

**MINUTES OF MEETING
HARMONY WEST CDD & HARMONY CDD
BUCK LAKE COMMITTEE**

The Members of Buck Lake Committee held a Meeting on October 21, 2021 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Chris Tyree (via telephone)	Harmony West CDD Representative
Cindy Cerbone	Harmony West CDD District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Jamie Sanchez (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine	Harmony West CDD District Counsel
Teresa Kramer (via telephone)	Harmony CDD Representative
Angel Montagna (via telephone)	Harmony CDD District Manager
Tim Qualls	Harmony CDD District Counsel
Jay Baker (via telephone)	Bio-Tech Consulting
Brett Perez (via telephone)	Inframark Infrastructure Management Services

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:35 a.m. Harmony CDD (HCDD) Board Member representative Teresa Kramer and Harmony West CDD (HWCCD) Board Member representative Chris Tyree for were both attending via telephone.

SECOND ORDER OF BUSINESS

**Review of Minutes from July 15, 2021
Committee Meeting**

The Committee Members reviewed the Committee Meeting Minutes and did not have any changes. The minutes would be presented at the HWCCD and HCDD meetings for approval.

THIRD ORDER OF BUSINESS

Continued Review/Discussion: Bio-Tech Consulting, Inc., Agreement and Change Orders for Environmental Services Related to Preparation of Buck Lake Management Plan and Buck Lake Policies

A. Agreement for Environmental Management Services [Aquatic Management Consulting/General Project Coordination]

Both Boards approved the Agreement in which admin and maintenance were separated. The executed Agreement by Mr. Tyree, on behalf of HWCDD was included for informational purposes. No further action or discussion was necessary.

B. BTC Proposal/Change Order No. 21-2277 [Aquatic Management Consulting/General Project Coordination]

Mr. Rom stated that the not-to-exceed funding amounts of \$1,450 and \$2,900 were exceeded and presented Proposal No. 21-2277. Ms. Kramer voiced her opinion that the original amount was sufficient enough to cover the costs to make several iterations to a “basic” Management Plan; therefore, she could not support this increase or present it to the HCDD Board. Mr. Tyree stated he was not concerned about the increase. It was noted that the costs would be split 50/50 between both CDDs.

Ms. Cerbone recalled that a Management Plan was not in place until the Committee was formed and stated that launching costs are typically much higher because it involves developing a plan but providing ongoing updates should not cost as much. She stated that HWCDD discussed it and did not agree to adding a water quality section to the Plan.

Mr. Baker withdrew Proposal No. 21-2277.

FOURTH ORDER OF BUSINESS

Continued Review/Discussion: Buck Lake Management Plan, Buck Lake Policies and Public Use Policies

A. Updated Buck Lake Management Plan

Mr. Rom confirmed that the Management Plan in the agenda package reflected the revisions discussed at the July meeting; whereby the water quality testing section was removed and included requests to include all Buck Lake portions, maps and addressing shoreline issues and torpedo grass. Ms. Kramer did not object to the Buck Lake Management Plan, as presented, and stated HCDD would have water quality testing done through the Lake Watch Program. Mr. Tyree accepted the Buck Lake Management Plan.

B. Policies for Use of Buck Lake

Mr. Rom stated that the Policies for Use of Buck Lake included the edits that were requested by both CDD Board Member representatives at the last meeting. He noted that the edits were incorporated in the draft that was distributed about a month ago.

C. Enforcement Options via Rule Establishment

Mr. Earlywine reported the following:

- The HCDD Rules are separate and apart from the HCDD Rules.
- Forestar Representatives conveyed that they may have their own recreational facilities at the north end of the lake, in the future.
- As it may make sense for the HCDD Board to adopt its own Rules, in the future, a sample was included in the agenda package.
- No action was needed at this time.

Ms. Kramer stated she would present this to the HCDD Board, as it may be best to give a formal document to the Sheriff's Department because the HCDD was having a problem with them not issuing trespassing notices to violators.

FIFTH ORDER OF BUSINESS

Continued Review/Discussion: Bio-Tech Consulting, Inc., Proposal No 21-1034 for Environmental Services [Annual Inspection and Recommended Maintenance]

Mr. Rom presented the proposal and noted that the water quality scope of work and costs were removed from the proposal. Ms. Kramer asked for certain language in the proposal to be modified and asked for clarification of how the lake and shoreline areas are treated. Mr. Baker stated he would submit a revised proposal. He discussed the treatment process. As Ms. Kramer wanted specific verbiage added to the Proposal, she would email the verbiage to Mr. Baker, Ms. Cerbone and Ms. Montagna.

SIXTH ORDER OF BUSINESS

Review of Harmony CDD Costs Incurred for Buck Lake Maintenance Services

Mr. Tyree agreed with Ms. Cerbone’s statement that the HWCDD would bear 100% of the expense on the HWCDD side and would not bill HCDD for 50% of the maintenance for Fiscal Year 2022 only, which only applies to Lake Maintenance costs, not Consulting Fees.

Ms. Cerbone stated that, once the HWCDD approves this at its meeting later today, she would email Ms. Kramer and copy Ms. Montagna, Mr. Perez, Mr. Qualls and Mr. Earlywine.

SEVENTH ORDER OF BUSINESS

Committee Comments/Requests

Mr. Tyree expected to have all items approved at the HWCDD meeting later today.

EIGHTH ORDER OF BUSINESS

Next Meeting Date: _____

The next Committee meeting would be scheduled for March or April 2022, on the third Thursday of the month, to discuss the Proposed Fiscal Year 2023 budget.

NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 11:02 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair