

**HARMONY WEST**

**COMMUNITY DEVELOPMENT DISTRICT**

**&**

**HARMONY**

**COMMUNITY DEVELOPMENT DISTRICT**

**March 21, 2024**

**BUCK LAKE COMMITTEE**

**MEETING AGENDA**

**BUCK LAKE COMMITTEE**

**AGENDA  
LETTER**

**Harmony West Community Development District and  
Harmony Community Development District  
Buck Lake Committee**

**OFFICE OF THE DISTRICT MANAGER**

**2300 Glades Road, Suite 410W • Boca Raton, Florida 33431**

**Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013**

March 14, 2024

**ATTENDEES:**

Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Committee Members

Harmony West Community Development District (HWCD) & Harmony Community Development District (HCDD)

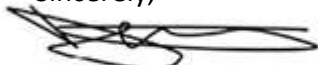
Dear Committee Members:

The Members of Buck Lake Committee will hold a Meeting on March 21, 2024 at 10:00 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744. The agenda is as follows:

1. Call to Order/Roll Call
2. Review of Minutes from March 16, 2023 Committee Meeting
3. Review of Annual Meeting Committee Items
  - A. Financial Activity for Fiscal Year 2024
  - B. Current Year Treatment Plans
  - C. Buck Lake Management Plan
  - D. Buck Lake Policies
4. Evaluation of Maintenance Services for Fiscal Year 2025
5. Committee Comments/Requests
6. Next Meeting Date: March 20, 2025 at 10:00 A.M.
7. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom  
HWCD District Manager

**TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 528 064 2804**

# **BUCK LAKE COMMITTEE**

**2**

**DRAFT**

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

The Members of Buck Lake Committee held a Meeting on March 16, 2023 at 10:00 a.m.,  
at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

**Present were:**

Daniel Rom	Harmony West CDD District Manager
Jere Earlywine (via telephone)	Harmony West CDD District Counsel
Teresa Kramer (via telephone)	Harmony CDD Representative
Jay Baker (via telephone)	Bio-Tech Consulting

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 10:36 a.m. Harmony CDD (HCDD) Board  
Member representative Teresa Kramer was attending via telephone. Harmony West CDD  
(HWCCD) Board Member representative Chris Tyree was not present.

Mr. Rom stated, in speaking with Mr. Tyree regarding his inability to join today's  
meeting, Mr. Tyree authorized Mr. Rom to hold this meeting in his absence if the other  
Committee Member has no objection, given that neither of the Committee Members have  
decision-making authority.

Ms. Kramer felt that the meeting can proceed to allow discussion of each CDD's position  
on the agenda items. If it appears that there is any conflict with the information relayed to Mr.  
Rom regarding the HWCCD's positions or if an issue arises due to not having both Committee  
members present, another meeting can be scheduled.

**SECOND ORDER OF BUSINESS**

**Review of Minutes from March 17, 2022  
Committee Meeting**

Mr. Rom stated the Committee Meeting Minutes were previously emailed to both  
Committee members. Ms. Kramer submitted edits, which are reflected in the enclosed redlined

version. It was agreed by the Committee that the minutes will be amended, placed in final form and presented at the HWCDD and HCDD meetings for approval.

**THIRD ORDER OF BUSINESS**

**Review of Annual Meeting Committee  
Items**

**A. Financial Activity for Fiscal Year 2023**

Mr. Rom stated Management Staff has been in discussion with the HCDD regarding the Bio-Tech Consulting Inc. (Bio-Tech) invoices for Fiscal Year 2023. Monthly reports were provided to the HCDD and Staff continues working together to discuss any potential record conflicts pertaining to services.

Ms. Kramer stated the HCDD field staff is working closely with Bio-Tech and they were updated about problems or delayed treatments. She will have field staff contact the Treatment Coordinator, John A. Vance, to ensure that there are no boats in the lake when treatments are done. Staff will confirm with Mr. Vance regarding the records. Asked about current HCDD Staff, Ms. Kramer stated Brett is still on staff and Jason, the new District Field Manager, will email the information to Mr. Vance. She was at the lake today and, in her opinion, it looked good; she saw no Cuban bulrush or hyacinths. She thanked Bio-Tech for beautifying the lake.

