

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

The Members of Buck Lake Committee held a Meeting on March 17, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

**Present were:**

Cindy Cerbone	Harmony West CDD District Manager
Daniel Rom (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	Harmony West CDD District Counsel
Meredith Hammond (via telephone)	Harmony West CDD District Counsel
Chris Tyree (via telephone)	Harmony West CDD Representative
Angel Montagna (via telephone)	Harmony CDD District Manager
Teresa Kramer	Harmony CDD Representative
Jay Baker (via telephone)	Bio-Tech Consulting

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:36 a.m. Harmony CDD (HCDD) Board Member representative Teresa Kramer was present in person. Harmony West CDD (HWCCDD) Board Member representative Chris Tyree was attending via telephone.

**SECOND ORDER OF BUSINESS**

**Review of Minutes from October 21, 2021  
Committee Meeting**

Ms. Cerbone stated the Committee Meeting minutes were previously emailed to Ms. Kramer, who subsequently submitted edits, which are reflected in the enclosed redlined or blacklined version. It was agreed by the Committee that the minutes would be amended, placed in final form and presented at the HWCCDD and HCDD meetings for approval.

**THIRD ORDER OF BUSINESS**

**Review of Annual Meeting Committee  
Items**

Ms. Cerbone opined that the perfect time to meet would be in March of each year, if the Committee Members were amenable. There were no objections.

**A. Financial Activity for Fiscal Year 2021**

Ms. Cerbone stated both the HWCDD and HCDD Committee Members and their respective Boards agreed to split the Bio-Tech Consulting Inc. (Bio-Tech) consulting and management costs. She called attention to the invoices included in the agenda packet. The first is HWCDD's bill to HCDD for 50% of the Bio-Tech charges. The other three BTCL invoices are for services rendered in April, May and August 2021. Mr. Rom confirmed that HCDD's payment in the amount of \$1,420 was received.

**B. Current Year Treatment Plans and Funding Status**

Ms. Cerbone presented the Agreement for Environmental Maintenance Services between HWCDD and BTCL in which both Committee Members previously agreed to recommend to their respective Boards; the Agreement was executed. Ms. Cerbone called attention to Section 5, on Page 3, entitled "Compensation; Term" and asked Ms. Kramer to voice her concerns regarding lake maintenance services.

Ms. Kramer stated she recently surveyed the lake and saw no evidence of any treatment; rather, several large banks of hyacinths have formed and Cuban bullrush has grown substantially along with torpedo grass. She asked Mr. Baker when treatment would occur. Mr. Baker stated that treatment has yet to commence, as Bio-Tech is awaiting approval for the initial treatment. Mr. Tyree stated approval of the lake maintenance was delayed because he wanted to make sure that the construction crews completed work behind the 60' lot pods; Bio-Tech could commence lake maintenance. Mr. Baker would schedule a treatment of the lake within two weeks.

Ms. Cerbone stated HWCDD will pay all the maintenance expenses for Fiscal Year 2022. Regarding Fiscal Year 2023, specifically in the Agreement with HCDD and HWCDD, which addresses the cost-sharing and sending invoices, Ms. Cerbone proposed sending invoices on a quarterly basis, after confirming the service has been performed, as it would be more efficient sending monthly invoices. The only missing invoice will be the \$1,200 December invoice. Asked

if this was acceptable, Ms. Montana, Ms. Kramer and Mr. Tyree had no objections to Ms. Cerbone's suggestion.

**C. Buck Lake Management Plan**

Ms. Cerbone stated the Buck Lake Management Plan must be reviewed annually. She asked if there were any questions or updates about the Plan that might be requested and/or recommendations from Mr. Baker. Mr. Baker stated, once Bio-Tech commences maintenance, it could better identify what changes are needed but the plan is currently valid as it is. Ms. Kramer stated, although maintenance is pending, she had not noticed any other invasives that need to be treated and voiced her opinion that the current Plan is sufficient. Mr. Tyree stated he was fine with the Plan.

**D. Review of Buck Lake Policies**

Ms. Cerbone presented the HCDD & HWCDD Joint Policies For Use of Buck Lake and stated the verbiage was fine-tuned from the HCDD policies, with a few added items. The document has not changed since the October meeting. She asked if the Committee wanted to make any changes to the Policies. Mr. Tyree had no changes. Ms. Kramer noted a few minor spacing errors that she would address with Ms. Cerbone after the meeting. She the part of Item #4 regarding exceptions for motorized boats. She felt it is appropriate to retain the word "rescue" so as to include towing of boats.

Asked about a notice of some type of trolling, Ms. Kramer stated HCDD staff noticed that some vessels are being put in more on the north side of the lake, in the areas that are preparing to be developed. It appears that an individual has been putting in smaller boats with electric trolling motors on the lake and, although they would be in compliance, she was not sure if HWCDD is aware that someone has been traversing its lands. Mr. Tyree stated nobody should be using the northern side without his permission and no one sought permission for fishing purposes; anyone traversing on the northern property without his consent is trespassing and would be prosecuted. Ms. Cerbone asked Mr. Rom to inform Mr. Mark Hills of this issue and advised Ms. Kramer to promptly email her, Mr. Tyree and Mr. Hills the next time HCDD staff notices such activity.

**FOURTH ORDER OF BUSINESS**

**Evaluation of Maintenance Services for  
Fiscal Year 2023**

Regarding whether this related to consulting management services and not maintenance, Mr. Rom stated it relates to both consulting and maintenance. Ms. Cerbone stated that the email exchange between Management's office and Mr. Baker is indicative of Management Consulting and coordination and Mr. Baker's position in the email was that the CDD does not need to have an on-going Aquatic Management Consulting Agreement but rather have a general coordination for meetings and correspondence, in a not-to-exceed amount of \$3,300, based on 20 hours at \$165 per hour.

Ms. Cerbone asked Committee Members if they were comfortable recommending Mr. Baker's request to their respective Boards. Mr. Tyree and Ms. Kramer had no objections. In response to Mr. Rom's question regarding the need for a new agreement, Mr. Earlywine stated an amendment to the agreement is warranted. Ms. Cerbone stated Staff would draft and send an amended agreement to the Ms. Montagna and Ms. Kramer and it would be considered at the next Committee meeting.

**FIFTH ORDER OF BUSINESS**

**Committee Comments/Requests**

There were no Committee comments or requests.

**SIXTH ORDER OF BUSINESS**

**Next Meeting Date: \_\_\_\_\_**

Ms. Cerbone stated that the next meeting would be held on March 16, 2023 at 11:00 a.m., instead of 10:30 a.m.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at 11:00 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

HARMONY WEST CDD & HARMONY CDD  
BUCK LAKE COMMITTEE

March 17, 2022



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Secretary/Assistant Secretary



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Chair/Vice Chair

