noted Halloween is a big deal at Harmony.

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

Ms. Suit noted they have moved November and December.

Supv Berube noted someone can make a motion.

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

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

**D. Facilities Usage Applications**

Previously addressed.

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

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

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

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

**\*\* Closing Statement and Disbursement Sheet**

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

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

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

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

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

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

Supv Berube noted they do not have it yet.

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

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

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

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

Mr. Qualls inquired who owns it? The County?

Supv Berube noted SunTerra owns it.

Mr. Qualls noted it is private.

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

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

Supv Kassel noted they should table it.

## **EIGHTH ORDER OF BUSINESS**

### **Old Business**

There being none, the next item followed.

## **NINTH ORDER OF BUSINESS**

### **New Business**

#### **A. Preliminary Discussion of Field Services Permanent Building**

Previously discussed.

#### **B. Preliminary Discussion of the Usage of VC-10**

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



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

Supv Farnsworth noted they engaged somebody.

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

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

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

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

**TENTH ORDER OF BUSINESS**

There being none, the next item followed.

**Topical Subject Discussions**

**ELEVENTH ORDER OF BUSINESS**

There being none,

**Supervisors' Requests**

**TWELFTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

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

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Steven Berube  
Chairman