Mr. Rom stated Mr. Mark Hills, the HWCDD Field Operations Manager, will also keep track of Bio-Tech's services on Buck Lake. Mr. Baker will include Mr. Hills in the same correspondence.

**B. Current Year Treatment Plans**

Mr. Rom stated the Treatment Plan was unchanged from the previous year.

Ms. Kramer stated she did not see any new aquatic plants or anything requiring treatment. There was only one seasonal algae bloom. She voiced her opinion that the lake appears healthy and seems to be doing well under the current treatment plan.

**C. Buck Lake Management Plan**

Mr. Rom stated the Buck Lake Management Plan was worked on extensively during the last several years; no recommendations were received to change the Management Plan.

Ms. Kramer recommended keeping the current Management Plan in place.

**D. Buck Lake Policies**

Mr. Rom presented the HCDD & HWCDD Joint Policies, which were unchanged since the previous year.

Ms. Kramer stated the HCDD has no recommendations or changes at this time.

**FOURTH ORDER OF BUSINESS**

**Evaluation of Maintenance Services for  
Fiscal Year 2024**

Mr. Rom stated that the HWCDD recommends no changes to maintenance services for Fiscal Year 2024.

Ms. Kramer agreed and stated monthly treatments will continue; the HCDD will pay half of the \$1,200 per month for each treatment performed. She noted that Bio-Tech proposed General Project Coordination services, in a not-to-exceed amount of \$1,750, and stated her belief that the HCDD will approve that under the same conditions as previously, provided the HCDD and HWCDD are in agreement prior to any expenditures of those funds.

Mr. Rom stated that is provided for in the existing Agreement.

**FIFTH ORDER OF BUSINESS**

**Committee Comments/Requests**

There were no Committee comments or requests.

**SIXTH ORDER OF BUSINESS**

**Next Meeting Date: March 21, 2024 at  
10:00 A.M.**

The next meeting will be held on March 21, 2024 at 10:00 a.m.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at 10:14 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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102 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair



# **BUCK LAKE COMMITTEE**

# **3A**



(877) 894-5969 | [www.bio-techconsulting.com](http://www.bio-techconsulting.com)

**\*\*\*We appreciate your business!\*\*\***

# Invoice

**Invoice #:** 177495  
**Invoice Date:** 12/19/2023  
**Project Manager:** JEB  
**Project #:** 1277-01 Har...  
**Contract #:** 23-093

**Bill To:**

Harmony West CDD Buck Lake  
 2300 Glades Rd  
 Suite 410W  
 Boca Raton, FL 33431

**Project Name:** Harmony West Buck Lake  
 (23-093)

Terms: Net 30

Date	Item	Description	Rate	Qty	Total
10/31/2023	75-10	Monthly Maintenance - Lakeshores		1	
11/28/2023	75-10	Monthly Maintenance - Lakeshores		1	
	75-10	Monthly Maintenance - Lakeshores -	1,200.00	2	2,400.00
		***TOTAL***			
11/20/2023	65-00	General Coordination - Lynn Hayes-Inframark	175.00	0.5	87.50

\*\*\*We appreciate your business!\*\*\*

**Current Charges** \$2,487.50

**Payments/Credits** \$0.00

**Invoice Total** \$2,487.50

# **BUCK LAKE COMMITTEE**

**3B**

## FIRST ADDENDUM TO ENVIRONMENTAL MONITORING AND MAINTENANCE SERVICES AGREEMENT

THIS FIRST ADDENDUM ("FIRST ADDENDUM") is made and entered into this 1st day of May 2023, by and between:

**HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "**District**"), and

**BIO-TECH CONSULTING INC.**, a Florida corporation with offices located at 3025 East South Street, Orlando, Florida 32803 ("**Contractor**," and together with the District, the "**Parties**").

### RECITALS

**WHEREAS**, the District was established by ordinance of the Board of County Commissioners of Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping, irrigation, and other infrastructure; and

**WHEREAS**, the District and Contractor entered into that certain *Agreement for Environmental Monitoring and Maintenance Services*, dated October 1, 2021 ("**Agreement**"); and

**WHEREAS**, Section 21 of the Agreement provides that the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the Parties now desire to amend the Agreement to include additional scope of services to Contractor's general obligations ("**Additional Services**") and amend the related provisions therein; and

**WHEREAS**, the Parties have the requisite authority to execute this First Addendum and to perform its obligations and duties hereunder, and each of the Parties has satisfied all conditions precedent to the execution of this First Addendum so that this First Addendum constitutes a legal and binding obligation of each of the Parties hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the District and Contractor agree as follows:

1. **RECITALS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this First Addendum.

2. **AFFIRMATION OF THE AGREEMENT.** The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in Section 3 of this First Addendum. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties.

3. **AMENDMENTS.** Pursuant to Section 21 of the Agreement, the District and Contractor agree to amend the Agreement in accordance with the following terms:

A. **Additional Scope of Services.** The scope of services provided in the Agreement is hereby amended to include Additional Services provided in the proposal attached hereto as **Exhibit A**, for those service areas depicted in the map attached hereto as **Exhibit B**, both of which are incorporated herein.

B. **Compensation.** As total compensation for the Additional Services under this First Addendum, the District agrees to pay Contractor an additional monthly payment of One Thousand Two Hundred Dollars (**\$1,200.00**), as well as General Project Coordination on an hourly basis up to One Thousand Seven Hundred Fifty Dollars (**\$1,750.00**) as provided in the proposal attached hereto as **Exhibit A**.

4. **EFFECTIVE DATE.** This First Addendum shall become effective on the date and year first written above.

DocuSigned by:  
  
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[Signatures on next page]

IN WITNESS WHEREOF, the Parties execute this First Addendum on the day and year first written above.

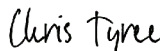
ATTEST:



\_\_\_\_\_  
Secretary / Assistant Secretary

**HARMONY WEST COMMUNITY  
DEVELOPMENT DISTRICT**

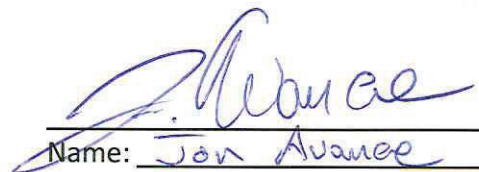
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\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

  
Name: Jon Avancee

**BIO-TECH CONSULTING INC.**, a Florida  
corporation

  
Name: Jay E. Baker

**Exhibit A:** Additional Services  
**Exhibit B:** Map of Additional Services

**Exhibit A**  
**Additional Services**

**PROPOSAL FOR ENVIRONMENTAL SERVICES**  
**HARMONY WEST BUCK LAKE - MAINTENANCE**  
**BTC PROPOSAL No. 23-093**

**1. MAINTENANCE MONTHLY - LAKESHORES (75-10)**

This task will consist of herbicide treatment of nuisance and invasive exotic vegetation from the lakeshore areas. Maintenance events will occur monthly.

**NOTES:** monthly=\$14,400.00 annually

**Event Price:** \$1,200.00

**2. GENERAL PROJECT COORDINATION (65-0)**

Project coordination will cover any requested reports, meetings, telephone calls, or other consultation as needed for the project.

**Hourly Not to Exceed Total Price:** \$1,750.00



## Exhibit B Map of Additional Services



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Date Generated: 3/20/2023

0 340 680 ft



**Katrina S. Scarborough, CFA, CCF, MCF**  
Osceola County Property Appraiser

# **BUCK LAKE COMMITTEE**

**3C**

Buck Lake Management Plan  
Harmony, Florida  
Osceola County

This plan has been created to set a standard for the management and maintenance of Buck Lake located in Harmony, Florida. Harmony is located along U.S. 192, north of the intersection of U.S. 192 and Harmony Square Drive within Sections 18, 19, 20, 24, 25, 26 29, and 30, Township 26 South, Ranges 31 and 32 East; Osceola County, Florida (Figures 1 & 2). This plan is designed to keep Buck Lake in a native vegetative condition, in an effort to enhance the wildlife habitat value of the lake and associated wetlands, as well as vegetative composition. The following describes the management plan associated with Buck Lake to include the management of invasive and exotic vegetation.

Invasive and Exotic Vegetation Management

Buck Lake is most consistent with the Lakes larger than 500 acres (521) FLUCFCS classification. Vegetation observed within this community includes primrose willow (*Ludwigia peruviana*), pickerelweed (*Pontederia cordata*), torpedograss (*Panicum repens*), water-hyacinth (*Eichhornia crassipes*), old world climbing fern (*Lygodium microphyllum*), Cuban bulrush (*Cyperus blepharoleptos*), and spatterdock (*Nuphar advena*). The four species that are concerning are water-hyacinth (*Eichhornia crassipes*), old world climbing fern (*Lygodium microphyllum*), torpedograss (*Panicum repens*), and Cuban bulrush (*Cyperus blepharoleptos*). These four species are largely invasive and could impact wildlife habitat, anthropogenic use and aesthetics. The following describes the impacts of these species:

Water-Hyacinth (*Eichhornia crassipes*)

Water hyacinth has a variety of negative impacts once introduced into a freshwater environment. It forms dense, impenetrable mats which clog waterways, making boating, fishing and almost all other water activities, impossible. It also reduces biodiversity by crowding out native plants at the water's surface and below. Water hyacinth mats also degrade water quality by blocking the air-water interface and greatly reducing oxygen levels in the water, eliminating underwater animals such as fish.

Water hyacinth is a major freshwater weed in most of the frost-free regions of the world and is generally regarded as the most troublesome aquatic plant. Despite its adverse impacts, it has been widely planted as a water ornamental around the world because of its beautiful, striking flowers. Water hyacinth spreads rapidly by producing stolons or "daughter" plants. Water hyacinth will never be completely eradicated, however management is necessary to control its rapid growth, as the mats it forms can double their size in 6-18 days.

### Old World Climbing Fern (*Lygodium microphyllum*)

OWCF climbs into the tree canopy and competes with canopy trees and understory vegetation for light. It can completely engulf Everglade tree islands, pinelands, and cypress swamps, and spreads across open wetland marshes. It can kill mature trees along with their associated epiphytic orchids and bromeliads, and smother understory vegetation, preventing regeneration of the native plant community. As time progresses, a thick mat of old fern material accumulates on the ground, severely altering the habitat. When fire occurs, the fern carries fire into the tree canopy, causing greater damage and transporting fire through wet areas that otherwise present a boundary to the spread of fire. Rare plant species, such as the tropical curlygrass fern (*Actinostachys pennula*) and thin-leaved vanilla orchid (*Vanilla mexicana*), are threatened in their last remaining habitats, such as northern Everglade tree islands and coastal bay swamps. However, the highest potential for significant damage to native plant populations is in areas such as Fakahatchee Strand State Preserve, Everglades National Park, and Big Pine Key National Wildlife Refuge, where numerous rare plants occur.

### Torpedograss (*Panicum repens*)

Torpedograss is one of the most serious weeds in Florida. It grows in or near shallow waters forming monocultures where it can quickly displace native vegetation. By 1992, torpedograss had taken over 70% of Florida's public waters. The largest infestations can be found in Lake Okeechobee where it displaces close to 7,000 acres of native marsh. Torpedograss management costs approximately \$2 million a year in flood control systems. The denseness of the mats may impede water flow in ditches and canals and restrict recreational use of shoreline areas of lakes and ponds. Preventive control can be accomplished by preventing the spread and fragmentation of rhizomes. This can be very difficult because if even a tiny fragment of rhizome is left in an area, it will reestablish itself. Control of infestations near waterways will prevent long-range spread via water and this should be a priority. Glyphosate has been the most effective herbicide used to control torpedograss.

### Cuban Bulrush (*Cyperus blepharoleptos*)

*Cyperus blepharoleptos* (Cuban bulrush) forms large monotypic floating mats on the surface of standing water. These mats may send out runners over other emergent plant species and crowd them or exclude them. Cuban bulrush does not appear to be a dangerous invasive throughout much of the world, but is "aggressively weedy" and is known to be invasive in Georgia and Alabama, US.

\*2021 University of Florida / IFAS / Center for Aquatic & Invasive Plants

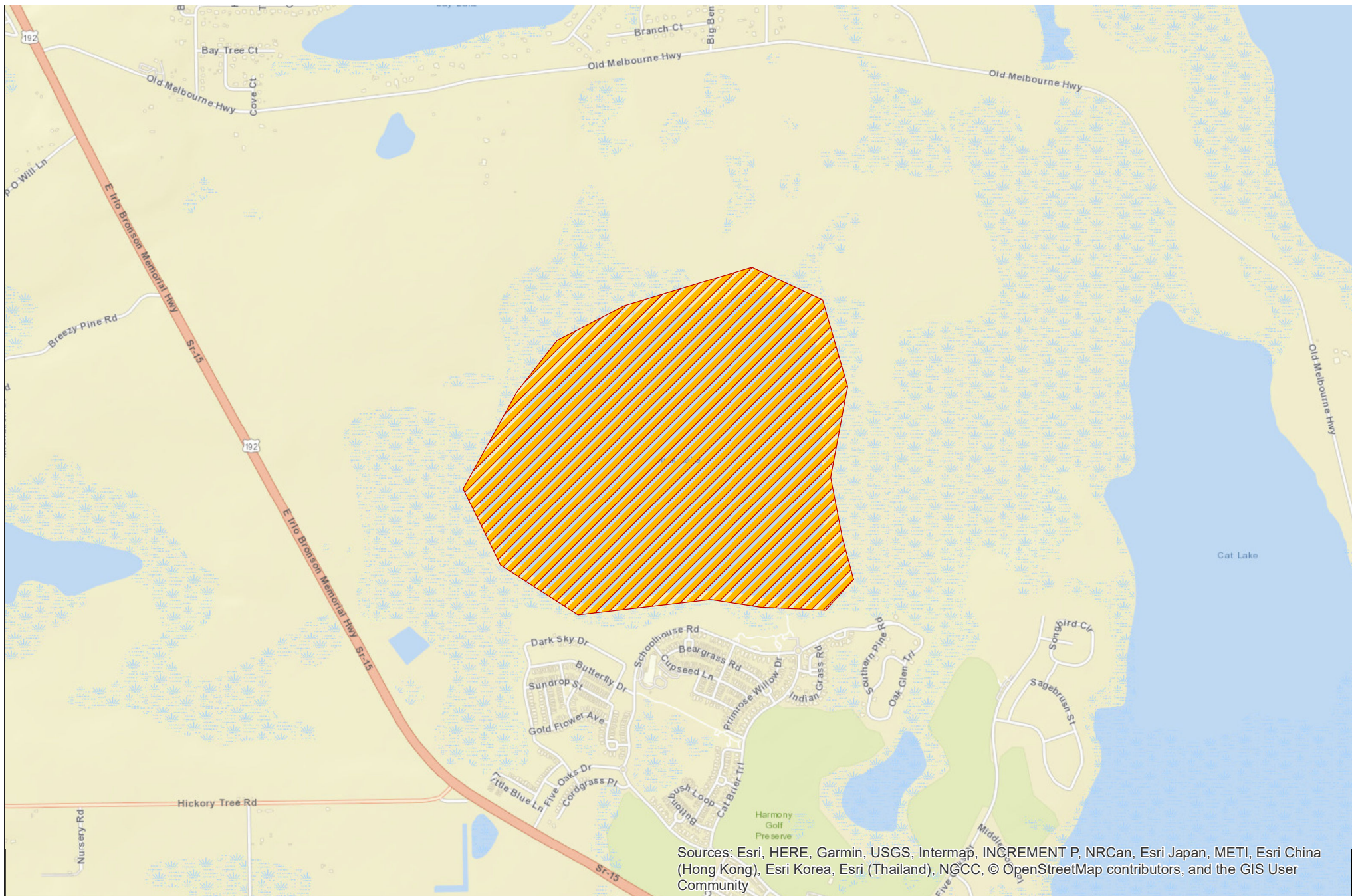
Initial intense maintenance event(s) will be required to get Buck Lake and its associated canals back into natural condition. Current conditions include an over abundance of water hyacinth, Cuban bulrush and *Salvinia minima*. These plants have choked out the canals located within Harmony West. Once initial events have been completed, a standard monthly maintenance can begin to keep the canals and Buck Lake clear of nuisance vegetation.

Specific management practices that will be employed within Buck Lake will consist of hand clearing and/or herbicide application, as required. These management practices will be utilized in an effort to control and eradicate any nuisance, noxious, invasive or opportunistic species within the lake. These management practices will be employed within the entire lake as needed. Monthly maintenance inspections will occur within Buck Lake to determine what, if any, management activities are required. Details of the management activities will be noted in a monthly treatment report.

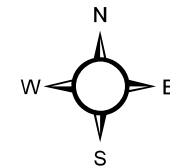
All portions of Buck Lake will be managed for the benefit of wildlife, vegetative composition, and water quality. Obviously, the most important component of the management is treatment of nuisance and noxious vegetation, in perpetuity. Maintenance will include removal of any exotic or nuisance plant species (including, but not limited to water hyacinth, torpedo grass, old world climbing fern, Cuban bulrush, etc...). Water quality issues will be targeted and dealt with.

Staff will refer to the Florida Exotic Pest Plant Council Invasive Plant List (2019) to determine exotic and nuisance plants to manage. Licensed applicators through the Florida Department of Agriculture and Consumer Services will be utilized to apply herbicides. This Buck Lake Management Plan is designed to allow for anthropogenic enjoyment and wildlife proliferation throughout the lake, canals and adjacent wetlands.





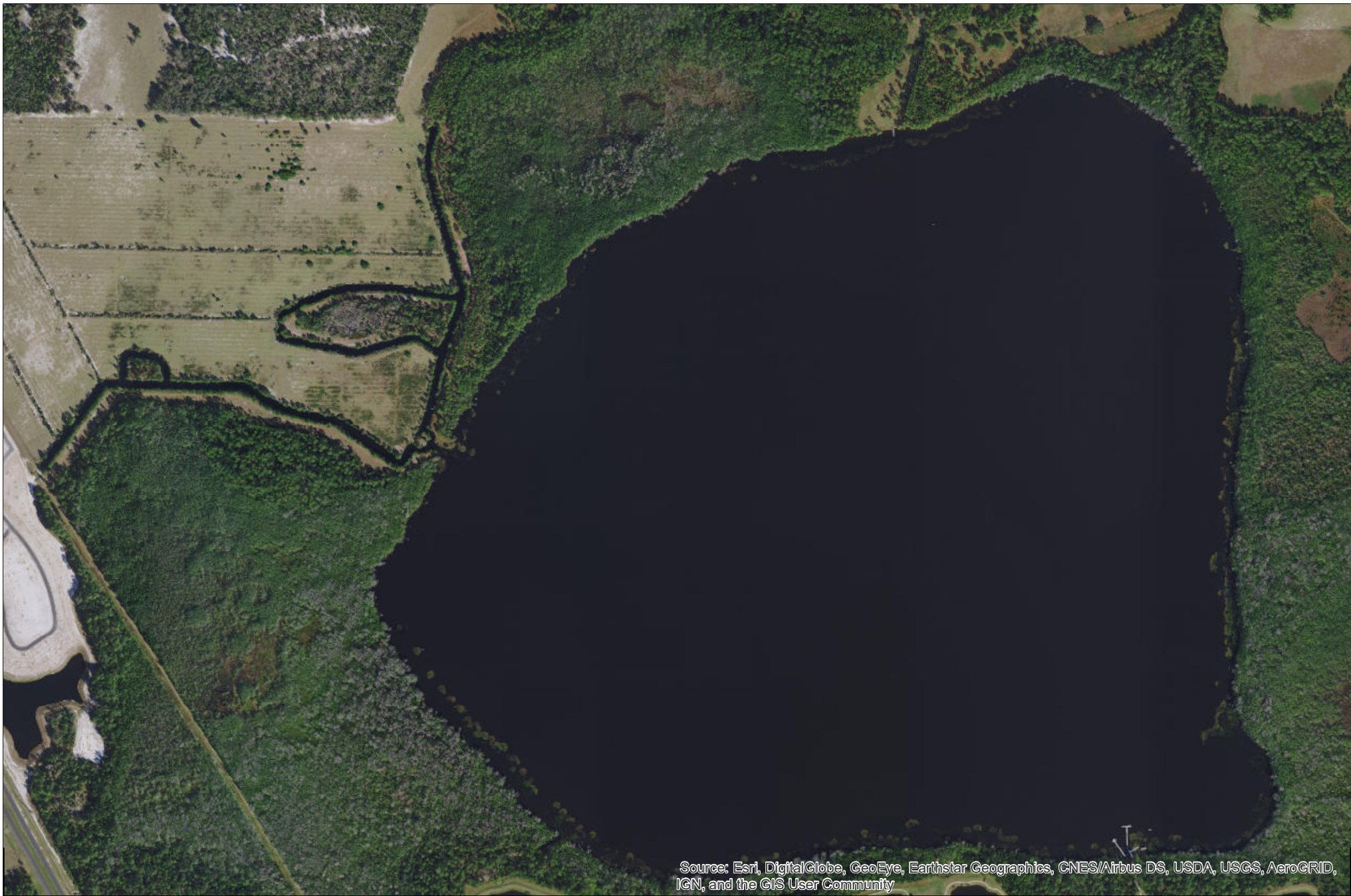
Harmony West-Buck Lake  
Osceola County, Florida  
Figure 1  
Location Map



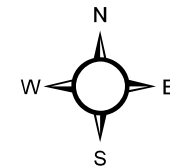
0 600 1,200 2,400  
Feet

Project #: 1277-01  
Produced By: JEB  
Date: 6/29/2021





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**BUCK LAKE COMMITTEE**

**3D**



**HARMONY AND HARMONY WEST COMMUNITY DEVELOPMENT DISTRICTS’  
JOINT POLICIES FOR USE OF BUCK LAKE**

**Buck Lake Policies**

Buck Lake is a recreational lake and wildlife habitat located adjacent to Harmony and Harmony West Community Development Districts (“Districts”). These policies are intended to maintain Buck Lake for the recreational benefit of the residents of the Districts.

1. Swimming, bathing, wading and diving are prohibited in Buck Lake.
2. Boating and fishing are permissible on Buck Lake.
3. Prior to using any boat in Buck Lake, it must be thoroughly washed, off-site, if it has been used in another water body.
4. Permissible boat types that may be used on Buck Lake include oar or paddle driven boats, such as canoes, kayaks, row boats, and sculls; single hulled sail boats; and battery powered electric boats. With the exception of rescue operations or aquatic maintenance, use of gasoline or diesel-powered boats on Buck Lake is strictly prohibited. Boats may not exceed 20 feet in length. Boats used on Buck Lake must be operable and kept in good repair.
5. All federal, state, and local boating laws as well as all Joint District policies, regulations, and guidelines must be adhered to while using boats on Buck Lake.
6. All boats on Buck Lake must be equipped with life jackets and operated in a safe and courteous manner.
7. Any person operating or using a boat on Buck Lake must use his or her best efforts to protect the premises, equipment, and improvements owned by the Districts.
8. Only mushroom anchors are allowed on Buck Lake.
9. Fishing on a catch and release basis is recommended in Buck Lake; however, any person that elects to keep a fish should refrain from cleaning fish lakeside or from a boat. It is encouraged, but not required, to use barbless hooks for fishing. Fishing policies on Buck Lake follow the Florida Fish and Wildlife Conservation Commission (“FWC”) state freshwater fishery harvest guidelines.
10. Fishing lines must not be left unattended.
11. The following items are prohibited on or near Buck Lake: large nets, traps, spears, firearms, air rifles, and bows and arrows.

12. Any hazardous condition concerning Buck Lake must be immediately reported to the District Manager and the proper authorities.
13. No foreign materials may be disposed of in Buck Lake including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers or any other material that may be detrimental to the lake environment.
14. Feeding of any birds, fish, or other wildlife is prohibited.
15. Due to safety considerations, pets and other companion animals are not allowed in Buck Lake or the immediate shoreline area or on any watercraft. Disabled individuals, however, may be accompanied by one service dog for assistance, provided that: (a) The dog is wearing a vest or has other proper marking that clearly identifies the dog as a service dog; (b) The dog is kept under control on a leash at all times; and (c) The dog is kept out of the water and away from the immediate shoreline areas.
16. Property owners and residents of the District are responsible for their tenants', guests', and invitees' adherence to these policies.
17. Children who are eleven (11) years of age or younger must be supervised by an adult while in the immediate Buck Lake shoreline area.
18. Tuesday is a day of rest for Buck Lake. No activity is permitted on Buck Lake. Fishing from the shore is permissible on Tuesdays.
19. For any wildlife removal requests, please contact FWC.

**Violation of the policies set forth herein may result in suspension or termination of amenity privileges and in the case of trespassing on private property, a criminal violation pursuant to Florida law. The Harmony and Harmony West Community Development Districts are not responsible for injury or damage to persons or property, including accidental death, resulting from the use of Buck Lake or the Ponds. These Policies may be amended and/or updated as the Districts jointly deem necessary.**

**(Adopted \_\_\_\_\_ 2021)**